

## City of Minneapolis Community Garden Criteria for a City-owned vacant property to be considered for a community garden

March 3, 2015 CD&RS Meeting Agenda Item #15 - 2014 Homegrown Minneapolis Food Council Third Annual Report  
Supporting the Food Council's land access policy goals related to urban agriculture: a) extending the lease terms for City-owned parcels to greater than one year, with a preferred minimum of five years; b) allowing commercial growers to lease or purchase City-owned parcels, with the understanding that community gardeners would have priority access; and c) expanding the total number of City-owned lots available for urban agricultural lease or sale.

HE&HC Staff Reports: [Homegrown Annual Report RCA](#); [Homegrown Membership](#); [Homegrown Highlights](#); [PowerPoint](#)

**Action Taken:** CPED Housing and Economic Development staff directed to review the vacant property list to determine which parcels are developable based on economic conditions and lot size and thereupon develop a set of policy recommendations regarding the Food Council's land access policy goals, to present to the Community Development and Regulatory Services Committee.

**PROPOSAL:** For a City-owned vacant land to be considered for community gardens, it must meet one of the following criteria:

Description <sup>1</sup>	Comments	Lease Term <sup>2</sup>
Category A	Properties with conditions that pose marketing challenges (i.e. north/south facing lots, on high vehicular traffic corridors, adjacent to identified problem properties, etc.).	1 Year
Category B	Properties slated for Multifamily Housing or Business Development projects that are NOT needed for site assemblage <b>OR</b> being actively marketed for redevelopment <b>OR</b> subject to a pending sale <b>OR</b> have exclusive development rights.	1 Year
Category C	Undersized Properties that are 4,000 square feet or less and not adjacent to a City-owned property. <b>Strategy:</b> Offer parcels for side yard sale to the owners of the adjacent properties, if the adjacent propert(ies) are not larger than the average parcel on the block; if no interest, lease until adjacent owners express interest to purchase or there is a change in ownership <b>OR</b> consider for sale as a permanent garden.	3 Years <sup>3</sup>
Category D	Undevelopable Properties with issues, including lack of public utilities, challenging public utilities (e.g., cross sewer connection), challenging soils, challenging topography, irregularly shaped or has less than a 35 foot frontage and no alley access. <b>Strategy:</b> Offer parcels for side yard sale to the owners of the adjacent properties, if the adjacent propert(ies) are smaller than the average parcel on the block; if no interest, lease until adjacent owners express interest to purchase or there is a change in ownership <b>OR</b> consider for sale as permanent garden.	5 Years <sup>3</sup>

<sup>1</sup>A property could fit more than one category.

<sup>2</sup>Each new garden lease will be for one year and evaluated for a renewal based on the Lease Term in the table above. Subsequent renewal (post the Lease Term) will be considered on a maximum term as illustrated in the table above.

<sup>3</sup>Undersized and Undevelopable Properties may be leased **OR** may, after identified side yard sale strategies are pursued, be considered for sale as a permanent community garden pursuant to the City of Minneapolis Real Estate Disposition Policy.

**NOTE:** The City of Minneapolis Commercial Garden Criteria for a City-owned vacant property to be considered for commercial gardens (market gardens and urban farms) will be developed separately.