

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

Submitted by: Carrie Flack, Sr. Project Coordinator

Phone #: 612-673-5010

Form Initiated Date: 6/30/2010

Complete by Date: _____

1. Address: 800 Washington

2. Property Identification Number (PIN): 2302924430186

3. Lot Size: 41,000 SF

4. Current Use: vacant

5. Current Zoning: C3A Community Activity Center District

6. Proposed future use (include attachments as necessary): 70,000 SF 5-story office building along Chicago frontage; 36 affordable housing units with approximately 15,000 SF of office/commercial space

7. List addresses of adjacent parcels owned by CPED/City: Riverfront Ramp is adjacent on same block

8. Project Coordinator comments: _____

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section II. Zoning Review

9. Lot is Buildable for any structure Non-Buildable for any structure

Explain: The minimum lot area for dwelling units as part of a mixed use building is 400 sq. ft. per dwelling unit. The proposed housing units will require 14,400 sq. ft. of lot area; there is no minimum lot area requirement for office or general retail sales and service uses.

10. Will any land use applications be required to achieve the proposed future use noted in item 6?

Yes No If yes, what applications? At minimum a conditional use permit to increase the height, a conditional use permit to allow a multiple-family dwelling, 5 units or more, and site plan review will be required.

11. Comments: _____

Completed by: Aly Pennucci Date: 7/6/2010

ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: Historic Mills District Master Plan and Update

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: Mixed Use

14. Is future land use proposed in item 6 consistent with future land use plans?

Yes No If no, why not? _____

15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?

Yes No If yes, explain possible development scenarios _____

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes No If Yes, what type of development? Mixed use development with ground-floor active uses, particularly along Chicago and at the corner with Washington. The development should also be tall enough to hide the adjacent parking ramp from both Chicago and Washington.

Comments: _____

Completed by: Beth Elliott Date: 7/7/2010

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COMMUNITY PLANNER:

EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Planning Director Review

by: Barbara Sporlein Date: 7/8/2010

PLANNING DIRECTOR:

EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Multi-Family Housing Staff Comments

by: Wes Butler Date: 7/8/2010

Comments: Multi-Family agrees with this sale.

Single-Family Housing Staff Comments

by: Elfric Porte, II Date: 7/8/2010

Comments: Single Family Housing does not have an interest in the subject property and supports the proposal.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 7/8/2010

Comments: Proposed use and land price appears appropriate for the identified site.

Business Development Staff Comments

by: Kristin Guild Date: 7/27/2010

Comments: Business Development initiated (and wholeheartedly supports) the sale of this important Mill District property for redevelopment.

Economic Development Director Review

by: Cathy Polasky Date: 7/29/2010

PLEASE CHECK ONE BOX:

PROCEED to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

HOLD this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): _____

Housing Director Review

by: Chuck Lutz for T. Streitz Date: 8/3/2010

EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.