

**Minneapolis Community Planning and Economic Development Department
Planning Division Report**

**Public Land Sale/Purchase
in the City of Minneapolis**

Date: October 31, 2013

Authority for Review:

State Law: Chapter 462-356 (Subd.2). “. . . no publicly owned interest in real property within the municipality shall be acquired or disposed of, nor shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the municipality until after the planning agency has reviewed the proposed acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan.”

Address or Location: 425 and 416 Portland Avenue South, 521 4th Street South, 520 5th Street South, and a portion or all of 501 4th Street South.

Contact Person and Phone: Miles Mercer, 673-5043

Planning Staff and Phone: Beth Elliott, 673-2442

Conformance of Proposed Land Purchase with Approved Plans and Zoning Regulations:

This is a review of the proposed purchase of property owned by the Star Tribune—which was the subject of an early review process. The early review process states the proposed use of the property upon purchase on a worksheet. The worksheet is routed to staff who comment on the conformance of the proposed land purchase to the city’s comprehensive plans, any relevant area plans, and the city’s zoning requirements. The worksheet analysis for the subject property is attached.

Findings:

The purchase of this property for a park and potentially a portion for development as proposed is **consistent** with the City’s Comprehensive Plan. This action is wholly separate from any action related to park design, structure demolition, and development review.

Attachments:

- Early Review Worksheet
- Map of parcel

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

PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

Submitted by: Miles Mercer, Phone #: x5043

Form Initiated Date: 10/21/13

1. Address: 425 Portland Ave S, 416 Portland Ave S, 521 4th St S, 520 5th St S, and a portion or all of 501 4th St S
Property Identification Number (PIN): 2602924210049, 2602924210088, 2602924210052, 2602924220088, and a portion or all of 2602924220344, respectively.
2. Lot Size: Approximately 330' x approximately 330 x up to 2 blocks Square Footage: up to approximately 217,800.
3. Current Use: Office, surface parking lot Current Zoning: B4N and B4S-2
4. Proposed future use (include attachments as necessary): Public open space
5. List addresses of adjacent parcels owned by CPED/City: Jerry Haaf Memorial Ramp, 418 4th St S and Government Center Ramp, 415 South 5th Street
6. Project Coordinator comments: This is an expected land acquisition. As part of the Ryan Company's broader Downtown East development project, the City would buy up to two city blocks for the purpose of a new downtown park. At this point, the acquisition is expected to include the entire block at 425 Portland Avenue and two-thirds of the block across the street to the west which includes 416 Portland Avenue. However, another possibility is that the City would buy the entire two blocks and later sell the western one-third of the western block for development.

Section II. Zoning Review

7. Lot is: Buildable for **any** structure Non-Buildable for **any** structure
Explain: _____
8. Will any land use applications be required to achieve the **proposed** future use noted in item 4?
Yes No If yes, what applications? **Conditional use permit** for a planned unit development that includes approximately 1.5 million square feet of office space, approximately 20,000 square feet of commercial space, 203 dwelling units and a principal parking facility, **Site plan review, Preliminary Plat**
9. Comments: _____

Completed by: Hilary Dvorak Date: 10/22/2013

Section III. Community Planning Review

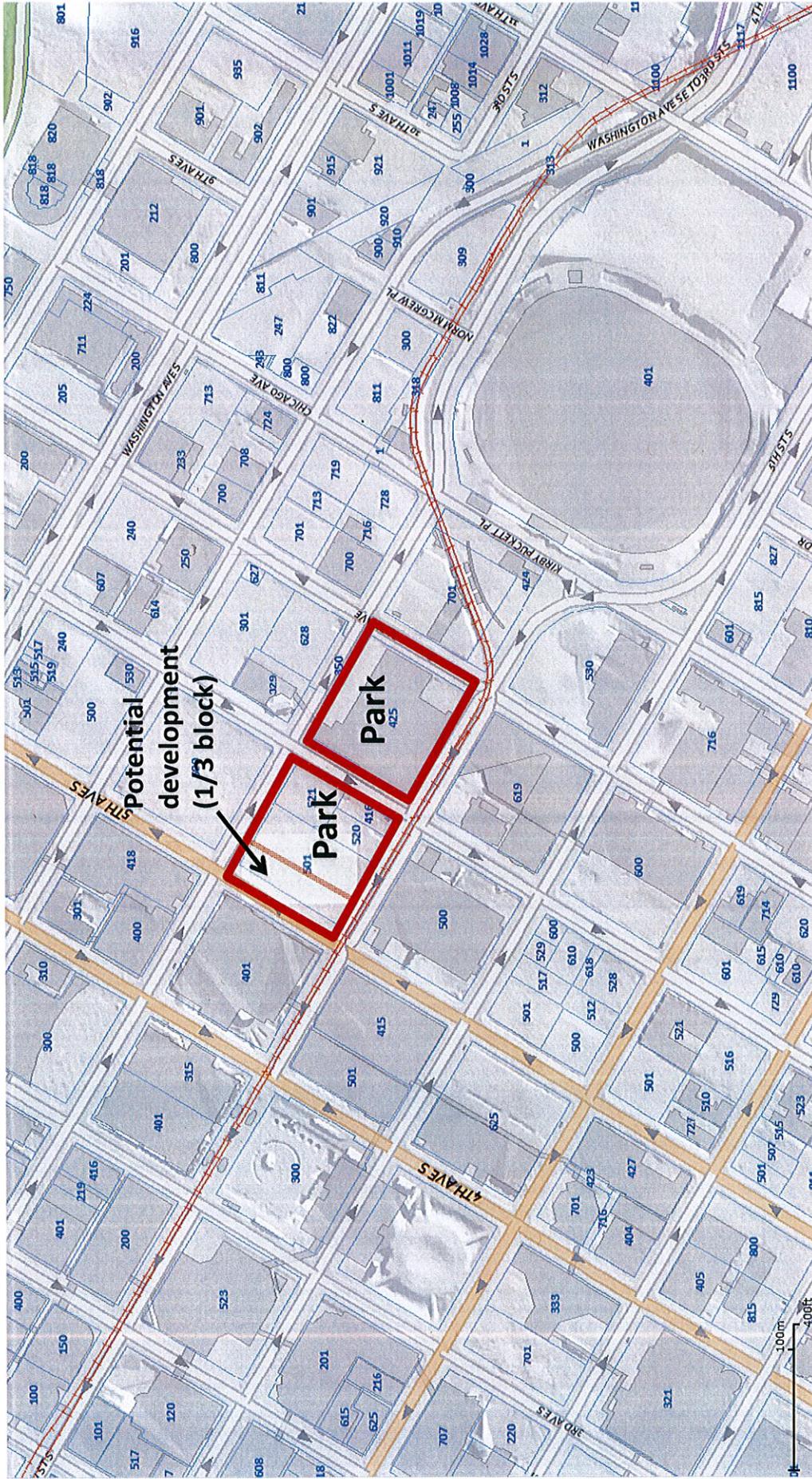
10. List adopted small area plan(s) in effect for parcel: Downtown East/North Loop Master Plan, Historic Mills District Master Plan and Update
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: Mixed use
12. Is future land use proposed in item 4 consistent with future land use plans? Yes No If no, why not? _____
13. 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 _____
14. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes No If Yes, what type of development? Transit-oriented and mixed use

Comments: The purchase of the land is separate from any development review process including the demolition of structures.

Completed by: Beth Elliott Date: 10/23/2013

Manager, Community Planning, Public Art and Research by: Jack Byers Date: 10-23-24

Section IV. Manager's Comments



Potential development (1/3 block)

Park

