

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

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

**Date:** November 14, 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:** 1000-1028 2<sup>nd</sup> Street South

**Contact Person and Phone:** Emily Stern, 673-5191

**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 long-term lease of Gold Medal Park for its continued use as a park—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 long-term lease of this property for a park is **consistent** with the City’s Comprehensive Plan.

**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: Emily Stern

Phone #: 673-5191

Form Initiated Date: 10/15/2013

Complete by Date:           

1. Address: 1000 2<sup>nd</sup> St. S, 1010 2<sup>nd</sup> St. S, 1028 2<sup>nd</sup> St. S
2. Property Identification Number (PIN): 23-029-24-43-0035 (1000 2<sup>nd</sup> St. S), 23-029-24-44-0014 (1010 2<sup>nd</sup> St. S), 26-029-24-11-0106 (1028 2<sup>nd</sup> St. S)
3. Lot Size: 4.65 acres
4. Current Use: park land
5. Current Zoning: C3A

6. Proposed future use (include attachments as necessary): Park land - proposed amendment to the City's lease agreement with the Park Development Foundation to operate and maintain Gold Medal Park, extending the term to 50 years.
7. List addresses of adjacent parcels owned by CPED/City:
8. Project Coordinator comments: As authorized by the City Council on July 21, 2006, the Park Development Foundation constructed Gold Medal Park in 2007 on City-owned land under a 10-year lease agreement with the City (a parallel lease agreement is in place for the park parcel owned by the Guthrie Theater). The Park Development Foundation is responsible for funding operations and maintenance of the park during the lease term. The proposed extension of the lease term to 50 years (\$1 lease payment) would create a long-term structure for continued use, operations and maintenance of the park.

PROJECT COORDINATOR:           EMAIL FORM TO [SUSAN.SCHEMPF@MINNEAPOLISMN.GOV](mailto:SUSAN.SCHEMPF@MINNEAPOLISMN.GOV)

**Section II. Zoning Review**

9. Lot is           Buildable for **any** structure                            Non-Buildable for **any** structure   
Explain:
10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?  
Yes        No                            If yes, what applications?
11. Comments: A public park is a permitted use in the Primary zoning district affecting this property, which is currently C3A - Community Activity Center district.

Completed by: Robb Clarksen           Date: 10/22/2013

ZONING STAFF:                           EMAIL FORM TO [SUSAN.SCHEMPF@MINNEAPOLISMN.GOV](mailto:SUSAN.SCHEMPF@MINNEAPOLISMN.GOV)

**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?

**City of Minneapolis**  
**CPED - Public Land Sale and Acquisition Form**

Comments: A park is consistent with plan policies that call for amenities in neighborhoods.

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

Manager, Community Planning, Public Art and Research by: Jack Byers Date: 10/23/2013

---

Residential Finance by: Wes Butler Date: 10/23/2013

Comments: Residential Finance agrees

Residential & Real Estate Development by: Elfric Porte Date: 10/23/2013

Comments: R-RED supports the disposition as proposed.

Business Development Staff Comments by: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

---

**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): \_\_\_\_\_

Manager, R-RED by: Elfric Porte Date: 10/23/2013

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.

