

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

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

**Date:** May 22, 2014

**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:** Downtown East Block 1 Liner Development bounded by S. 3rd Street, Chicago Ave., Park Ave. and S. 4th Street

**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 sale of CPED-owned property—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 sale of this property for a mixed-use development is **consistent** with the City’s Comprehensive Plan.

**Attachments:**

- Map of parcel
- Early Review Worksheet

Minneapolis City Planning Department Report



# 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: Bob Lind, Phone #: 5068

Form Initiated Date: 12/10/2013

1. Address: Block 1 bounded by S. 3<sup>rd</sup> Street, Chicago Ave., Park Ave. and S. 4<sup>th</sup> Street., Property Identification Number (PIN): \_\_\_\_\_
2. Lot Size: \_\_\_\_\_ ' x \_\_\_\_\_ ' Square Footage: Air Rights Plane consisting of 81,378 sq. ft., 246.6' x 330.0', on top of a 7-8 story parking ramp. Liner Pad parcel of 14,420 sq. ft. along southern side of parking ramp, 58.5' x 246.5'
3. Current Use: surface parking Current Zoning: Downtown Zoning District, B4-N
4. Proposed future use (include attachments as necessary): Proposed redevelopment for a 1,610 stall parking ramp of 7-8 floors to support air rights development, with skyway connections to both the downtown and Viking Stadium; along with development of liner pad parcel on southern side of parking ramp.
5. List addresses of adjacent parcels owned by CPED/City: \_\_\_\_\_
6. Project Coordinator comments: See attached maps of property. Additional information can be found in the Common Drive in file for Block 1 Parking Ramp at M\CPED\Economic Policy and Development\Business Development\Bock 1 Parking Ramp.

## 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? New construction. Future development will most likely require site plan review and an amendment to the PUD recently granted for the parking ramp associated with this project. See the past report for the ramp at: <http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcms1p-116619.pdf>
  9. Comments: \_\_\_\_\_
- Completed by: Robb Clarksen Date: 12/11/2013

## Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: Historic Mill District Master Plan and Update, Downtown East/North Loop Master Plan
  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? Sites directly adjacent to the LRT station should be a mix of uses and further goals for transit-oriented development. Any development on this block should increase commercial activity at the ground-floor along the Chicago Commercial Corridor.
- Comments: Any proposed development needs to be consistent with City-adopted plans.
- Completed by: Beth Elliott Date: 12/16/13
- Manager, Community Planning, Public Art and Research by: Jack Byers Date: 12/19/2013

## Section IV. Manager's Comments

## City of Minneapolis, CPED - Public Land Sale and Acquisition Form

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If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

**Residential Finance** by: [Wes Butler](#) Date: [12/20/2013](#) Comments: [Res Finance supports this.](#)

**Residential & Real Estate Development** by: [Elfric Porte](#) Date: [12/21/2013](#) Comments: [R-RED Supports the disposition as proposed.](#)

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

### Section V. Manager of Initiating Project Coordinator

**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

Reason for **HOLD** status: \_\_\_\_\_