

## Minneapolis Community Planning and Economic Development Department

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

**Date:** June 26, 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:** 300 and 428 2<sup>nd</sup> Street South

**Contact Person and Phone:** Matt Goldstein, 673-5075

**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.

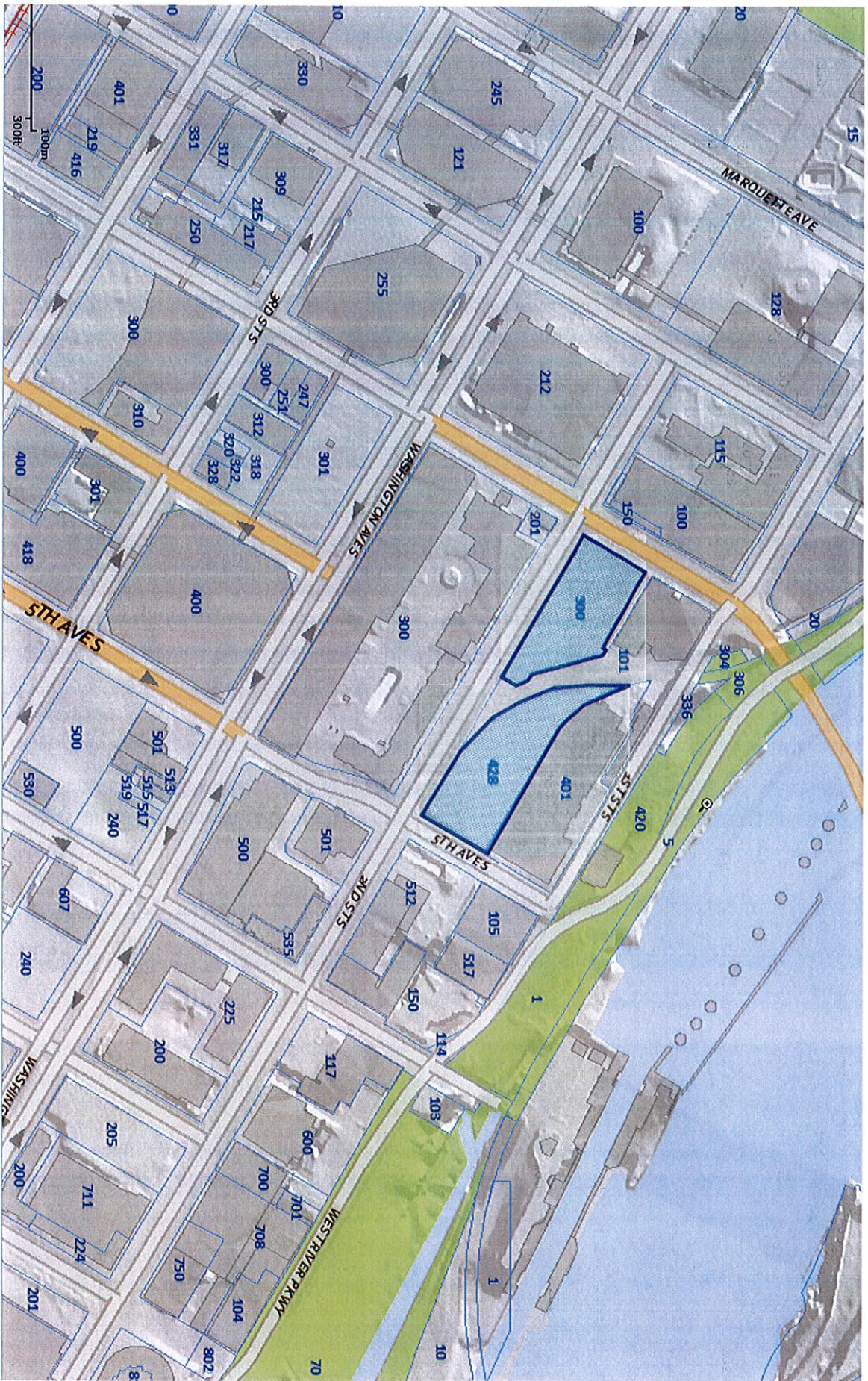
**Findings:**

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







# 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: Matt Goldstein, Phone #: x. 5075

Form Initiated Date: 2/19/2014

1. Address: 300 2nd St S & 428 2<sup>nd</sup> St. S., Property Identification Number (PIN): 23-029-24-31-0016 & 23-029-24-34-0077
2. Lot Size: Irregular x \_\_\_\_\_ Square Footage: 106,909 sq. ft. total: 300 2nd St S is 49,774 sq. ft. and 428 2nd St S is 57,135 sq. ft.
3. Current Use: Vacant Land (Parking Lot) Current Zoning: C3A/ Community Activity Center District('99), DH/ Downtown Height Overlay District('99), DP/ Downtown Parking Overlay District('99), MR/ Miss River Critical Area Overlay('99)
4. Proposed future use (include attachments as necessary): Multifamily rental housing
5. List addresses of adjacent parcels owned by CPED/City: \_\_\_\_\_
6. Project Coordinator comments: The developer was selected after a public RFP process for Parcel A. The current plan is to redevelop the site in two phases for multifamily, senior rental housing. The first phase will have approximately 140 affordable units oriented towards seniors with some limited first floor commercial. The second phase is proposed to have a similar number of age-restricted assisted living and memory care units.

## Section II. Zoning Review

7. Lot is: Buildable for **any** structure  Non-Buildable for **any** structure   
Explain: Lot has sufficient size and public access to be buildable
  8. Will any land use applications be required to achieve the **proposed** future use noted in item 4?  
Yes  No  If yes, what applications? Site plan review for both phases, a conditional use permit to allow assisted living, and a plaza review.
  9. Comments: \_\_\_\_\_
- Completed by: Matt Goldstein with in put from Janelle Widmeier Date: 2/20/2014

## Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: 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? \_\_\_\_\_
- Comments: No further comments
- Completed by: Beth Elliott Date: 2/25/2014
- Manager, Community Planning, Public Art and Research by: Jack Byers Date: 3/11/2014

## Section IV. Manager's Comments

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

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

**Residential Finance** by: [Matt Goldstein](#) Date: [2/20/2014](#) Comments: [Residential Finance is managing this project](#)

**Residential & Real Estate Development** by: [Elfric Porte](#) Date: [2/21/2014](#) Comments: [RRED has no objection](#)

**Business Development** by: [Kristin Guild](#) Date: [3/11/2014](#) Comments: [Business Development supports the proposed sale and redevelopment.](#)

### 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: \_\_\_\_\_