

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

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

Date: August 8, 2015

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: Humboldt Greenway properties on Humboldt Avenue, Humboldt Lane, and Girard Avenue between 49th and 51st Avenues North and on 50th Avenue North between Humboldt and Dupont Avenues North.

Contact Person and Phone: Cherie Shoquist, 673-5078

Planning Staff and Phone: Jim Voll, 673-3887

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 as proposed 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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: _____

1. Address: [Humboldt Greenway \(See attachment\)](#), Property Identification Number (PIN): [\(See attachment\)](#)
2. Lot Size: [40' x 120 \(typically\)](#) Square Footage: [See attachment](#)
3. Current Use: [Vacant](#) Current Zoning: [R4](#)
4. Proposed future use (include attachments as necessary): [Residential](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [CPED has released Requests for Proposals to develop high quality, high value market rate housing on the City and County owned vacant lots that are part of the Humboldt Greenway. It is anticipated that the majority of the lots will be redeveloped as single family housing and that 10-12 lots that are in between existing townhouse developments will be developed as townhomes.](#)

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? [Replatting, Administrative site plan review for new SFD, possible variances](#)
9. Comments: _____

Completed by: [CAV](#) Date: [7/17/2015](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [There are no small area plans in effect for this parcel.](#)
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [The Minneapolis Plan for Sustainable Growth designates this area as Urban Neighborhood.](#)
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: [Single-family home/townhomes are in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan.](#)

Completed by: [Jim Voll](#) Date: [7/17/2015](#)

Manager, Community Planning, Public Art and Research by: [Jack Byers](#) Date: [7/17/2015](#)

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: [Jon Clevenger](#) Date: [7/20/2015](#) Comments: [Residential Finance supports the proposed disposition to support the Humboldt Greenway development](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [7/20/2015](#) Comments: [R-RED supports the proposed disposition](#)

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: _____

Humboldt Greenway 5th Addition

(A) Property ID	(B) Address	(C) Street	(D) Block	(E) Lot	(F) Lot Size (SF)
12-118-21-23-0257	1400	50 th Avenue No.	13	1	4693
12-118-21-23-0259	1404	50th Avenue No.	13	3	5038
12-118-21-23-0264	5016	Humboldt Lane No.	13	8	4715
12-118-21-23-0265	5020	Humboldt Lane No.	13	9	4807
12-118-21-23-0266	5024	Humboldt Lane No.	13	10	5012
12-118-21-23-0334	1401	50th Avenue No.	8	1	4671
12-118-21-23-0335	1403	50th Avenue No.	8	2	4650
12-118-21-23-0268	5032	Humboldt Lane No.	13	12	6201
12-118-21-23-0269	5036	Humboldt Lane No.	13	13	7296
12-118-21-23-0270	5040	Humboldt Lane No.	13	14	8859
12-118-21-23-0271	5044	Humboldt Lane No.	13	15	10525
12-118-21-23-0278	1214	50th Avenue No.	15	1	5296
12-118-21-23-0279	1212	50th Avenue No.	15	2	4847
12-118-21-23-0280	1210	50th Avenue No.	15	3	4760
12-118-21-23-0281	1208	50th Avenue No.	15	4	4759
12-118-21-23-0282	1204	50th Avenue No.	15	5	4846
12-118-21-23-0283	1200	50th Avenue No.	15	6	5293
12-118-21-23-0284	1114	50th Avenue No.	16	1	5125
12-118-21-23-0285	1112	50th Avenue No.	16	2	4844
12-118-21-23-0286	1110	50th Avenue No.	16	3	4756
12-118-21-23-0287	1108	50th Avenue No.	16	4	4756
12-118-21-23-0288	1104	50th Avenue No.	16	5	4843
12-118-21-23-0289	1100	50th Avenue No.	16	6	5123
12-118-21-23-0290	1115	50th Avenue No.	17	1	5145
12-118-21-23-0291	1113	50th Avenue No.	17	2	4850
12-118-21-23-0292	1111	50th Avenue No.	17	3	4762
12-118-21-23-0293	1109	50th Avenue No.	17	4	4762
12-118-21-23-0294	1105	50th Avenue No.	17	5	4848
12-118-21-23-0295	1101	50th Avenue No.	17	6	5141
12-118-21-23-0296	1215	50th Avenue No.	18	1	5318
12-118-21-23-0297	1213	50th Avenue No.	18	2	4855
12-118-21-23-0298	1211	50th Avenue No.	18	3	4767
12-118-21-23-0299	1209	50th Avenue No.	18	4	4767

12-118-21-23-0300	1205	50th Avenue No.	18	5	4853
12-118-21-23-0301	1201	50th Avenue No.	18	6	5314
12-118-21-23-0337	4952	Humboldt Lane No.	8	4	5710
12-118-21-23-0338	4948	Humboldt Lane No.	8	5	5451
12-118-21-23-0339	4944	Humboldt Lane No.	8	6	5302
12-118-21-23-0340	4940	Humboldt Lane No.	8	7	5051
12-118-21-23-0341	4936	Humboldt Lane No.	8	8	5193
12-118-21-23-0342	4932	Humboldt Lane No.	8	9	5356
12-118-21-23-0343	4928	Humboldt Lane No.	8	10	5543
12-118-21-23-0344	4924	Humboldt Lane No.	8	11	5754
12-118-21-23-0345	4920	Humboldt Lane No.	8	12	6317
12-118-21-23-0346	4916	Humboldt Avenue No.	8	13	7900
12-118-21-23-0347	4912	Humboldt Avenue No.	8	14	8849
12-118-21-23-0226	5015 1/2	Girard Avenue No.	9	1	897
12-118-21-23-0227	5013	Girard Avenue No.	9	2	4703
12-118-21-23-0228	5015	Girard Avenue No.	9	3	1168
12-118-21-23-0229	5017	Girard Avenue No.	9	4	1168
12-118-21-23-0230	5019	Girard Avenue No.	9	5	5589
12-118-21-23-0231	5017 1/2	Girard Avenue No.	9	6	897
12-118-21-23-0232	5013 1/2	Girard Avenue No.	9	7	1416
12-118-21-23-0247	1419	51st Avenue No.	12	1	3032 *
12-118-21-23-0355	1423	51st Avenue No.	Outlot A		4655
12-118-21-23-0249	1415	51st Avenue No.	12	3	2448
12-118-21-23-0250	1413	51st Avenue No.	12	4	2448
12-118-21-23-0251	1411	51st Avenue No.	12	5	2448
12-118-21-23-0252	1409	51st Avenue No.	12	6	3477
12-118-21-23-0253	1407	51st Avenue No.	12	7	3082
12-118-21-23-0254	1405	51st Avenue No.	12	8	2099
12-118-21-23-0255	1403	51st Avenue No.	12	9	2099
12-118-21-23-0256	1401	51st Avenue No.	12	10	3611
12-118-21-23-0304	1416	49th Avenue No.	4	2	2255 *
12-118-21-23-0354	4904	Humboldt Avenue No.	Outlot B		3597
12-118-21-23-0306	1412	49th Avenue No.	4	4	2014
12-118-21-23-0307	1410	49th Avenue No.	4	5	2013
12-118-21-23-0308	1408	49th Avenue No.	4	6	2782
12-118-21-23-0309	1406	49th Avenue No.	4	7	2421
12-118-21-23-0310	1404	49th Avenue No.	4	8	1656
12-118-21-23-0311	1402	49th Avenue No.	4	9	1655
12-118-21-23-0312	1400	49th Avenue No.	4	10	2975

12-118-21-23-0313	4915 1/2	Girard Avenue No.	5	1	897
12-118-21-23-0314	4913	Girard Avenue No.	5	2	4138
12-118-21-23-0315	4915	Girard Avenue No.	5	3	1036
12-118-21-23-0316	4917	Girard Avenue No.	5	4	1036
12-118-21-23-0317	4919	Girard Avenue No.	5	5	5117
12-118-21-23-0318	4917 1/2	Girard Avenue No.	5	6	897
12-118-21-23-0319	4913 1/2	Girard Avenue No.	5	7	1460
12-118-21-23-0320	4923 1/2	Girard Avenue No.	6	1	897
12-118-21-23-0321	4921	Girard Avenue No.	6	2	4387
12-118-21-23-0322	4923	Girard Avenue No.	6	3	1184
12-118-21-23-0323	4925	Girard Avenue No.	6	4	1184
12-118-21-23-0324	4927	Girard Avenue No.	6	5	5112
12-118-21-23-0325	4925 1/2	Girard Avenue No.	6	6	897
12-118-21-23-0326	4921 1/2	Girard Avenue No.	6	7	1460
12-118-21-23-0327	4931 1/2	Girard Avenue No.	7	1	897
12-118-21-23-0328	4929	Girard Avenue No.	7	2	4389
12-118-21-23-0329	4931	Girard Avenue No.	7	3	1184
12-118-21-23-0330	4933	Girard Avenue No.	7	4	1184
12-118-21-23-0331	4935	Girard Avenue No.	7	5	4999
12-118-21-23-0332	4933 1/2	Girard Avenue No.	7	6	897
12-118-21-23-0333	4929 1/2	Girard Avenue No.	7	7	1460
12-118-21-23-0354	4904	Humboldt Avenue No.	Outlot B		3597

* The purchase of Outlot A is required to purchase 1419 51st Avenue No. The purchase of Outlot B is required to purchase 1416 49th Avenue No. The purchase price for Outlot A and Outlot B will be determined based on the developable square feet.

Area Map

