

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

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

Date: December 10, 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: 30 3rd Street South (Nicollet Hotel Block)

Contact Person and Phone: Casey Dzieweczynski, 673-5070

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 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: Casey Dzieweczynski, Phone #: 5070

Form Initiated Date: 11/30/2015

1. Address: 30 3rd St S, Property Identification Number (PIN): 2202924410107
2. Lot Size: 330' x 226' Square Footage: 74,464
3. Current Use: parking lot Current Zoning: B41
4. Proposed future use (include attachments as necessary): mixed-use residential, hotel tower
5. List addresses of adjacent parcels owned by CPED/City: n/a
6. Project Coordinator comments: In response to a City-issued request for proposals, United Properties has proposed to build a 30 to 40-story mixed-use housing and hotel tower which would include a public plaza, ground floor retail and underground parking on the site. CPED staff plans to seek City Council approval of the redevelopment terms and land sale in January 2016

Section II. Zoning Review

7. Lot is: Buildable for **any** structure Non-Buildable for **any** structure

Explain: The site is suitable for development.

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, Site Plan Review, etc.

9. Comments: _____

Completed by: Hilary Dvorak Date: 11/30/2015

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: North Nicollet Mall Development Objectives

11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: Commercial, 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? From the North Nicollet Mall Development Objectives - office, hotel, green space, ground-floor retail - all with a strong urban character, transit improvements, and effective pedestrian circulation.

Comments: Consistent with adopted plans, the development should be as intense as possible with a variety of uses that focus ground-floor activity on all of the adjacent Commercial Corridors. The development should continue to be focused around a fully integrated streetcar station.

Completed by: Beth Elliott Date: 12/1/15

Manager, Community Planning, Public Art and Research by: Jack Byers Date: 12/1/2015

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: 12/1/2015 Comments: Residential Finance is supportive of this

Residential & Real Estate Development by: Elfic Porte Date: 12/1/2015 Comments: RRED is supportive of the strategy as proposed

Business Development by: Miles Mercer Date: 12/01/2015 Comments: Business Development supports this land sale.

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: _____

