

**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: Jerry LePage

Phone #: 673-5240

Form Initiated Date: 1/25/2012

Complete by Date: XXXXXXXXXX

1. Address: 1215 Marshall St. NE (Grain Belt Office Bldg.) & 1219 Marshall (Housing Parcel)
2. Property Identification Number (PIN): 15-029-24-14-0110 (1215 Marshall) and 15-029-24-14-0111 (1219 Marshall)
3. Lot Size: 3.03 acres
4. Current Use: Historic office building and a 2.5 vacant site for new housing development
5. Current Zoning: C1 and R5
6. Proposed future use (include attachments as necessary): Rehab of the historic Grain Belt Office building and the development of a 150-unit rental housing project. Please refer to January 17, 2012 report to the CD committee for more information on Everwood Development and its development proposal.
7. List addresses of adjacent parcels owned by CPED/City: No other adjacent City land
8. Project Coordinator comments: In May 2011, CPED issued an RFP for the development of the "Grain Belt Marshall Street" which includes the historic Office Building and the Housing Parcel. On January 17, 2012, the CD committee approved a staff report recommending the selection Everwood Development, which will be going to the full City Council on January 27, 2012 for final approval. The plan is to take the Everwood land sale to the March 20th CD meeting for Public Hearing, which would require planning review of the proposed sale at the 2-9-12 COW and 2-21-12 CPC meetings.

PROJECT COORDINATOR: EMAIL FORM TO ARLENE.ROBINSON@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? The proposed project will require multiple land uses depending on the design. At minimum, applications for site plan review and a conditional use permit will be required.
 11. Comments: _____
- Completed by: Jacob Steen Date: 1/27/2012
- ZONING STAFF: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: The proposed project is consistent with guidance in the Above the Falls Master Plan, which envisions this property as a mix of residential and commercial. It is also consistent with the Grain Belt Brewery Area Development objectives which has similar guidance.
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The project is located within a designated Activity Center. The proposed high density mixed use project is therefore consistent with the comprehensive plan.
14. Is future land use proposed in item 6 consistent with future land use plans?
Yes No If no, why not? _____

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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? _____

Comments: This project is strongly supported by existing City land use and heritage preservation policy.

Completed by: Haila Maze Date: 1/27/2012

COMMUNITY PLANNER: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Planning Director Review	by: <u>Jason Wittenberg</u> Date: <u>1/27/2012</u>
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PLANNING DIRECTOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Multi-Family Housing Staff Comments by: Wesley Butler Date: 1/30/2012

Comments: Multifamily agrees with sale.

Single-Family Housing Staff Comments by: Elfric K. Porte, II. Date: 1/30/2012

Comments: Single Family Housing supports the land sale as proposed.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 1/30/2012

Comments: The proposed land sale appears consistent with approved real estate policies.

Business Development Staff Comments by: Kristin Guild Date: 1/30/2012

Comments: Business Development supports the sale for redevelopment.

Economic Development Director Review	by: <u>Cathy Polasky</u> Date: <u>1/31/2012</u>
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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): _____

Housing Director Review	by: <u>Tom Streitz</u> Date: <u>1/31/2012</u>
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EMAIL COMPLETED FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

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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.