

**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: Tiffany Glasper

Phone #: 612 673 5221

Form Initiated Date: 7/19/2013

Complete by Date: 8/31/2013

1. Address: 1926, 1930, 1936, 2000, 2004, 2006, 2010, 2014, 2018, 2022 West Broadway Avenue
2. Property Identification Number (PIN): 16-029-24-23-0051, 16-029-24-23-0209, 16-029-24-23-0054, 16-029-24-23-0055, 16-029-24-23-0056, 16-029-24-23-0057, 16-029-24-23-0058, 16-029-24-23-0059, 16-029-24-23-0060, 16-029-24-23-0206
3. Lot Size: 75,199 total square feet
4. Current Use: vacant land
5. Current Zoning: R5
6. Proposed future use (include attachments as necessary): New Construction of 54 units of rental housing with amenities and community space on first floor. Development also include green space, pocket park and underground parking. Project scheduled to close by the end of 2013 and begin construction immediately thereafter.
7. List addresses of adjacent parcels owned by CPED/City: 1920 West Broadway, et. al.
8. Project Coordinator comments:

PROJECT COORDINATOR: EMAIL FORM TO [SUSAN.SCHEMPF@MINNEAPOLISMN.GOV](mailto:SUSAN.SCHEMPF@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? Site Plan Review is required for new construction of a Multiple Family Dwelling.
11. Comments: Additional applications may be necessary upon review of a concept development plan. The current zoning regulations permit up to 107 dwellings on a site of this size "as of right"

Completed by: Robert Clarksen Date: 9/13/2013

ZONING STAFF: EMAIL FORM TO [SUSAN.SCHEMPF@MINNEAPOLISMN.GOV](mailto:SUSAN.SCHEMPF@MINNEAPOLISMN.GOV)

**Section III. Community Planning Review**

12. List adopted small area plan(s) in effect for parcel: West Broadway Alive.
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates West Broadway as a Commercial Corridor.
14. Is future land use proposed in item 6 consistent with future land use plans?  
Yes  No  If no, why not? \_\_\_\_\_
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 CPED owns a large tract of land south of the site from the alley south to Iliion Avenue North that is reserved for future development.
16. Is parcel identified in adopted plans as a catalyst/essential site for future development?  
Yes  No  If Yes, what type of development? Multi-family residential.

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Comments: [The proposed development is in conformance with the comprehensive plan and the West Broadway Alive Plan. The City Planning Commission approved a site plan review and variances for a three-story 54-unit development on this site on 5/6/13 \(BZZ-6000\).](#)

Completed by: [Jim Voll](#)

Date: [9/17/2013](#)

COMMUNITY PLANNER:

EMAIL FORM TO [SUSAN.SCHEMPF@MINNEAPOLISMN.GOV](mailto:SUSAN.SCHEMPF@MINNEAPOLISMN.GOV)

Planning Director Review

by: [Kjersti Monson](#)

Date: [10/03/2013](#)

PLANNING DIRECTOR:

EMAIL FORM TO [SUSAN.SCHEMPF@MINNEAPOLISMN.GOV](mailto:SUSAN.SCHEMPF@MINNEAPOLISMN.GOV)

Residential Finance

by: \_\_\_\_\_

Date: \_\_\_\_\_

Comments: \_\_\_\_\_

Residential & Real Estate Development

by: [Elfric Porter](#)

Date: [10/03/2013](#)

Comments: [R-RED supports the disposition as proposed.](#)

Business Development Staff Comments

by: [Kristin Guild](#)

Date: [10/03/2013](#)

Comments: [Business Development supports dense, multifamily housing redevelopment at this location](#)

Economic Development Director Review

by: [Cathy Polasky](#)

Date: [10/3/2013](#)

**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: [Tom Streitz](#)

Date: [10/3/2013](#)

EMAIL COMPLETED FORM TO [SUSAN.SCHEMPF@MINNEAPOLISMN.GOV](mailto:SUSAN.SCHEMPF@MINNEAPOLISMN.GOV)

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.