

**Department of Community Planning and Economic Development**  
Vacation 1626

**Date:** October 15, 2013

**Applicant:** Hennepin County Interchange Project, Attn: Ed Hunter, 400 S. 4<sup>th</sup> Street, 200 Grain Exchange Building, Minneapolis, MN 55415, (612) 543-7273

**Address of Property:** Petition to vacate part of 6<sup>th</sup> Ave. N., south of and adjacent to Block 6, Bradford & Lewis Addition, and part of 5<sup>th</sup> St. N. between 6<sup>th</sup> Ave. N. and Hoag's Addition (see attached map).

**Contact Person and Phone:** Hennepin County Interchange Project, Attn: Ed Hunter, 400 S. 4<sup>th</sup> Street, 200 Grain Exchange Building, Minneapolis, MN 55415, (612) 543-7273

**CPED Staff and Phone:** Becca Farrar-Hughes, Senior City Planner, (612) 673-3594

**60-Day Review Decision Date:** Not Applicable

**Ward:** 5 and 7

**Neighborhood Organization:** North Loop Neighborhood Association

**Existing Zoning:** B4N (Downtown Neighborhood) District and DP (Downtown Parking) Overlay District

**Proposed Zoning:** Not applicable for this application.

**Zoning Plate Number:** 13

**Legal Description:** See attached legal description.

**Proposed Use:** The property would be utilized for roadway improvements as well as future development.

**Concurrent Review:** Not applicable for this application.

**Background:** The applicant has submitted an application to vacate part of 6<sup>th</sup> Ave. N., south of and adjacent to Block 6, Bradford & Lewis Addition, and part of 5<sup>th</sup> St. N. between 6<sup>th</sup> Ave. N. and Hoag's Addition. The vacation application is necessary for roadway improvements as well as future development on the Interchange site.

**Development Plan:** A rezoning, conditional use permit, site plan review and a registered land survey that established various tracts and separated the Interchange site from the HERC facility was approved by the City Planning Commission in August of 2013 (BZZ-5502 and RLS-65). The proposal that was approved allowed for the construction of components associated with a new multi-modal transportation hub. The principal elements of the project included: a large outdoor multi-level publicly accessible open space area with an amphitheater, a new office building for the Hennepin Energy Recovery Center facility, an approximately 300 space principal parking facility, a bus drop-off area, new core/shell spaces for future retail/restaurant uses, public restrooms, a transit police office and bike bar, all adjacent to a new elevated Light Rail Transit (LRT) line with a platform.

**Responses from Utilities and Affected Property Owners:** Minneapolis Public Works has reviewed the vacation petition and recommends approval of the request subject to the provision of a sanitary easement. No other easements were requested by any of the referral agencies that responded during the comment period before the report went to printing.

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**Findings:** CPED finds that the areas proposed for vacation are not needed for any public purpose, and are not part of a public transportation corridor, and that they can be vacated.

### **Recommendation of the Department of Community Planning and Economic Development for the vacation:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission and the City Council accept the above findings and **approve** the vacation (Vacation File1626) subject to the provision of a sanitary easement to the City of Minneapolis.

### **Attachments:**

1. Correspondence –Public Works
2. Exhibits and Maps