



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #2
 June 23, 2014
 Vac-1632

LAND USE APPLICATION SUMMARY

Property Location: Associated with the properties located at 1977 West River Road North (15 West Broadway) and 9 West Broadway

Project Name: DC Group Expansion

Prepared By: [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594

Applicant: West River Road Investments, LLC

Project Contact: West River Road Investments, LLC, Attn: Charlie Kramer

Request: To vacate part of Lot 20, Block 37, Bassett, Moore & Case's Addition.

Required Applications:

Vacation	To vacate part of Lot 20, Block 37, Bassett, Moore & Case's Addition in order to allow for the construction of an office/warehouse addition on the property located at 1977 West River Road. The block is bounded by West Broadway, 1st Street North and West River Road.
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SITE DATA

Legal Description	That part of Lot 20, Block 37, Bassett, Moore and Case's Addition to Minneapolis, lying west of the east line of North First Street as described in Quit Claim Deed filed November 29, 1882 in Book 95 of Deeds, Page 38, and as actually laid out. Which lies easterly of a line drawn from a point on the south line of said Lot 20 distant 30.47 feet westerly of the southeast corner of said Lot 20 to a point on the northerly line of Lot 1, Block 4, North Minneapolis, distant 15.10 feet westerly of the northeast corner of the west half of said Lot 1.
Existing Zoning	II District PO, MR and SH Overlay Districts
Lot Area	57,278 square feet / 1.31 acres
Ward(s)	5
Neighborhood(s)	Northside Residents Redevelopment Council; adjacent to Hawthorne Area Community Council
Designated Future Land Use	Commercial and Industrial
Land Use Features	Located along West Broadway Avenue a designated Commercial Corridor, and just outside the boundaries of the North Washington Jobs Park Employment District
Small Area Plan(s)	West Broadway Alive! Plan

Date Application Deemed Complete	Not applicable	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	Not applicable	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. In January of 2014, DC Group received Planning Commission approval for the construction of a 27,000 office and warehouse addition to the existing facility located on the subject site. The project scope included tearing down approximately 10,370 square feet of the existing building, constructing a new two-story addition and a two-level structured parking facility that would accommodate 80 vehicles.

The DC Group provides uninterruptible power supply (UPS) service and critical backup supply to clients throughout the United States and Canada. They have been located at 1977 West River Road North (15 West Broadway) for 29 years.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is located within a concentrated area of industrial zoning, but is just outside the boundaries of the North Washington Jobs Park Employment District. An industrial employment district is an area that is seen as appropriate for the retention and expansion of existing industry, as well as the development of new industry. Most of the neighboring properties are zoned industrial (I1 or I2). An exception is the property just to the north, 2025 West River Road North, which is zoned C3A and is the location of Broadway Pizza.

PROJECT DESCRIPTION. Prior to submitting land use application for the previous approval (BZZ-6371), the applicant had acquired property from BNSF Railroad that abutted their existing property located at 1977 West River Road. A portion of that property (approximately 954 square feet) was not owned by BNSF but rather owned by the City of Minneapolis and is street right-of-way. As such, in order to proceed with the development previously approved for the site, the applicant must first vacate this property before the City can sell the property to DC Group. The subject site would be assembled with the other adjacent land owned by DC Group in order to allow for the expansion.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-6371	Variance, Site Plan Review and Minor Subdivision	Two-story, 27,000 square foot expansion to the existing facility including a structured parking facility.	Approved

ANALYSIS

VACATION - 1632

RESPONSES FROM UTILITIES AND AFFECTED PROPERTY OWNERS. Minneapolis Public Works has reviewed the vacation petition and recommends approval of the request. No easements were requested by any of the referral agencies that responded during the comment period before the report went to printing.

FINDINGS. The Department of Public Works and the Department of Community Planning and Economic Development find that the area proposed for vacation is not needed for any public purpose, and it is not part of a public transportation corridor, and that they can be vacated.

RECOMMENDATIONS

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 City Council adopt the above findings and **approve** the Vacation File, 1632.

ATTACHMENTS

1. Vacation Resolution
2. Map of the area to be vacated
3. Response from Public Works
4. Plans

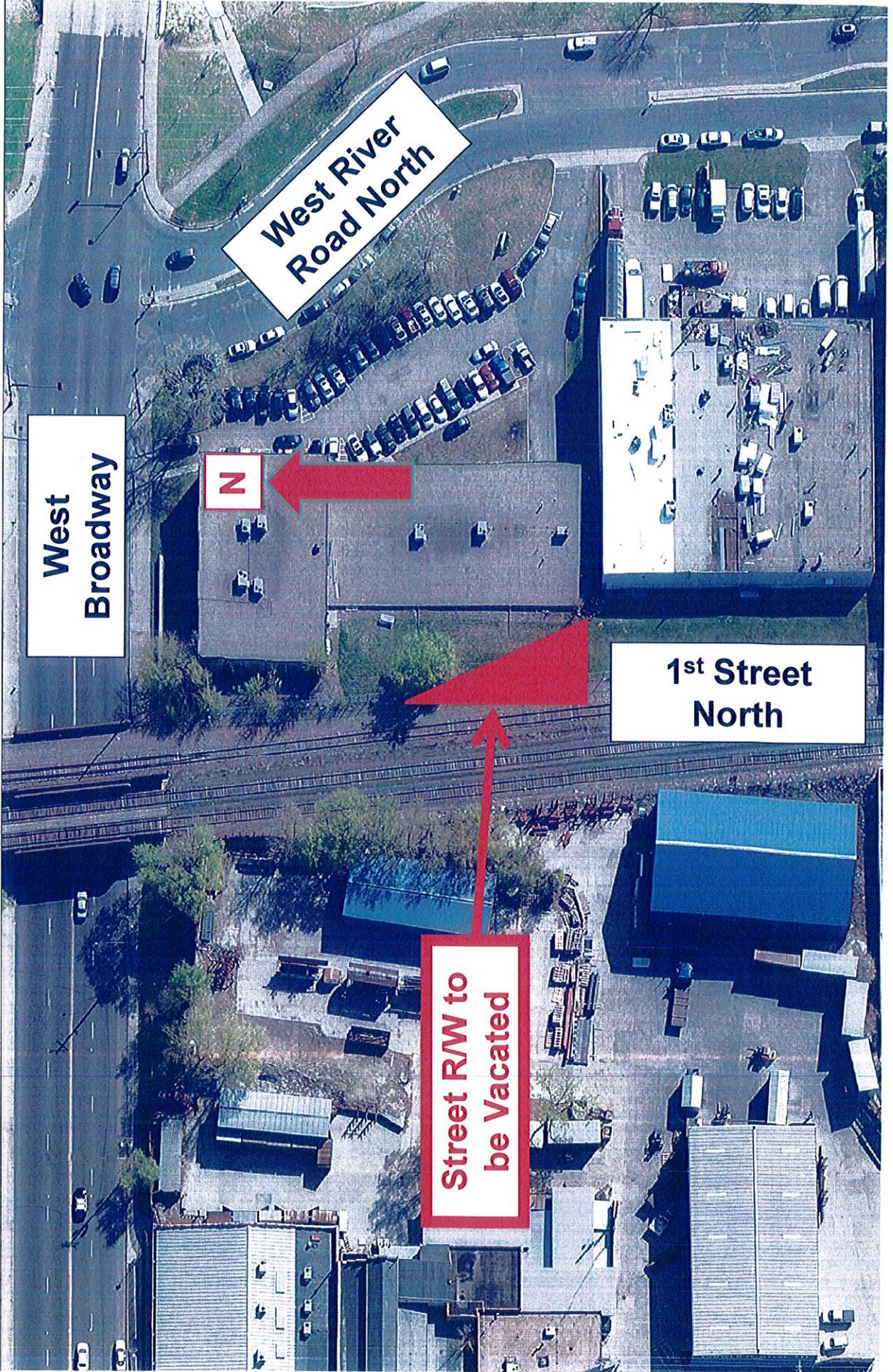
Bender

Vacating part of Lot 20, Block 37, Bassett, Moore and Case's Addition to Minneapolis (Vacation 1632).

Resolved by The City Council of The City of Minneapolis:

That part of Lot 20, Block 37, Bassett, Moore and Case's Addition to Minneapolis, lying west of the east line of North First Street as described in Quit Claim Deed filed November 29, 1882 in Book 95 of Deeds, Page 38, and as actually laid out.

Which lies easterly of a line drawn from a point on the south line of said Lot 20 distant 30.47 feet westerly of the southeast corner of said Lot 20 to a point on the northerly line of Lot 1, Block 4, North Minneapolis, distant 15.10 feet westerly of the northeast corner of the west half of said Lot 1, Hennepin County, Minnesota is hereby vacated.



**West
Broadway**

**West River
Road North**

N

**1st Street
North**

**Street R/W to
be Vacated**

May 12, 2014



**Department of
Public Works**

Steven A Kotke, P.E.
City Engineer
Director

350 South 5th Street – Room 203
Minneapolis MN 55415

Office 612 673-3000
Fax 612 673-3565
TTY 612 673-2157

Becca Farrar
CPED-Planning
250 4th St. So., Room 100
Minneapolis, MN 55415

RE: Vacating part of Lot 20, Block 37, Bassett, Moore and Case's
Addition to Minneapolis. (Vacation 1632)

Dear Ms. Farrar:

Public Works staff has reviewed this vacation petition and recommends
Approval of said petition.

The area to be vacated is legally described as follows:

That part of the following described property:

*That part of Lot 20, Block 37, Bassett, Moore and Case's Addi-
tion to Minneapolis, lying west of the east line of North First
Street as described in Quit Claim Deed filed November 29,
1882 in Book 95 of Deeds, Page 38, and as actually laid out.*

*Which like easterly of a line drawn from a point on the south line of
said Lot 20 distant 30.47 feet westerly of the southeast corner of said
Lot 20 to a point on the northerly line of Lot 1, Block 4, North Minne-
apolis, distant 15.10 feet westerly of the northeast corner of the west
half of said Lot 1.*

Sincerely,

Don Elwood, P.E.
Director, Transportation Planning & Engineering

Cc: Dennis Morris



1977 West River Road Parcel Split

Parcel A
 Legal Description for the Portion of the Parcel No.'s 15-029-24-31-0084 and 15-029-24-31-0112 to be Purchased by DC Group (October 29, 2013)

That part of the following described property:
 The West one half of Lot 1, Block 4, North Minneapolis, Together with the east half of Lots 19 and 20, Block 37, Bassett, Moore and Casew's Addition to Minneapolis (Original Plat of North First Street as described in Quit Claim Deed dated November 29, 1892, in Book 56 of Deeds, Page 638, and as actually laid out Which lies westerly of a line drawn from a point on the south line of said Lot 20 distant 30.47 feet westerly of the southeast corner of said Lot 20 to a point on the northerly line of said Lot 1 distant 15.10 feet westerly of the northeast corner of the west half of said Lot 1

Parcel B
 Legal Description for the Portion of the Parcel No.'s 15-029-24-31-0084 and 15-029-24-31-0112 to be Purchased by DC Group (October 29, 2013)

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Parcel C
 Legal Description for the Triangular Portion of the BNSF Property to be Purchased by DC Group (October 29, 2013)

That part of the following described property:
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Existing Legal Description of the DC Group Property (May 23, 2013)
 Lot 1, Block 1, NORTH WASHINGTON INDUSTRIAL CENTER 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota

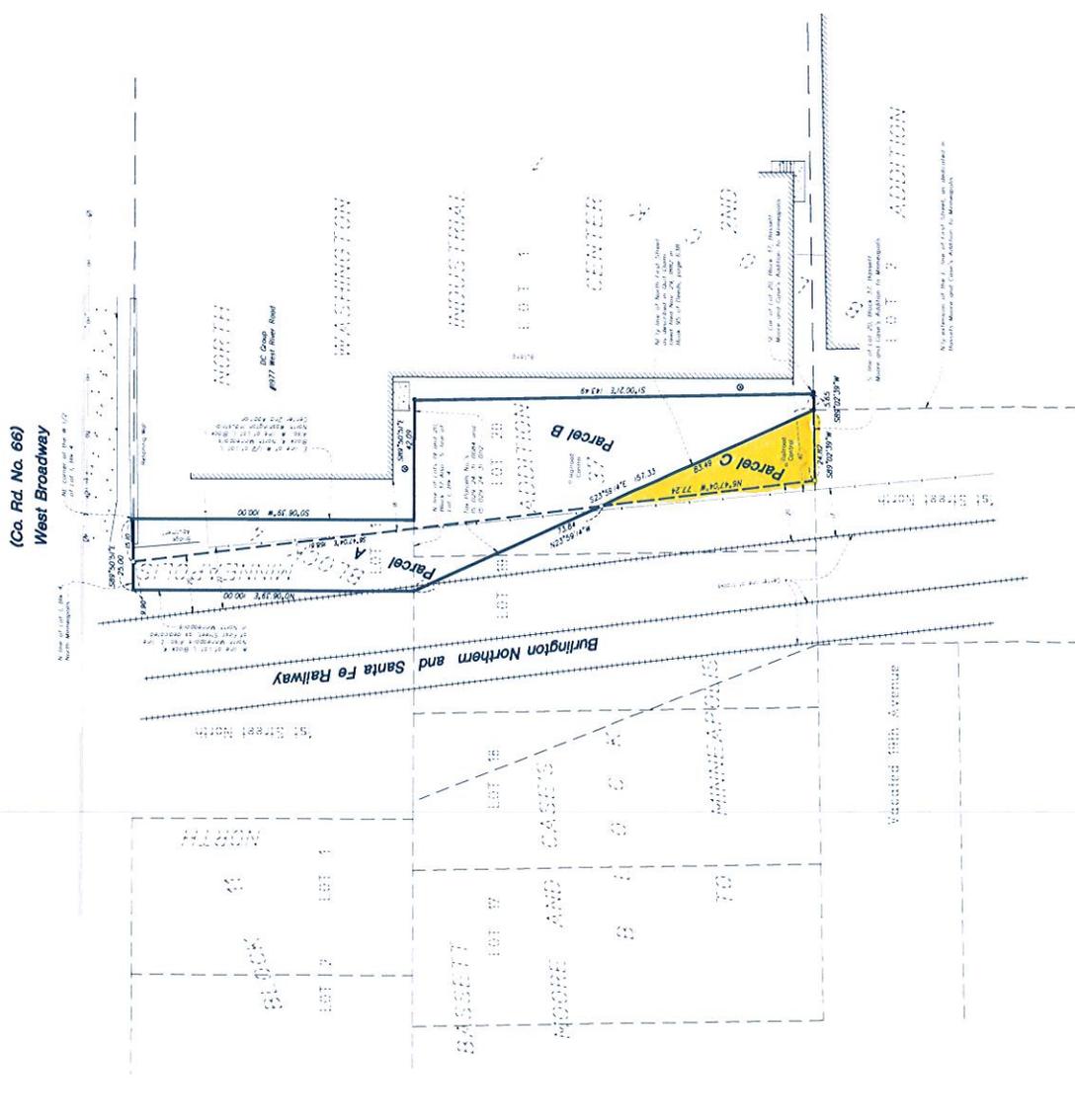
NOTES
 1. The legal description for the parcel nos. 15-029-24-31-0084 and 15-029-24-31-0112 was submitted from the County of Hennepin, Minnesota, to the State of Minnesota on May 10, 2013. The legal description for Parcel C was prepared without the benefit of a title commitment. There may or may not be encumbrances of record encumbering this parcel.
 2. Please note that we have not located a Corner Stake One Call for this survey. There may or may not be other utilities serving this site. Therefore, extreme caution must be exercised before any excavation takes place on or near this site. Before digging, you are required by law to verify, digger stake one call at least 48 hours in advance of the location of utilities.



AREAS

Parcel A =	2.336 Sq Ft +/- @ 0.00 Acres +/-
Parcel B =	5.365 Sq Ft +/- @ 0.12 Acres +/-
Parcel C =	954 Sq Ft +/- @ 0.02 Acres +/-

0 SQUARES, 1/2 INCH = 14 FEET, 1/4 INCH = 7 FEET
 • SQUARES SHOW MONUMENT FOUND
 BEARINGS SHOWN ARE BASED ON THE NORTH ARROW AND ARE NOT NECESSARILY TRUE HAVING AN ASSUMED BEARING OF N00°00'00"E



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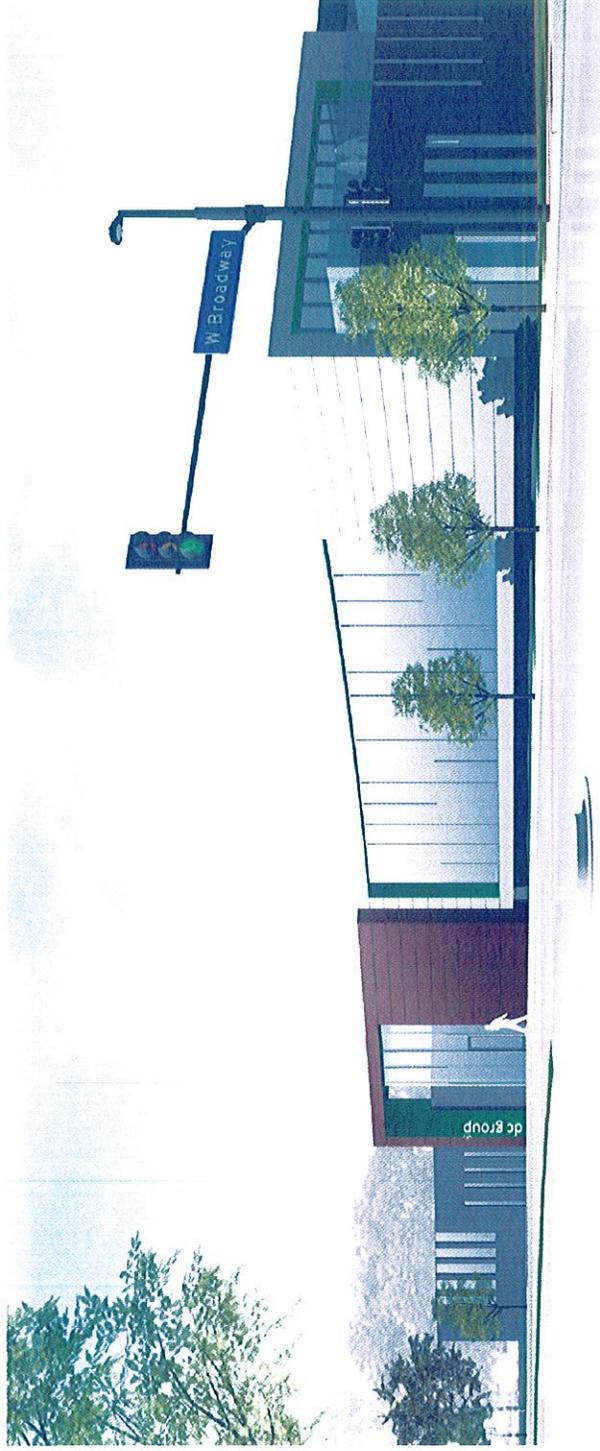
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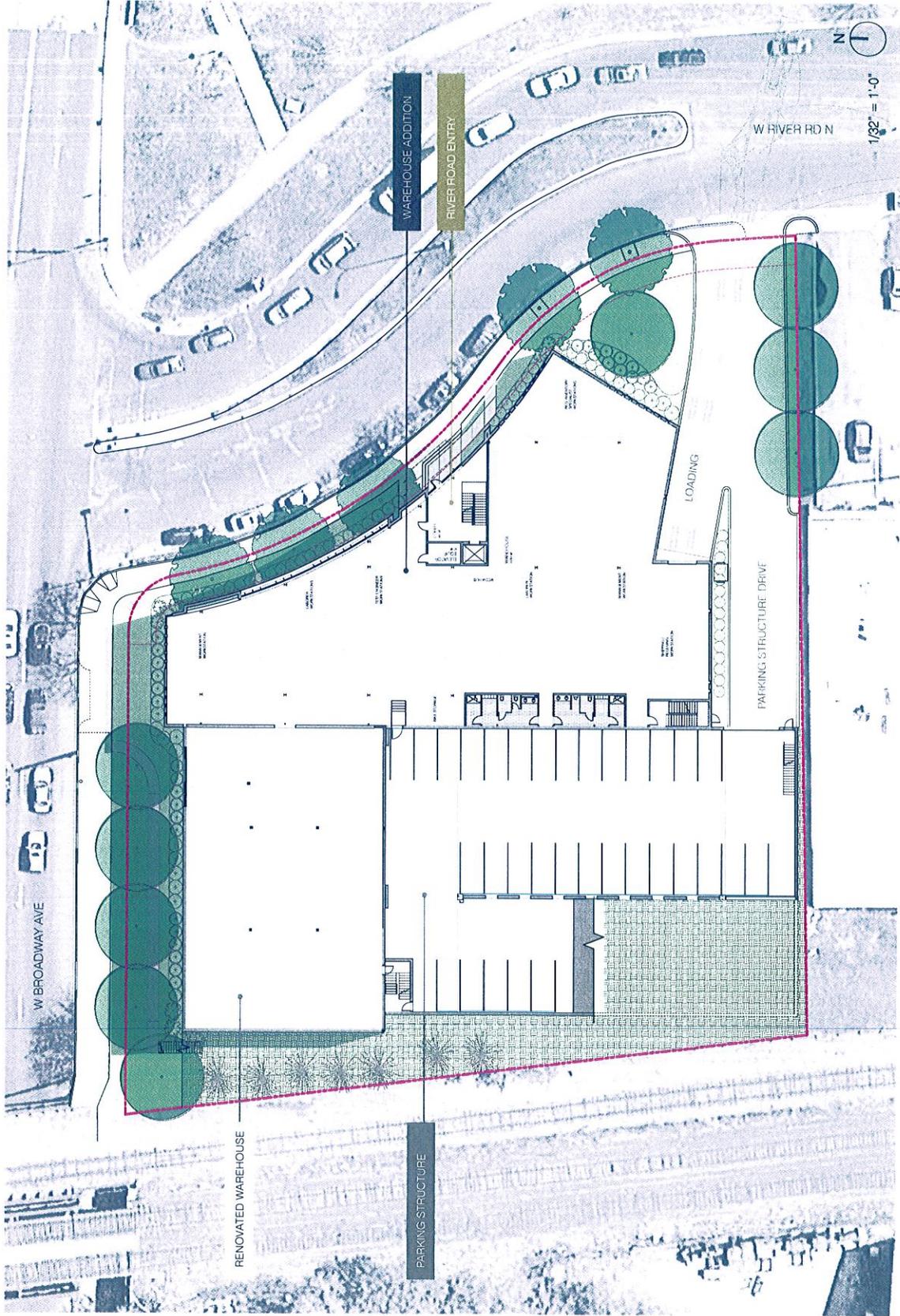


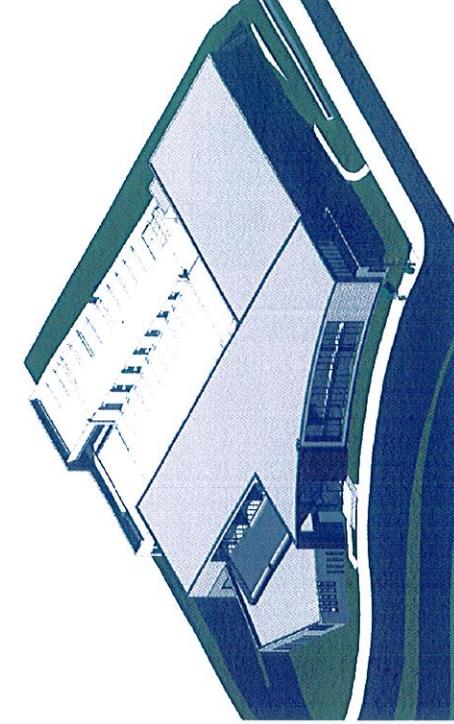
DC Group provides Uninterruptible Power Supply (UPS) service and critical backup supply to clients throughout the United States and Canada. Having outgrown their current location at 1977 West River Road in north Minneapolis, they are proposing to nearly double the size of their existing headquarters. DC Group has operated from this location for 29 years and enjoys being a member of the Near North community.

The site is uniquely shaped and totals 57,049 square feet in area (1.31 acres). To make room for this expansion, a portion of the existing building will be demolished, and a two-level parking structure with 80 stalls will take its place. The existing building will be renovated, and a two-level office/warehouse addition will give DC Group a bold new presence along Broadway and West River Road.

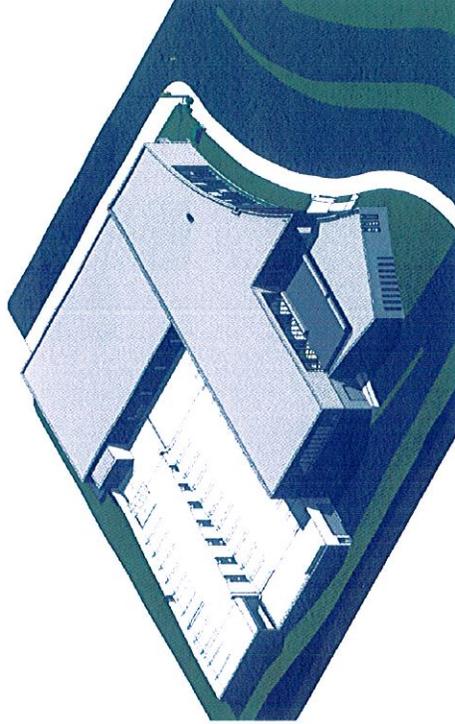
The first level of the building will house all warehouse functions. The curb cut and loading zone will remain in existing locations, with most deliveries happening early in the day to avoid traffic conflicts. Workstations for warehouse engineers and laborers will be located near large windows along West River Road for visible activity from the street. Long-term bicycle storage and locker rooms will encourage transit alternatives for employees.

DC Group's office headquarters will occupy the second level of the building. It will feature two entries that connect to a central lobby from the sidewalk at West River Road and the second level of the parking structure. The office will consist primarily of open workstations, shared conference rooms, executive offices, and a large outdoor roof deck.

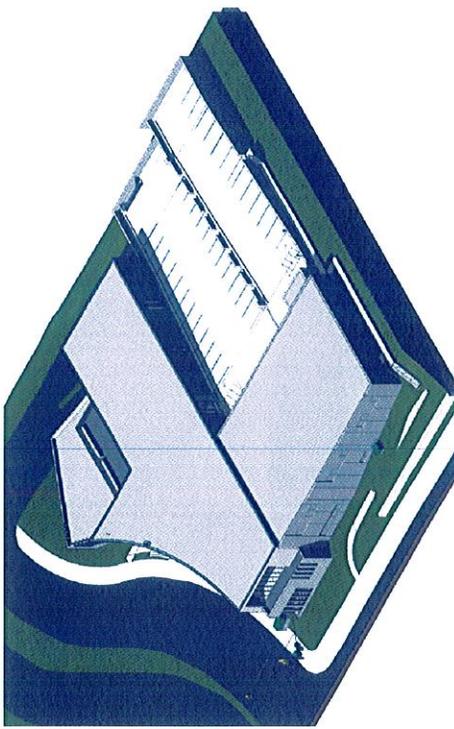




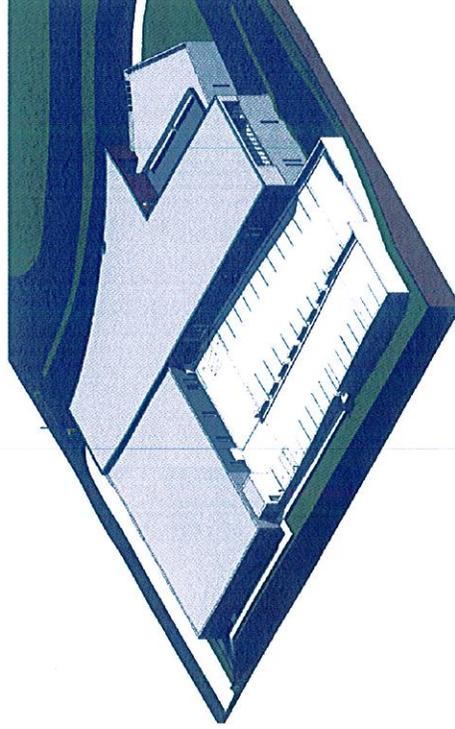
NORTHWEST AXONOMETRIC



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