

# 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 #: 673-5221

Form Initiated Date: 2/12/2014

1. Address: 2413 PENN AVE N, 2423 PENN AVE N, 2425, PENN AVE N, 2503 PENN AVE N, 2507 PENN AVE N, 2511 PENN AVE N, Property Identification Number (PIN): 17-029-24-11-0154, 17-029-24-11-0152, 17-029-24-11-0151, 17-029-24-11-0150, 17-029-24-11-0149, 17-029-24-11-0148
2. Lot Size: 346' x 120' Square Footage: 41,600 TOTAL
3. Current Use: VLND Current Zoning: C3A
4. Proposed future use (include attachments as necessary): The City owned parcels will be combined with the parcels owned by the developer (2419 Penn, 2220 W Broadway and a portion of 2512 Queen Avenue North) to facilitate the redevelopment of a mixed-use project containing 103 units of affordable rental housing and about 19,000 square feet of commercial/retail space on the ground floor. The project will include underground parking, an integrated transit shelter, a shared parking arrangement with a local church for the surface parking and numerous public pedestrian amenities.
5. List addresses of adjacent parcels owned by CPED/City: None Adjacent. Several in Vicinity.
6. Project Coordinator comments: \_\_\_\_\_

## Section II. Zoning Review

7. Lot is: Buildable for **any** structure  Non-Buildable for **any** structure   
Explain: \_\_\_\_\_
8. Will any land use applications be required to achieve the **proposed** future use noted in item 4?  
Yes  No  If yes, what applications? At minimum, a Site Plan review for a mixed use development is required.
9. Comments: 2220 Bway, 2413 and 2419 Penn are in the PO district. The other lots are in the C2 district. Its not clear from the information here if the project will comply with PO district standards.

Completed by: Robert Clarksen Date: 1/26/2014

## Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: West Broadway Alive.
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: 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? Mixed-use.

Comments: A mixed-use, multi-family building is the type of development envisioned for this corner by the West Broadway Alive Plan. The City Planning Commission approved a rezoning of these parcels to C3A and combined with 2220 West Broadway approved a site plan review and various other land use applications for 103 unit building with first floor retail on October 28, 2013.

Completed by: Jim Voll Date: 2/27/2014

Manager, Community Planning, Public Art and Research by: Jack Byers Date: 2/28/2014

## Section IV. Manager's Comments

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If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

**Residential Finance** by: [Wes Butler](#) Date: [February 28, 2014](#) Comments: [Residential Finance concurs](#)

**Residential & Real Estate Development** by: [Elfric Porte](#) Date: [February 28, 2014](#) Comments: [R-RED supports the development strategy as proposed](#)

**Business Development** by: [Kristin Guild](#) Date: [2/28/2014](#) Comments: [Business Development enthusiastically supports the sale of City-owned property to facilitate a significant redevelopment at the NW corner of Penn and West Broadway.](#)

### 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: \_\_\_\_\_