



**Request for City Council Committee Action  
From the Departments of Community Planning & Economic Development  
and Public Works**

**Date:** August 23, 2005

**To:** Council Member Colvin Roy, Transportation & Public Works Cmte

**Prepared by:** Ann Calvert, Principal Project Coordinator, Phone 612-673-5023  
Dennis Morris, Right-of-Way Supervisor, Phone 612-673-3607

**Presenter in  
Committee:** Ann Calvert, Principal Project Coordinator

**Approved by:** \_\_\_\_\_  
Chuck Lutz, Deputy CPED Director

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Klara A. Fabry, P.E., City Engineer, Director of Public Works

**Subject:** Chicago Avenue Mall Ordinance and Right-of-Way Designation

**RECOMMENDATION:**

- a) Adopt the attached ordinance establishing the Chicago Avenue Mall.
- b) Appoint the initial members of the Chicago Avenue Mall Advisory Board.
- c) Transfer Tax Parcel #23-029-24-43-0068, 802 Second Street South, from CPED inventory to the operational control of the Public Works Department and designate said parcel as public right-of-way.

**Previous Directives:** On August 19, 2005, the City Council authorized a construction contract for Chicago Plaza/Mall Phase IIB construction. On June 17, 2005, the City Council authorized a package of actions, including the construction of Phase IIA. On June 6, 2003, the City Council authorized the sale of \$1,725,000 in tax increment bonds to fund the construction of Phase II of the Chicago Avenue plaza and of Chicago Avenue between Washington Avenue and Second Street South. On November 22, 2002, the City Council authorized the execution of a redevelopment contract with the Guthrie Theater that provided for the construction of the Chicago Avenue plaza. On February 2, 2001, the MCDA Board of Commissioners authorized the execution of redevelopment contracts for the Mill City Museum, Stone Arch Offices and Humboldt Lofts that also contained provisions about the construction by the MCDA of access via the Chicago Avenue plaza.

**Financial Impact** (Check those that apply)

No financial impact - or - Action is within current department budget.  
(If checked, go directly to next box)

**Community Impact** (Summarize below)

**Ward:** Ward 2

**Neighborhood Notification:** Plans for the Chicago Avenue Plaza/Mall were presented to the Industry Square Project Committee on March 9, 2005, and to the Downtown Minneapolis Neighborhood Association on April 12, 2005. At its meeting on July 14, 2005, the Downtown Minneapolis Neighborhood Association agreed to accept the role of nominating a member of the Chicago Avenue Mall Advisory Board, and this nomination was made on August 9, 2005.

**City Goals:** Addresses the goal of creating an environment that maximizes economic development opportunities within Minneapolis by focusing on the City's physical and human assets.

**Comprehensive Plan:** Addresses policies 1.1 (Minneapolis will encourage both private and public development that provides gathering spaces in city neighborhoods); 3.2 (Minneapolis ... envisions downtown Minneapolis in the year 2010 as one of the nation's finest urban centers; a place of prosperity, civilization and civic pride, that will serve as the center for the metropolitan area, the state and surrounding region); and 8.3 (Minneapolis will continue to build, maintain and require a pedestrian system which recognizes the importance of a network of private and public sidewalks which achieve the highest standards of connectivity and amenity).

**Zoning Code:** Not applicable

**Living Wage/Job Linkage:** Not applicable

**Background/Supporting Information**

Progress continues towards the completion of an open space amenity that will connect the downtown to the riverfront at Chicago Avenue, between the new Guthrie Theater and the Mill City Museum. This report recommends the adoption of an ordinance to formally establish this area (formerly referred to as the Chicago Avenue plaza) as the "Chicago Avenue Mall" in order to clarify its legal status. A companion report will recommend that part of the area that is owned by CPED be dedicated as a street and that the combined street area be re-named "Chicago Avenue" to match the rest of Chicago Avenue.

Minnesota Statutes 430.01 through 430.15 allows cities of the first class to designate a street in the central business district for use primarily as a "pedestrian mall." This ordinance is being proposed pursuant to that State statute and will allow the City to appropriately recognize the hybrid nature of the area (i.e., a pedestrian plaza that also must accommodate limited vehicular activity). This same statute was used to create the Nicollet Mall.

The proposed ordinance will:

- identify which types of vehicles are allowed on the plaza for what purposes;
- outline the uses that will be permitted (and not permitted) on the plaza;
- establish an advisory board comprised primarily of adjoining owners to advise the City as to maintenance needs, uses that will be allowed on the plaza and future replacement and renovation needs; and
- establish a framework for identifying and paying for any enhanced maintenance that is desired by the adjacent property owners and for covering the future costs when the plaza needs replacement or significant renovation.

The ordinance has been drafted with the input of the adjoining property owners who will be represented by the advisory board and potentially will be impacted by future assessments.

### **Advisory Board**

The ordinance provides for the establishment of a five-person Chicago Avenue Mall Advisory Board – four people representing the adjoining property owners (to be nominated by the property owners) and a fifth to represent the general public in the Downtown East neighborhood (to be nominated by the Downtown Minneapolis Neighborhood Association). The following representatives have been nominated and are recommended to serve as the initial advisory board members:

Property owner representatives:

- John Crippen (Minnesota Historical Society)
- Bill Meeker (Mill City Owners Association)
- Tom Proehl (Guthrie Theater)
- Karen Runyon (Humboldt Lofts Owners Association)

Downtown East representative:

- Kathleen Anderson, Downtown East resident;  
(Alternate – Scott Parkin, Downtown East resident)

### **Right-of-Way Designation**

The Chicago plaza/mall area is comprised of two parcels. The larger portion is platted as a public street still named 8<sup>th</sup> Avenue South (the previous name for what is now Chicago Avenue South). A smaller portion is owned by the City of Minneapolis as part of the Community Planning and Economic Development (CPED) inventory, but has not yet been dedicated as a public street (see Exhibit B map).

In order to combine these two parcels into one identity and status, it is recommended that the parcel in the CPED inventory (address 802 Second Street South, tax parcel # 23-029-24-43-0068) be transferred to the operational control of the Public Works Department, and be designated as public right of way.

This report recommends adoption of an ordinance amendment that will formally establish these combined parcels as the “Chicago Avenue Mall.” In addition, Public Works will proceed with the actions needed to officially rename this combined parcel as “Chicago Avenue Mall”. This will entail a petition application by Public Works to name a

public street as required by Chapter 446 of the Municipal Code. The parcel descriptions are as follows:

CPED Parcel Description.

That part of Lot 33, Auditors Subdivision No. 39 described as follows:  
Beginning at the most Southerly corner of said Lot 33, thence Northwesterly to the most Westerly corner thereof, thence Northeasterly to the most Northerly corner thereof, thence Southeasterly along the Northeasterly line of Lot 33 to a point 741.86 feet Southeasterly from the most Westerly corner of Lot 42, Auditors Subdivision No. 39, thence along a tangential curve to the right, having a radius of 480 feet, distant 63.77 feet to the Southeasterly line of said Lot 33, thence Southwesterly on said Southeasterly line to the point of beginning.

Public Street Parcel Description.

All of 8<sup>th</sup> Avenue South as shown in Auditors Subdivision No. 39, formerly known as Ames Street in the plat of Town of Minneapolis; Said Ames Street being changed to 8<sup>th</sup> Avenue South by resolution of the City Council on August 12, 1873.

cc: Council Member Paul Zerby, Ward 2  
Council Member Lisa Goodman, Ward 7

# EXHIBIT A

## MAP OF CHICAGO AVENUE MALL AND IMPROVEMENT DISTRICT

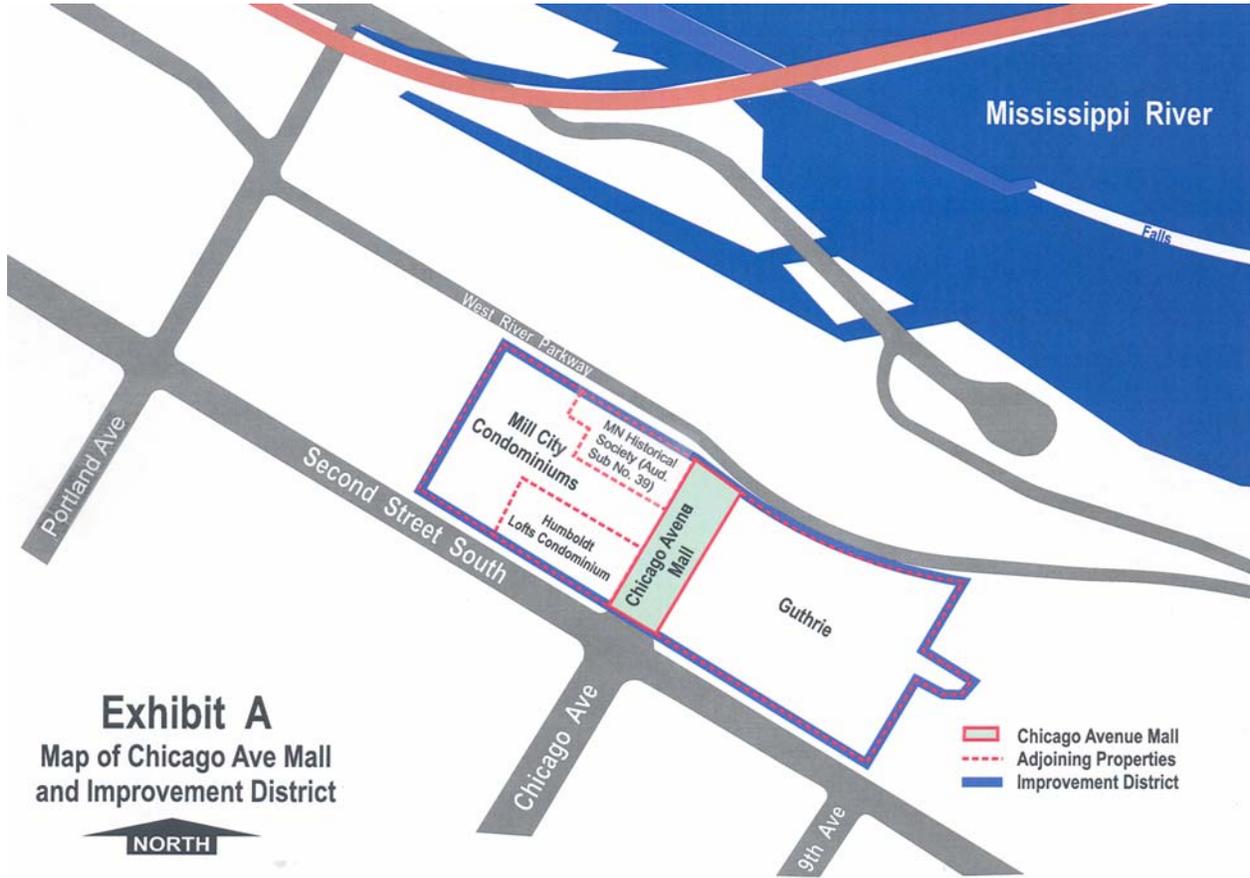


Exhibit B Map showing CPED parcel and existing Right-of-Way

