

Minneapolis City Planning Department Report

Street Vacation Application
Vac. # 1377

Date: June 17, 2002

Applicant: Elliot Park Assoc., LLC

Date Application Deemed Complete: May 17, 2002

Address or Location: Triangle of Grant Street right of way north of improved Grant Street midblock between 5th Ave and Portland Ave S

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Ward: 7 **Neighborhood Organization:** Elliot Park

Existing Zoning: OR3

Comprehensive Plan: The subject area is visioned as a downtown residential area in Downtown 2010.

Proposed Use: The vacated right of way would be part of the area re-platted as part of Grant Park residential development. The development includes a 27 story residential tower, and two clusters of townhome condominiums.

Background and Development Plan:

The proposed development is called Grant Park Residences, and is located in the Elliot Park Neighborhood. The site includes the entire block bounded by Tenth Street South, Portland Avenue North, Grant Street and Interstate 35W.

The site is approximately 130,000 square feet or approximately 3 acres. The development site contains five separate tax parcels which were formerly owned by the following entities: Northland Electric Company, STS Enterprises, Inc., MN Department of Transportation, the Minneapolis Park Board, and the City of Minneapolis. They are currently all owned by Elliot Park Associates, LLC.

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All structures on the site have been demolished, and remediation of subsurface contamination has been completed.

The proposed development will be a phased project taking up to two years to complete. 328 to 338 owner-occupied residences and around 545 to 565 structured parking spaces are proposed in three distinguishable components. 1) A proposed 27 story tower with 289 housing units and two levels of underground parking is to be located in the southwest corner of the block. Additional parking for the tower is to be located in the ramp that is part of the second component of the project. The parking ramp and the tower are interconnected. 2) A roughly 500 car, six level parking ramp is to be located at the eastern side of the block. The parking ramp is entirely surrounded by 30 units of housing that the developer terms CityHomes. 3) A third cluster of dwelling units is to be located at the northernmost corner of the block. The development of these units will not begin until the rest of the development has been fully completed. They are proposed to take one of two forms depending on the developer's assessment of market demand nearer the time of construction—either 9 units of row/town houses with tuck-under parking, or 19 units of flats and townhomes with a basement parking level serving all units. Both configurations present a 3 story facade.

Although this planned residential development was initially approved by the Planning Commission on March 9, 2000, the time limits that govern the development approvals elapsed. New development applications for a slightly modified project were approved by the Planning Commission on May 13, 2002. Final plans were submitted the week of May 27, but require some modification before they can be approved by staff.

Planning Commission approval of the planned residential development was conditioned on appropriately re-platting the property. A plat application has been received, and will be public noticed for the July 8 meeting of the Planning Commission. The plat includes the area represented by this vacation application. It also includes parts of the 5th Ave S right of way that was the subject of a 2000 vacation application.

The neighborhood organization, Elliot Park Neighborhood, Inc., gave support to the project proposal in 1999. A recent letter from Mr. David Fields of the neighborhood association confirms that the developers have continued to keep the neighborhood apprised of the development schedule and modifications to the plan. The neighborhood remains supportive of the proposal.

Development Plan: See preceding background section, and attached site plan.

Other Zoning Applications Required: See preceding background section.

Responses From Utilities And Affected Property Owners: There were no objections to the right of way vacation from utility companies, nor from the Minnesota Department of Transportation.

Findings: Public Works staff have reviewed the vacation request and recommend approval of the request with the retention of an easement over the entire vacated area for maintenance of a water main.

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Recommendation Of The City Planning Department:

The City Planning Department recommends that the City Planning Commission and the City Council accept the above findings and **approve** the application to vacate a portion of the Grant Street right of way as described in the attached legal description, subject to the retention of an easement for the City of Minneapolis over the entire vacated area.

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NOTE: Additional supporting documents are available for viewing in the office of the City Clerk. For more information, please contact the Committee Coordinator.