

## Community Planning and Economic Development Planning Division Report

### Registered Land Survey RLS-57

**Date:** November 30, 2009

**Applicant:** URS Corporation

**Addresses Of Property:** 408 4<sup>th</sup> Avenue North, 335 5<sup>th</sup> Street North, 353 5<sup>th</sup> Street North, 401 5<sup>th</sup> Street North, 326 7<sup>th</sup> Street North and 335 3<sup>rd</sup> Avenue North

**Project Name:** Target Field RLS

**Contact Person And Phone:** Tom Holker and Keith Dahl – URS Corporation, 612-370-0700

**Planning Staff And Phone:** Shanna Sether, 612-673-2307

**Date Application Deemed Complete:** November 6, 2009

**End of 120-Day Decision Period:** March 6, 2010

**Ward:** 7      **Neighborhood Organization:** Warehouse District North Loop Neighborhood Association and Downtown Minneapolis Neighborhood Association

**Existing Zoning:** B4C-2 Downtown Commercial District, B4S Downtown Service District and I2 Medium Industrial

**Existing Overlay Districts:** DP Downtown Parking Overlay District

**Plate Number:** 19

**Legal Description:** See survey.

**Existing Use:** Regional sports arena for an open-air major league baseball stadium with approximately 40,000 seats

**Concurrent Review:**

**Registered land Survey (RLS):** different ownership, leasehold and use tracts for the Ballpark structure and related enhancements on and near the Ballpark property.

**Applicable zoning code provisions:** Chapter 598 Subdivisions.

**Background:** On May 26, 2006, Governor Pawlenty signed legislation authorizing a new ballpark in downtown Minneapolis' North Loop neighborhood. On November 13, 2007, the City Planning Commission took action to recommend that the City Council approve the recommendation of the Ballpark Implementation Committee regarding the design and layout of the new major league ballpark

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now known as Target Field. On December 7, 2007, the City Council approved the new 40,000 seat ballpark.

The ballpark, which is in the final stages of construction, is located in the area generally bounded by 5<sup>th</sup> Street North, the BNSF railroad right of way, 7<sup>th</sup> Street North, and I-394; with accessory off-street parking between 7<sup>th</sup> Street North and 12<sup>th</sup> Street North. The ballpark, which is owned by the Minnesota Ballpark Authority (MBA) and operated by the Twins, will open in April of 2010.

Interim accessory parking and loading will take place to the southwest of the ballpark, extending underneath the 7<sup>th</sup> Street North and 10<sup>th</sup> Street North bridges. Parking in this area will be primarily for the Twins (players, coaches, personnel, etc.) as well as media vehicles. The MBA has an agreement with the team to develop this property. If the property is not developed within 15 years, the MBA may market the site to other developers.

The MBA recently applied to vacate the City's rights to a segment of 3<sup>rd</sup> Avenue North, as required for the construction of Target Field and associated improvements. The vacation was approved by the City Council on October 30, 2009. Third Avenue North, as the roadway is now opened and travelled for vehicles, between the 7th and 10th Street North bridges and roadways. The segment of 3<sup>rd</sup> Avenue North is the retracement of a portion of I-394 Right of Way that was conveyed (turned back) from MN DOT to Hennepin County.

The City has been working to extend the Cedar Lake Trail to the Mississippi River. The ballpark project team has provided space for the Cedar Lake Trail at ground-level through the ballpark site. The trail will run beneath the ballpark, adjacent to the BNSF and Northstar railroad tracks. A segment of BNSF main line was shifted to the northwest in order to allow the ballpark and trail to coexist on the site.

As part of the Northstar commuter rail project, the Hiawatha Light Rail Transit line has been extended along 5<sup>th</sup> Street and includes a stop immediately adjacent to the ballpark and the proposed commuter rail line. The Northstar commuter rail station is being integrated into the north end of the ballpark, which includes vertical circulation to and from the commuter rail platform located below street level. The administrative offices for the Minnesota Twins will also be located near the Northstar station.

The purpose of this RLS is to create different ownership, leasehold and use tracts for the Ballpark structure and related enhancements on and near the Ballpark property. The property is to be divided into the following RLS tracts based on property interests and uses:

- Tract A – Ballpark (ballpark and appurtenant facilities)
- Tract B – South Parking Lot (Twins staff and player parking)
- Tract C – Hennepin County 3<sup>rd</sup> Avenue North Turnback Property (transit)
- Tract D & E – Cedar Lake Trail (pedestrian/bike recreational use; Ballpark access)
- Tract F – Vertical Circulation Building area (Northstar commuter line/transit; tickets/retail)
- Tract G – Ballpark Access Road

The City Attorney has reviewed and approved the final RLS title documents. However, due to insufficient information regarding proposed utility easements and the lack of recording of the recent street vacations, Public Works has not approved the proposed RLS.

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Therefore, staff is recommending that the City Planning Commission continue this item one cycle, to allow the applicant and Public Works to remedy the outstanding issues.

**RECOMMENDATIONS:**

**Recommendation of the Community Planning and Economic Development Department – Planning Division for the variance to reduce the Registered Land Survey:**

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission **continue** the preliminary and final Registered Land Survey application for the Twins Ballpark located in B4C-2 Downtown Commercial District, B4S Downtown Service District, I2 Medium Industrial District and DP Downtown Parking Overlay District, to the December 14, 2009, City Planning Commission public hearing.

**Attachments:**

1. Zoning map.