

**Department of Community Planning and Economic Development - Planning Division**  
Street Vacation  
VAC-1501

**Date:** May 7, 2007

**Applicant:** University of Minnesota

**Address Of Property:** Huron Boulevard SE from 4<sup>th</sup> Street SE to University Avenue SE

**Contact Person And Phone:** Tom Yang, 612-626-0565

**Planning Staff And Phone:** Jennifer Jordan, 612-673-3859

**60 Day Review Decision Period:** Not applicable

**Ward: 2      Neighborhood Organization:** Prospect Park East River Road Improvement Association

**Existing Zoning:** OR2 – High Density Office Residence District; C2 – Neighborhood Corridor Commercial District

**Existing Overlay Districts:** PO – Pedestrian-Oriented Overlay District

**Proposed Zoning:** Not applicable for this application.

**Zoning Plate Number:** 22

**Legal Description: Huron Boulevard (North of University Avenue)**

That part of Huron Boulevard (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad Company right of way as depicted on REGENTS' ADDITION, according to the recorded plat thereof) lying northerly of the northeasterly line of the Southwesterly 20.00 feet of Block 14, said REGENTS' ADDITION and its southeasterly prolongation and lying southeasterly of the northeasterly line of said Block 14 and its southeasterly prolongation.

**Proposed Use:** This street vacation is being sought in order to develop a new University of Minnesota Gopher football stadium.

**Concurrent Review:** Street vacation. No other applications are necessary as stadium is not subject to development review.

**Background:** This proposed street vacation is part of a number of vacation applications being sought by the University of Minnesota in conjunction with development of a new University of Minnesota Gopher football stadium. Huron Boulevard SE from 4<sup>th</sup> Street SE to University Avenue SE needs to be vacated so that the stadium structure and public plaza may be constructed at that location. On December 23, 2005, the Minneapolis City Council approved comments regarding roadway changes detailed in the Draft Environmental Impact Statement (EIS) for the

proposed stadium project. On November 3, 2006, the Minneapolis City Council approved the University of Minnesota layout for changes to City and County roadways due to the proposed stadium project. The original vacation application shows proposed vacation of Huron Boulevard SE both north and south of University Avenue SE; however, the City of Minneapolis will retain Huron Boulevard SE south of University Avenue SE at this time.

**Development Plan:** The development plan is attached.

**Responses from Utilities and Affected Property Owners:** The Minneapolis Public Works Department does not require any easements for the City of Minneapolis but notes that all existing storm drain structures shall become the property of the petitioner. Excel Energy and MCI request easements for their facilities in the vacated right-of-way. Metro Transit requests easements for all areas concerning future location of Central Corridor LRT stations, operating tracks, and right of way. The property owner of the Stadium Village Plaza located at the northwest corner of Washington Avenue SE and Huron Boulevard SE submitted a letter in Summer 2006 opposing the vacation of Huron Boulevard SE south of University Avenue SE as it affects access to their property. At this time, the City of Minneapolis will retain Huron Boulevard SE south of University Avenue SE and will only vacate the portion north of University Avenue SE but the Stadium Village Plaza letter is attached to this report as it was submitted as part of the official record.

**Findings:** The Public Works Department and CPED Planning Division find that the area proposed for vacation is not needed for public purpose because the public transportation corridor needs will be preserved through the conveyance of new street easements and that it can be vacated if easements requested above are granted by the petitioner and all conditions are met.

### **RECOMMENDATION**

#### **Recommendation of the Community Planning and Economic Development Department – Planning Division:**

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the vacation, subject to retention of easements by The City of Minneapolis, Xcel Energy, Qwest, MCI and Metro Transit and subject to the following conditions:

- 1) Conveyance of new street easements for Oak Street SE, University Avenue SE and Huron Boulevard SE via Easement Deeds are in a form and content acceptable to the City.
- 2) Vacation of Huron Boulevard SE will result in the City retaining the underlying fee title of the land. The City and the University of Minnesota must reach an agreed upon sale amount for the land prior to the approval of the vacation of Huron Boulevard SE.

#### **Attachments:**

1. Public Works letter

2. Maps, aerial photo
3. Future development layout
4. Applicant statement
5. Stadium Village Plaza property owner letter
6. Responses from utilities, fire, and Metro Transit