

**Community Planning & Economic Development
Planning Division**

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City of Minneapolis
*Department of Community Planning
& Economic Development - CPED*

MEMORANDUM

TO: Heritage Preservation Commission
FROM: Aaron Hanauer, Senior City Planner, 612.673.2494
DATE: September 7, 2010
RE: Minneapolis Institute of the Arts: Fair Oaks Motel Parking Lot (2325 3rd Avenue South)

The Minneapolis Institute of Arts (MIA), which is an important part of Minneapolis' arts and culture heritage, is located within the Washburn-Fair Oaks Historic District. The Art Institute's 1912 McKim, Mead, and White building, located at 2430 3rd Avenue South, is often considered the district's preeminent building (Attachment A5). In addition to the MIA, the Washburn-Fair Oaks Historic District is home to other important Minneapolis cultural institutions; the Minneapolis College of Art and Design (MCAD), the Children's Theater Company, the Hennepin History Museum, and the Church of St. Stephens (Attachment A1 and A4).

Over the past 10 years, the Heritage Preservation Commission has reviewed applications submitted by the MIA and MCAD for expansions and off-street parking. In 2000, the Minneapolis Institute of Arts received Heritage Preservation Commission (HPC) approval for the demolition of the noncontributing Fair Oaks Motel located at 2325 3rd Avenue South (Attachment A7-A9). The HPC and the Minneapolis Planning Commission also approved the construction of a temporary 149-space parking lot at this location (Attachment A4-A6, and A10). The approvals for the parking lot were set to expire in 2005. In 2005, prior to their approval expirations, the Minneapolis Institute of Arts came back to the city to request the parking lot be allowed to be permanent. The Planning Commission provided land use approvals for the permanent parking lot at that time. The HPC also approved this request in 2005, however, with the condition that in order for the lot to remain in operation after 2010, it will need HPC review and approval. Note: As part of their 2000 and 2004 HPC applications for the parking lot, the MIA stated that it was their intentions to develop the parking lot site into educational and office use (Attachment 24-A25).

The MIA has informed Community Planning and Economic Development staff that it is their intention to continue to have a parking lot at 2325 3rd Avenue South for the foreseeable future (Attachment B). To honor the 2005 HPC condition of approval, the MIA is attending the business meeting to discuss why their development plans did not come to fruition, their future plans for the parking lot site, and current campus parking situation (Attachment B). In addition, CPED staff has encouraged the MIA, as a major stakeholder of the Washburn-Fair Oaks

Historic District, to share with the HPC their future vision of the properties they own within the Washburn-Fair Oaks Historic District (Attachment A2 and Attachment B).

Attachments

Attachment A:

A1: District Map

A2: MIA Owned Property in Washburn-Fair Oaks Historic District

A3: Context Map

A4-A6: Aerials

A7-A9: Fair Oaks Motel Images

A10: 2004 Approved Site Plan

A11-A15: Photo Key

A16-A18: 2000 Staff Report

A19-A23: 2004 Staff Report

A24-A25: MIA 2004 Certificate of Appropriateness Cover Letter

Attachment B:

B1-B3: Memo from MIA (dated 8.23.2010)