

Department of Community Planning and Economic Development
Vacation of Right-of-Way
Vac-1619 and Vac-1622

Date: August 12, 2013

Applicant: Minnesota Sports Facilities Authority

Address of Property: 401 Chicago Avenue

Project Name: Street vacations

Contact Person and Phone: Steven Maki, P.E., Minnesota Sports Facilities Authority, (612) 335-3313

CPED Staff and Phone: Hilary Dvorak, (612) 673-2639

Date Application Deemed Complete: Not applicable for this application

End of 60-Day Decision Period: Not applicable for this application

End of 120-Day Decision Period: Not applicable for this application

Ward: 7 **Neighborhood Organization:** Downtown East

Existing Zoning: I1, Light Industrial District, IL, Industrial Living Overlay District and DP, Downtown Parking Overlay District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 20

Legal Description: Not applicable for this application

Proposed Use: Regional sports arena

Concurrent Review:

Vacation 1619: Petition to vacate 5th Street South lying northeasterly of 6th Street South and lying between Chicago Avenue and 11th Avenue South.

Vacation 1622: Petition to vacate parts of 4th Street South adjoining the East side of the Metrodome parcel.

Applicable zoning code provisions: Not applicable for this application

Background: The Minnesota Sports Facilities Authority has petitioned to vacate that portion of 5th Street South lying northeasterly of 6th Street South and lying between Chicago Avenue and 11th Avenue

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South. The Minnesota Sports Facilities Authority has also petitioned to vacate parts of 4th Street South adjoining the East side of the Metrodome.

The vacation of parts of 4th Street is being proposed to clean up the property lines that resulted from the development of the Metrodome. The parts of the street that are being vacated are remnants of the streets that were left after the land was assembled and the Metrodome was constructed.

The vacation of 5th Street is being proposed to suit the Minnesota Sports Facilities Authority's need to construct and maintain site infrastructure associated with the new stadium. Within the area that will be vacated retaining walls, on-site walkways and stairways, a bicycle path, a drop off bay, a parking lot for players and coaches and an underground stormwater infiltration gallery will be constructed. During NFL games, a 100-foot perimeter around the regional sports arena is required to be established. Ownership of the land proposed to be vacated will allow the Minnesota Sports Facilities Authority to construct, maintain, operate and over time, upgrade their site infrastructure.

VACATION (Vac1619) – 5th Street South lying northeasterly of 6th Street South and lying between Chicago Avenue and 11th Avenue South.

Development Plan: The proposed site plan is included in the packet. The area to be vacated will be used as open space around the new regional sports arena.

Responses from Utilities and Affected Property Owners: Of the utilities and/or affected property owners that have responded CenterPoint Energy, MCI Communications Services Inc., Comcast, County of Hennepin, Xcel Energy, CenturyLink and the City of Minneapolis have requested an easement.

Findings: The Public Works Department and the Community Planning and Economic Development Department find that the area proposed for the vacation is not needed for any public purpose and it is not part of a public transportation corridor.

VACATION (Vac1622) – Petition to vacate parts of 4th Street South adjoining the East side of the Metrodome parcel.

Development Plan: The proposed site plan is included in the packet. The area to be vacated will be used as open space around the new regional sports arena.

Responses from Utilities and Affected Property Owners: Of the utilities and/or affected property owners that have responded MCI Communications Services Inc. has requested an easement.

Findings: The Public Works Department and the Community Planning and Economic Development Department find that the area proposed for the vacation is not needed for any public purpose and it is not part of a public transportation corridor.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the vacation (Vac1619):

The Department of Community Planning and Economic Development recommends that the City Planning Commission and the City Council accept the above findings and **approve** the application to vacate 5th Street South lying northeasterly of 6th Street South and lying between Chicago Avenue and 11th Avenue South subject to the retention of an easement in favor of CenterPoint Energy, MCI Communications Services Inc., Comcast, County of Hennepin, Xcel Energy, CenturyLink and the City of Minneapolis.

Recommendation of the Department of Community Planning and Economic Development for the vacation (Vac1622):

The Department of Community Planning and Economic Development recommends that the City Planning Commission and the City Council accept the above findings and **approve** the application to vacate parts of 4th Street South adjoining the East side of the Metrodome parcel subject to the retention of an easement in favor of MCI Communications Services Inc..

Attachments:

1. Vacation petition, maps and responses from the utilities and affected property owners for Vac1619
2. Vacation petition, maps and responses from the utilities and affected property owners for Vac1622