

**Minneapolis Community Planning and Economic Development Department
Planning Division Report**

**Public Land Sale/Purchase
in the City of Minneapolis**

Date: October 17, 2013

Authority for Review:

State Law: Chapter 462-356 (Subd.2). “. . . no publicly owned interest in real property within the municipality shall be acquired or disposed of, nor shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the municipality until after the planning agency has reviewed the proposed acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan.”

Address or Location: 1926-2022 West Broadway

Contact Person and Phone: Tiffany Glasper, 673-5221

Planning Staff and Phone: Jim Voll, 673-3887

Conformance of Proposed Land Purchase with Approved Plans and Zoning Regulations:

This is a review of the proposed sale of CPED-owned property—which was the subject of an early review process. The early review process states the proposed use of the property upon purchase on a worksheet. The worksheet is routed to staff who comment on the conformance of the proposed land purchase to the city’s comprehensive plans, any relevant area plans, and the city’s zoning requirements. The worksheet analysis for the subject property is attached.

Findings:

The sale of this property as proposed is **consistent** with the City’s Comprehensive Plan.

Attachments:

Early Review Worksheet
Map of parcel

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

- Submitted by: [Tiffany Glasper](#)
Phone #: [612 673 5221](#)
Form Initiated Date: [7/19/2013](#)
Complete by Date: [8/31/2013](#)
1. Address: [1926, 1930, 1936, 2000, 2004, 2006, 2010, 2014, 2018, 2022 West Broadway Avenue](#)
 2. Property Identification Number (PIN): [16-029-24-23-0051, 16-029-24-23-0209, 16-029-24-23-0054, 16-029-24-23-0055, 16-029-24-23-0056, 16-029-24-23-0057, 16-029-24-23-0058, 16-029-24-23-0059, 16-029-24-23-0060, 16-029-24-23-0206](#)
 3. Lot Size: [75,199 total square feet](#)
 4. Current Use: [vacant land](#)
 5. Current Zoning: [R5](#)
 6. Proposed future use (include attachments as necessary): [New Construction of 54 units of rental housing with amenities and community space on first floor. Development also include green space, pocket park and underground parking. Project scheduled to close by the end of 2013 and begin construction immediately thereafter.](#)
 7. List addresses of adjacent parcels owned by CPED/City: [1920 West Broadway, et. al.](#)
 8. Project Coordinator comments:
PROJECT COORDINATOR: EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Section II. Zoning Review

9. Lot is Buildable for **any** structure Non-Buildable for **any** structure
Explain: _____
 10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?
Yes No If yes, what applications? [Site Plan Review is required for new construction of a Multiple Family Dwelling.](#)
 11. Comments: [Additional applications may be necessary upon review of a concept development plan. The current zoning regulations permit up to 107 dwellings on a site of this size "as of right"](#)
- Completed by: [Robert Clarksen](#) Date: [9/13/2013](#)
ZONING STAFF: EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: [West Broadway Alive.](#)
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [The Minneapolis Plan for Sustainable Growth designates West Broadway as a Commercial Corridor.](#)
14. Is future land use proposed in item 6 consistent with future land use plans?
Yes No If no, why not? _____
15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?
Yes No If yes, explain possible development scenarios [CPED owns a large tract of land south of the site from the alley south to Iliion Avenue North that is reserved for future development.](#)
16. Is parcel identified in adopted plans as a catalyst/essential site for future development?
Yes No If Yes, what type of development? [Multi-family residential.](#)

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Comments: [The proposed development is in conformance with the comprehensive plan and the West Broadway Alive Plan. The City Planning Commission approved a site plan review and variances for a three-story 54-unit development on this site on 5/6/13 \(BZZ-6000\).](#)

Completed by: [Jim Voll](#)

Date: [9/17/2013](#)

COMMUNITY PLANNER:

EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Planning Director Review

by: [Jack Byers, Planning Manager](#)

Date: [10/3/2013](#)

PLANNING DIRECTOR:

EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Residential Finance

by: _____

Date: _____

Comments: _____

Residential & Real Estate Development

by: [Elfric Porter](#)

Date: [10/03/2013](#)

Comments: [R-RED supports the disposition as proposed.](#)

Business Development Staff Comments

by: [Kristin Guild](#)

Date: [10/03/2013](#)

Comments: [Business Development supports dense, multifamily housing redevelopment at this location](#)

Economic Development Director Review

by: [Cathy Polasky](#)

Date: [10/3/2013](#)

PLEASE CHECK ONE BOX:

PROCEED to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

HOLD this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): _____

Housing Director Review

by: [Tom Streitz](#)

Date: [10/3/2013](#)

EMAIL COMPLETED FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

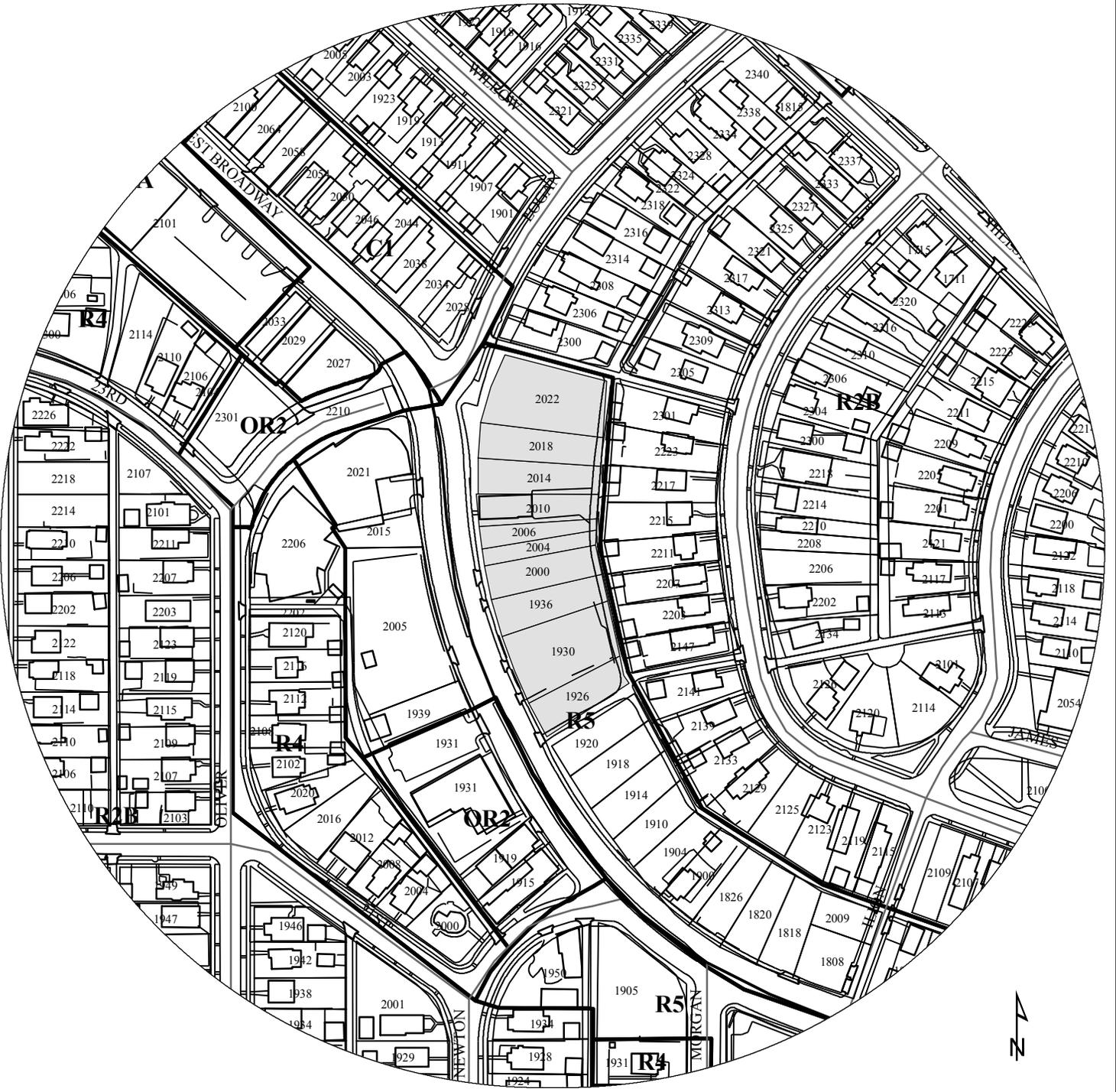
Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.

Public Land Sale

5th

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS

1926-2022 West Broadway

FILE NUMBER

N/A