

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

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

Date: March 27, 2014

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: 2413, 2423, 2425, 2503, 2507, and 2511 Penn Avenue North

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 #: 673-5221

Form Initiated Date: 2/12/2014

1. Address: 2413 PENN AVE N, 2423 PENN AVE N, 2425, PENN AVE N, 2503 PENN AVE N, 2507 PENN AVE N, 2511 PENN AVE N, Property Identification Number (PIN): 17-029-24-11-0154, 17-029-24-11-0152, 17-029-24-11-0151, 17-029-24-11-0150, 17-029-24-11-0149, 17-029-24-11-0148
2. Lot Size: 346' x 120' Square Footage: 41,600 TOTAL
3. Current Use: VLND Current Zoning: C3A
4. Proposed future use (include attachments as necessary): The City owned parcels will be combined with the parcels owned by the developer (2419 Penn, 2220 W Broadway and a portion of 2512 Queen Avenue North) to facilitate the redevelopment of a mixed-use project containing 103 units of affordable rental housing and about 19,000 square feet of commercial/retail space on the ground floor. The project will include underground parking, an integrated transit shelter, a shared parking arrangement with a local church for the surface parking and numerous public pedestrian amenities.
5. List addresses of adjacent parcels owned by CPED/City: None Adjacent. Several in Vicinity.
6. Project Coordinator comments: _____

Section II. Zoning Review

7. Lot is: Buildable for **any** structure Non-Buildable for **any** structure
Explain: _____
8. Will any land use applications be required to achieve the **proposed** future use noted in item 4?
Yes No If yes, what applications? At minimum, a Site Plan review for a mixed use development is required.
9. Comments: 2220 Bway, 2413 and 2419 Penn are in the PO district. The other lots are in the C2 district. Its not clear from the information here if the project will comply with PO district standards.

Completed by: Robert Clarksen Date: 1/26/2014

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: West Broadway Alive.
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: Mixed-use.
12. Is future land use proposed in item 4 consistent with future land use plans? Yes No If no, why not? _____
13. 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 _____
14. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes No If Yes, what type of development? Mixed-use.

Comments: A mixed-use, multi-family building is the type of development envisioned for this corner by the West Broadway Alive Plan. The City Planning Commission approved a rezoning of these parcels to C3A and combined with 2220 West Broadway approved a site plan review and various other land use applications for 103 unit building with first floor retail on October 28, 2013.

Completed by: Jim Voll Date: 2/27/2014

Manager, Community Planning, Public Art and Research by: Jack Byers Date: 2/28/2014

Section IV. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Wes Butler](#) Date: [February 28, 2014](#) Comments: [Residential Finance concurs](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [February 28, 2014](#) Comments: [R-RED supports the development strategy as proposed](#)

Business Development by: [Kristin Guild](#) Date: [2/28/2014](#) Comments: [Business Development enthusiastically supports the sale of City-owned property to facilitate a significant redevelopment at the NW corner of Penn and West Broadway.](#)

Section V. Manager of Initiating Project Coordinator

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

Reason for **HOLD** status: _____

