

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

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

Date: October 30, 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: 1326 Water St

Contact Person and Phone: Shalaunda Holmes, 673-5266

Planning Staff and Phone: Haila Maze, 673-2098

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
Maps 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: [Shalanda Holmes](#)
Phone #: [612-673-5266](#)
Form Initiated Date: [9/23/2014](#)
Complete by Date: [9/24/2014](#)
1. Address: [1326 Water Street](#)
 2. Property Identification Number (PIN): [15-029-24-13-0005](#)
 3. Lot Size: [3,472 total square feet](#)
 4. Current Use: [1326 Water Street also known as Parcel D is currently vacant land.](#)
 5. Current Zoning: [11/ Light Industrial District\(99\) MR/ Miss River Critical Area Overlay\(99\) SH/ Shoreland Overlay District\(99\)](#)
 6. Proposed future use (include attachments as necessary): [New bicycle and pedestrian trails will be constructed in northeast Minneapolis along the east bank of the Mississippi River from the Plymouth Avenue Bridge to Marshall Street NE at the BNSF railroad bridge. The Mississippi East Bank Trail will provide off-street recreational bicycling and walking opportunities from Boom Island, through the Scherer site, Graco, and Sheridan Memorial Park. The trails will provide one segment in the series of trail loops linking the east and west banks of Mississippi and providing access to the river for adjacent neighborhoods.](#)
 7. List addresses of adjacent parcels owned by CPED/City: [Ramsey Street NE](#)
 8. Project Coordinator comments: [The sale of this parcel is critical for land assembly of the future trails for this area.](#)

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? _____
11. Comments:
Completed by: _____ Date: _____

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: [Above the Falls Master Plan \(2013\)](#)
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [In both the Above the Falls Plan and the comprehensive plan, this parcel is guided for park. The proposed use for a recreation trail corridor would be consistent with this.](#)
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 _____
16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Yes

No

If Yes, what type of development? _____

Comments: [The development of a park and trail on this property will provide an amenity and enhance connectivity for nearby City-owned properties and other properties in the area.](#)

Completed by: [Haila Maze](#) Date: [9/29/2014](#)

COMMUNITY PLANNER: EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Planning Director Review

by: [Jack Byers](#) Date: [10/1/2014](#)

PLANNING DIRECTOR:

EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Section IV. Manager's Comment

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: [10/6/2014](#) Comments: [Residential Finance concurs with this sale.](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [10/02/2014](#) Comments: [Support development strategy as proposed.](#)

Business Development by: [Kristin Guild](#) Date: [10/15/2014](#) Comments: [Business Development supports the sale of this property fragment as proposed to the MPRB for park development.](#)

Section V. Manager of Initiating Project Coordinator

PROCEED to market the property as proposed

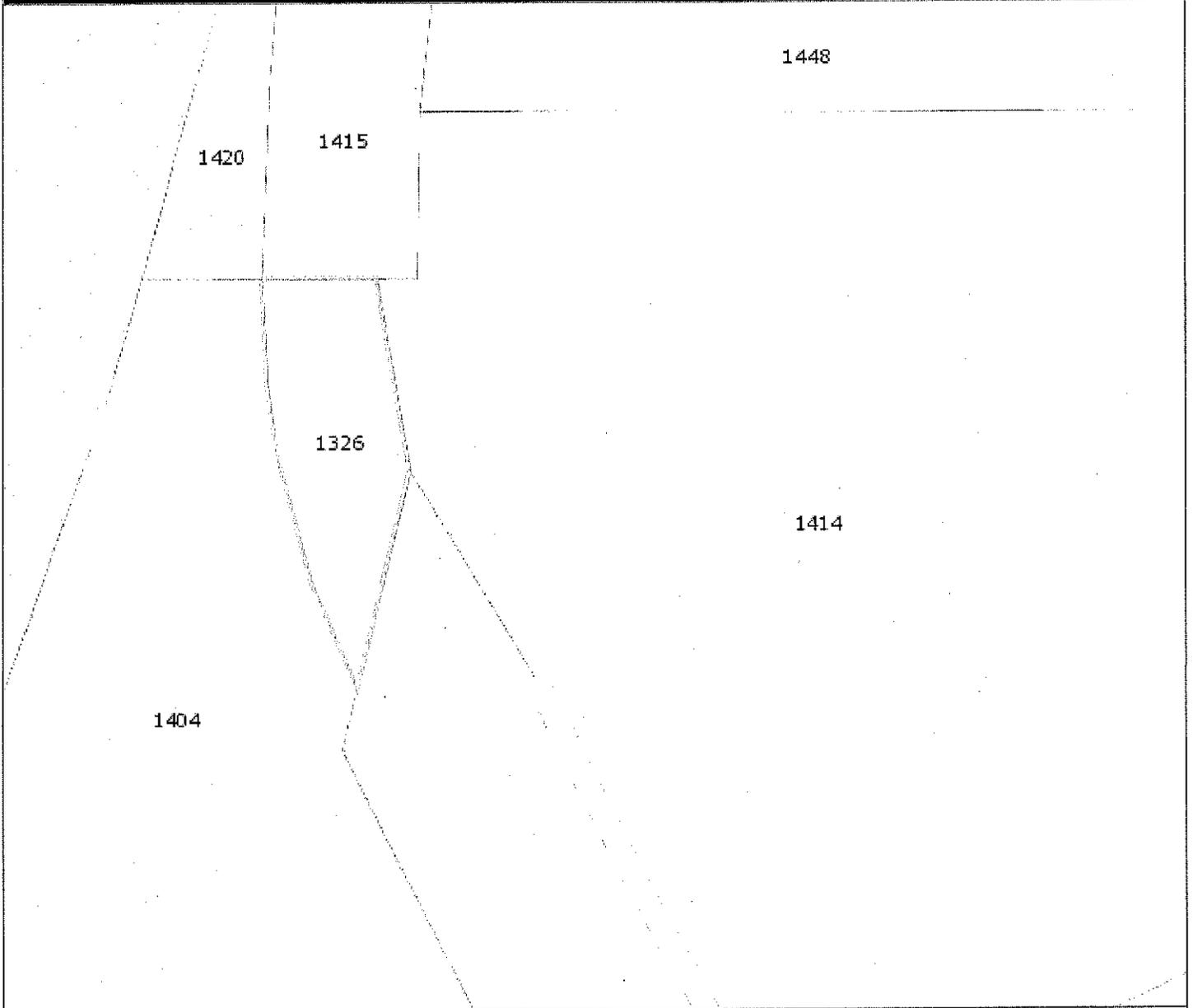
Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

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: _____

Community Development Committee.



Parcel ID: 15-029-24-13-0005

Owner Name: B N & Santa Fe Rr Co

Parcel Address: 1326 Water St
Minneapolis, MN 55413

Property Type: Land Commercial-Preferred

Home-stead: Non-Homestead

Parcel Area: 0.08 acres
3,472 sq ft

A-T-B: Torrens

Market Total: \$0

Tax Total: \$0.00
(Payable: 2014)

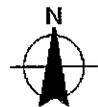
Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 50 ft.

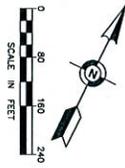
Print Date: 9/23/2014



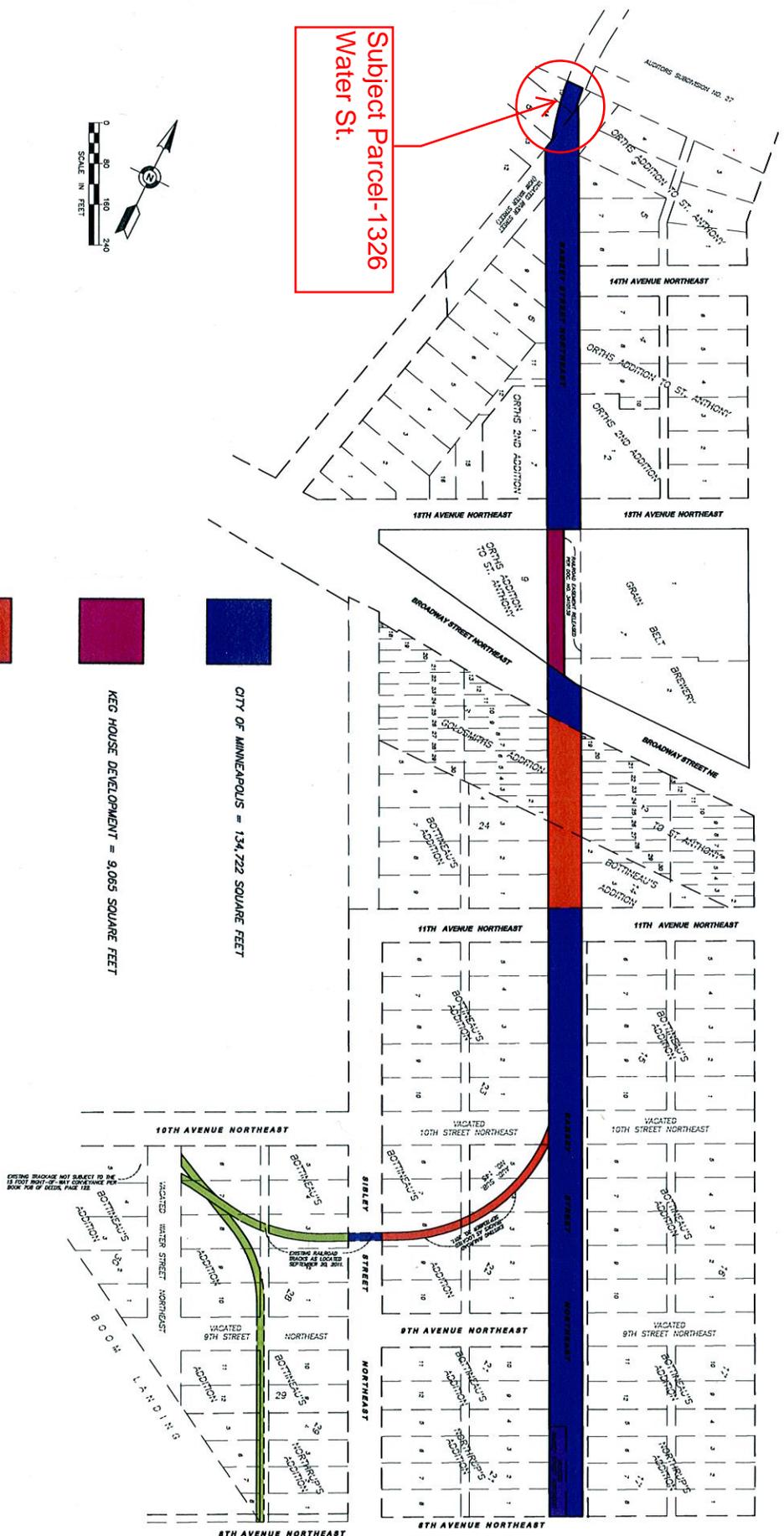
This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

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Subject Parcel-1326
Water St.



- CITY OF MINNEAPOLIS = 134,722 SQUARE FEET
- MEG HOUSE DEVELOPMENT = 9,093 SQUARE FEET
- GRACO MINNESOTA, INC. = 29,930 SQUARE FEET
- MINNEAPOLIS PARK & RECREATION BOARD = 16,052 SQUARE FEET



CERTIFICATION:
I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am a duly qualified and licensed Professional Engineer in the State of Minnesota.
Signature: _____
Date: _____
Professional Engineer License No. _____
REVIEW COPY

FIELD BOOK	SCALE	FIELDWORK	REVISIONS	ALLOCATION EXHIBIT	PROPERTY:	DATE
					MINNEAPOLIS PARK AND RECREATION BOARD, MINNISCOPUS ECONOMIC DEVELOPMENT & GRACO MINNESOTA, INC.	
					GRANBELL INVESTMENT PROPERTY, RAMSEY STREET NE CORRIDOR FORMER SCHRIER BRO. S SITE & MINNEAPOLIS, MN 55413	
					1229 Tyler Street NE, Suite 100 Minneapolis, MN 55413 PHONE: (612) 464-3300 FAX: (612) 464-3355 WWW: WWW.GRACO.COM © 2011 By GRACO, INC. & MINNEAPOLIS PARK & RECREATION BOARD	