

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

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

Date: October 2, 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: 800 West Broadway

Contact Person and Phone: Erik Hansen, 673-5022

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: Erik Hansen, Phone #: x5022

Form Initiated Date: 9/16/2014

1. Address: 800 West Broadway Ave, Property Identification Number (PIN): 16-029-24-14-0090
2. Lot Size: 200' x 157' Square Footage: 31,400
3. Current Use: Vacant Commercial Building Current Zoning: C3S
4. Proposed future use (include attachments as necessary): Office and Retail (State Workforce Center, Educational Center, Health Clinic, and spec. retail tenants)
5. List addresses of adjacent parcels owned by CPED/City: None
6. Project Coordinator comments: Coordinated purchase of tax forfeit parcel from Hennepin County and sale to developer in response to State Dept of DEED RFP for relocation of North Workforce Center. Developer will purchase adjacent privately-owned parcel 2019 Aldrich for parking area to support building. Existing 47,100 SF commercial building on 800 West Broadway will be renovated into offices and retail space. Retail will occupy first floor West Broadway face of building. City Council has approved preliminary analysis for the use of TIF for this project. Developer has met with Development Services (Hilary Dvorak) on entitlement process that will include rezoning of adjacent property (2019 Aldrich).

Section II. Zoning Review

7. Lot is: Buildable for **any** structure Non-Buildable for **any** structure
Explain: My understanding is this is a renovation project. It does not appear to involve an addition.
 8. Will any land use applications be required to achieve the **proposed** future use noted in item 4?
Yes No If yes, what applications? It appears from the above that the development will involve rezoning of the adjacent parcel to provide parking that would support the project. From this, it could be inferred a parking variance may be necessary if the rezoning were to fail. Further analysis of the project will be required to determine if any Land Use Applications are required for the development of 800 West Broadway.
 9. Comments: Project must comply with regulations of C3S zone and WB overlay districts.
- Completed by: Robert Clarksen Date: 9/16/2014

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: This area is within the study area of the West Broadway Alive Plan.
11. 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 . West Broadway Alive designates the area as appropriate for mixed-use and destination retail and services.
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? This sale will allow the reuse of a vacant building.

Comments: _____

Completed by: Jim Voll Date: 9/16/2014

Manager, Community Planning, Public Art and Research by: Jack Byers Date: 9/18/2014

Section IV. Manager's Comments

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

Residential Finance by: _____ Date: _____ Comments: _____

Residential & Real Estate Development by: _____ Date: _____ Comments: _____

Business Development by: [Kristin Guild](#) Date: [9/22/2014](#) Comments: [Business Development initiated the sale of this vacant, tax-forfeited property for the proposed redevelopment for a multi-tenant job training facility, workforce center with ground floor retail at this prominent location on 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: _____

