



CPED STAFF REPORT
 Prepared for the City Planning Commission

CPC Agenda Item #2
 October 27, 2014
 Vac-1619 and Vac-1622

LAND USE APPLICATION SUMMARY

Property Location: 401 Chicago Avenue
Project Name: Street vacations
Prepared By: [Hilary Dvorak](#), Principal Planner, (612) 673-2639
Applicant: Minnesota Sports Facilities Authority
Project Contact: Steven Maki, P.E., Minnesota Sports Facilities Authority
Request: To vacate 5th Street South between Chicago Avenue and 11th Avenue South and parts of 4th Street South adjoining the east side of the Metrodome parcel.

Required Applications:

Vacation 1619	Petition to vacate 5 th Street South lying northeasterly of 6 th Street South and lying between Chicago Avenue and 11 th Avenue South.
Vacation 1622	Petition to vacate parts of 4 th Street South adjoining the east side of the Metrodome parcel.

SITE DATA

Existing Zoning	II, Light Industrial District IL, Industrial Living Overlay District and DP, Downtown Parking Overlay District
Lot Area	Not applicable
Ward(s)	3
Neighborhood(s)	Downtown East
Designated Future Land Use	Public and Institutional
Land Use Features	Commercial Corridor (Chicago Avenue) Growth Center (Downtown)
Small Area Plan(s)	Downtown East/North Loop Master Plan

Date Application Deemed Complete	Not applicable	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	Not applicable	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is the future home of the Minnesota Multi-Purpose stadium. The stadium is currently under construction and is slated to open in August of 2016.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by office and commercial buildings, residential development of varying densities, the Hennepin County Medical Center and structured and surface parking facilities. The site is located in the Downtown East neighborhood.

PROJECT DESCRIPTION. 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 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. The removal of 5th Street was analyzed as part of the Environmental Impact Statement that was completed for the stadium project. As a mitigating factor for its removal, 6th Street is being redesigned to accommodate one west bound travel lane.

The City of Minneapolis owns the underlying fee title to these sections of roadway that the applicant is proposing to vacate. At this time the City is still preparing for the land sale that needs to occur. Hence, CPED is recommending that the vacation requests be continued indefinitely in order to allow for the land sale to coincide with the street vacations.

RELATED APPROVALS. In August of 2013, the Minneapolis City Council approved the recommendation of the Stadium Implementation Committee to construct the Minnesota Multi-Purpose Stadium, a 1,500,000 square foot, 65,500 seat stadium, with expansion up to 73,000, for use by the Minnesota Vikings and other civic and community uses, and stadium related infrastructure.

PUBLIC COMMENTS. No comments have been submitted in regards to these applications. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

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 continue indefinitely the application to vacate 5th Street South lying northeasterly of 6th Street South and lying between Chicago Avenue and 11th Avenue South.

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 **continue indefinitely** the application to vacate parts of 4th Street South adjoining the East side of the Metrodome parcel.