

MEMORANDUM

To: City Planning Commission, Committee of the Whole
Prepared By: Rattana Sengsoulichanh, City Planner, (612) 673-5046
Date: 11/15/2018
Subject: *Public Land Sale/Acquisition*

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: 927 West Broadway, 1832 Dupont Ave N, and 1838 Dupont Ave N

CONTACT PERSON AND PHONE: Hilary Holmes, (612) 673-5070

PLANNING STAFF AND PHONE: Rattana Sengsoulichanh, (612) 673-5046

BACKGROUND

The subject properties were part of a City-issued request for proposal for redevelopment of a commercial building at 927 West Broadway along with three vacant lots at 1828, 1832, and 1838 Dupont Avenue North. The following land sales are part of a redevelopment proposal selected by the City, which includes the rehabilitation of the existing structure with a new addition behind the existing structure for commercial retail and office uses. This proposal also includes a surface parking lot at the parcels on 1832 and 1838 Dupont Avenue North, with a long-term goal of incorporating structured parking on the vacant Dupont lots.

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 properties are attached.

FINDINGS

The sale of these properties as proposed is **consistent** with the City's Comprehensive Plan.

ATTACHMENTS

Early Review Worksheets

Map of parcels

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: [Hilary Holmes](#), Phone #: [673-5070](#)

Form Initiated Date: [10/22/2018](#)

1. Address: [927 West Broadway](#), Property Identification Number (PIN): [1602924140195](#)
2. Lot Size: [44' x 110'](#) Square Footage: [4,840 sf](#)
3. Current Use: [Commercial - retail](#) Current Zoning: [C1](#)
4. Proposed future use (include attachments as necessary): [Commercial- retail/office](#)
5. List addresses of adjacent parcels owned by CPED/City: [1001 W Broadway, 1828 Dupont Ave N, 1832 Dupont Ave N, 1838 Dupont Ave N, 1839 Bryant Ave N.](#)
6. Project Coordinator comments: [This parcel is part of a redevelopment project of a City-owned commercial building at the corner of West Broadway and Dupont Ave N. The redevelopment includes 927 West Broadway, 1832 Dupont Ave N and 1838 Dupont Ave N.](#)

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? [Site plan review](#)
 9. Comments: [Additional applications may be needed depending on specific development proposal.](#)
- Completed by: [Chris Vrchota](#) Date: [10/29/2018](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [The parcel is within the area of the West Broadway Alive Plan. The plan shows the lot as Mixed Use and Urban Scale development.](#)
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 and this area as Mixed Use. Guidance in the draft Minneapolis 2040 comprehensive plan designates the parcel as Corridor Mixed Use and Corridor 6, which supports commercial mixed use and development of 2 to 6 stories.](#)
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? [The West Broadway Alive plan identifies the historic storefront buildings between Aldrich and Fremont, including 927, as assets to the corridor.](#)

Comments: [The rehabilitation and addition to this building for use as a commercial retail/office is in conformance with the policy guidance of the Mixed Use category of the comprehensive plan and policy guidance in the West Broadway Alive Plan.](#)

Completed by: [Rattana Sengsoulichanh](#) Date: [10/31/2018](#)

Manager, Community Planning, Public Art and Research by: [Paul Mogush](#) Date: [11/6/2018](#)

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: [Angie Skildum](#) Date: [11/6/2018](#) Comments: [Residential Finance supports these land sales](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [11/6/2018](#) Comments: [RREDS is supportive of the proposed strategy](#)

Business Development by: [Miles Mercer](#) Date: [11/6/2018](#) Comments: [Business Development supports these land sales](#)

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: _____

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Submitted by: [Hilary Holmes](#), Phone #: [673-5070](#)

Form Initiated Date: [10/22/2018](#)

1. Address: [1832 Dupont Ave N](#), Property Identification Number (PIN): [1602924410029](#)
2. Lot Size: [44' x 154'](#) Square Footage: [6,776 sf](#)
3. Current Use: [Vacant](#) Current Zoning: [R2B](#)
4. Proposed future use (include attachments as necessary): [Commercial- retail/office](#)
5. List addresses of adjacent parcels owned by CPED/City: [927 West Broadway, 1001 W Broadway, 1828 Dupont Ave N, 1838 Dupont Ave N, 1839 Bryant Ave N](#)
6. Project Coordinator comments: [This parcel is part of a redevelopment project of a City-owned commercial building at the corner of West Broadway and Dupont Ave N. The redevelopment includes 927 West Broadway, 1832 Dupont Ave N and 1838 Dupont Ave N.](#)

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Explain: _____
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Yes No If yes, what applications? [Rezoning, site plan review.](#)
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- Completed by: [Chris Vrchota](#) Date: [10/29/2018](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [The parcel is within the area of the West Broadway Alive Plan. The plan shows the lot as Urban Neighborhood and Neighborhood Scale development.](#)
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [The Minneapolis Plan for Sustainable Growth designates this area as Urban Neighborhood.](#)
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? _____

Comments: [This parcel is part of a commercial-retail development at 927 West Broadway, and will be used as a surface parking lot for project. While the overall project meets the vision for the West Broadway Alive plan, at minimum a rezoning will be required to allow for the use as a surface lot.](#)

Completed by: [Rattana Sengsoulichanh](#) Date: [10/31/2018](#)

Manager, Community Planning, Public Art and Research by: [Paul Mogush](#) Date: [11/6/2018](#)

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Submitted by: [Hilary Holmes](#), Phone #: [673-5070](#)

Form Initiated Date: [10/22/2018](#)

1. Address: [1838 Dupont Ave N](#), Property Identification Number (PIN): [1602924410030](#)
2. Lot Size: [46' x 154'](#) Square Footage: [7,084 sf](#)
3. Current Use: [Vacant](#) Current Zoning: [R4](#)
4. Proposed future use (include attachments as necessary): [Commercial- retail/office](#)
5. List addresses of adjacent parcels owned by CPED/City: [927 West Broadway, 1001 W Broadway, 1828 Dupont Ave N, 1832 Dupont Ave N, 1839 Bryant Ave N](#)
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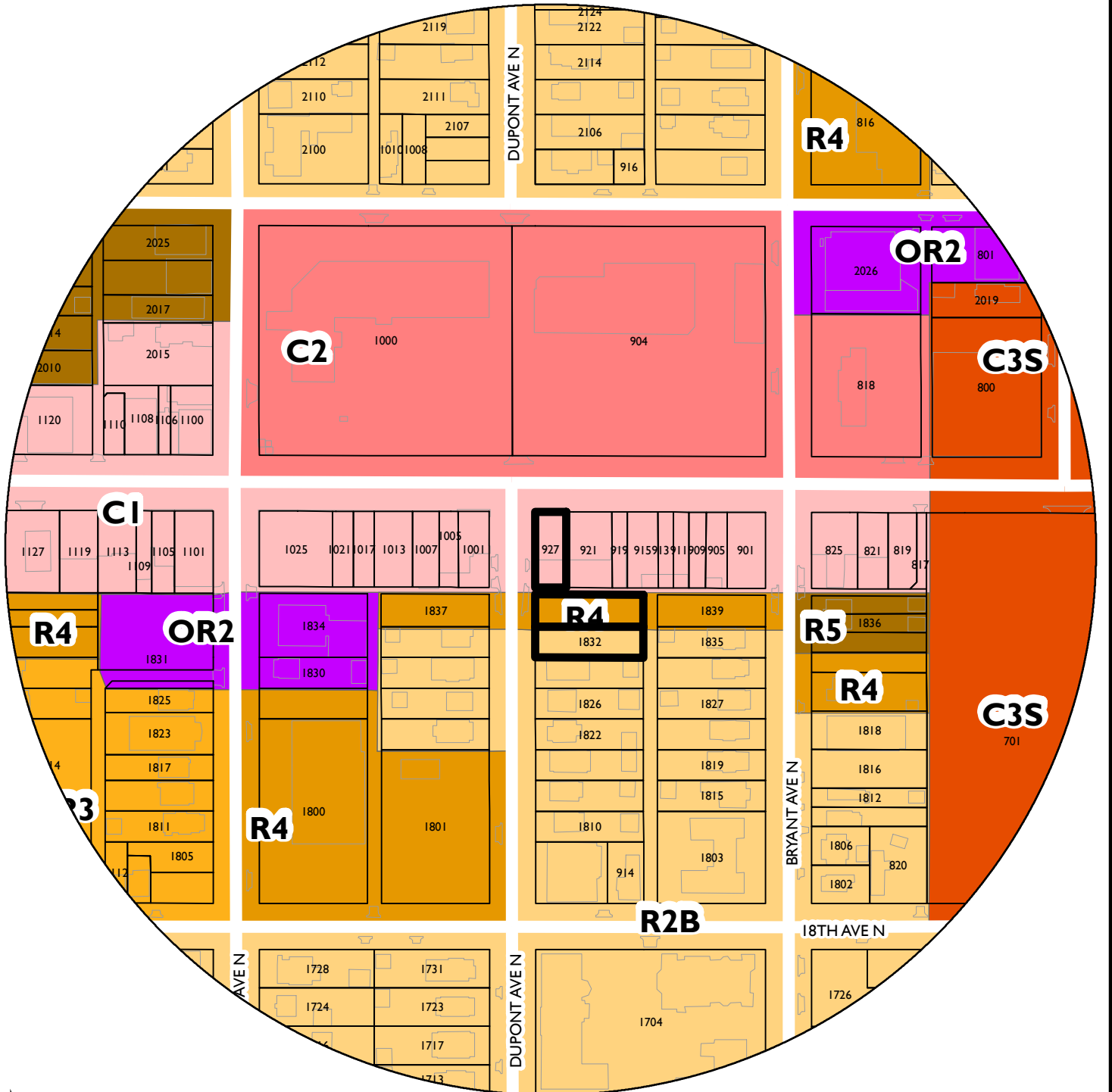
Reason for **HOLD** status: _____

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

927 West Broadway, 1832 Dupont Ave N, and 1838 Dupont Ave N

FILE NUMBER

N/A