

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

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

Date: November 17, 2016

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: 2601, 2607, 2609, 2615, 2617, 2621, 2625, and 2629 University Avenue NE

Contact Person and Phone: Rebecca Law, 673-5064

Planning Staff and Phone: Joe Bernard, 673-2422

Conformance of Proposed Land Acquisition with Approved Plans and Zoning Regulations:

This is a review of the proposed acquisition of eight residential properties along University Avenue NE by the City of Minneapolis for the purposes of locating the East Side Storage and Maintenance Facility. The subject properties are classified Urban Neighborhood in the City’s future land use map in *The Minneapolis Plan for Sustainable Growth*, and are all zoned R2B. The City is proposing to acquire and demolish or move these single-family homes and duplexes to create a single developable site that is contiguous with City owned property at 340 27th Avenue NE. The proposed uses for the site include office space, vehicle maintenance, and outdoor storage of equipment used by both City and Park Board vehicle fleets. The industrial nature of these uses is inconsistent with the Urban Neighborhood designation they currently carry. It is the intent of the City to move forward with an application to amend the comprehensive plan on these properties before submitting for land use approvals. The advisory opinion of the Planning Commission is sought at this time regarding the proposed acquisition’s consistency with the comprehensive plan so that negotiation with property owners regarding that acquisition may proceed while a comprehensive plan amendment application is processed.

Findings: The acquisition of this property as proposed is **inconsistent** with the City’s Comprehensive Plan.

Attachments:

- Early Review Worksheet
- Map of subject property
- Project Summary

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: [Rebecca Law](#), Phone #: [x5064](#)

Form Initiated Date: [10/25/2016](#)

1. Address: [2601, 2607, 2609, 2615, 2617, 2621, 2625, and 2629 University Ave NE](#), Property Identification Number (PIN): [11-029-24-23-0119, -0118, -0117, -0116, -0115, -0114, -0113, -0112](#)
2. Lot Size: [each lot is 32 or 33' x 92'](#) Square Footage: [18,216 for all 8 lots](#)
3. Current Use: [Residential](#) Current Zoning: [R2B](#)
4. Proposed future use (include attachments as necessary): [Acquisition by City for East Side Storage & Maintenance Facility](#)
5. List addresses of adjacent parcels owned by CPED/City: [340 - 27th Ave NE](#)
6. Project Coordinator comments: [10/31/2016 W&M agenda includes an RCA to authorize negotiations and/or condemnation to acquire these 8 parcels. The plan is to demolish the houses and incorporate the land into the East Side Storage & Maintenance Facility. Staff plans to apply for Comp Plan Amendment, rezoning, and CUP after the land sale is reviewed by CPC. Construction starts in Spring 2017.](#)

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? [Comp plan amendment, rezoning, CUP and site plan review.](#)
9. Comments: _____

Completed by: [CAV](#) Date: [10/26/2016](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [There are no adopted small area plans in effect at this parcel.](#)
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [The Minneapolis Plan for Sustainable Growth designates University Avenue as a Community Corridor and these properties as Urban Neighborhood.](#)
12. Is future land use proposed in item 4 consistent with future land use plans? Yes No If no, why not? [The current designated Future Land Use of Urban Neighborhood does not allow for industrial uses.](#)
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 [These parcels will be incorporated into the adjacent parcel at 340 27th Ave NE that is owned by the City with the end goal of constructing a new East Side Storage and Maintenance Facility.](#)
14. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes No If Yes, what type of development? _____

Comments: [The Urban Neighborhood category is a predominately residential area, but may include a range of public uses such as schools, community centers, and public safety facilities. A comprehensive plan amendment is required to allow this project to gain land use approvals.](#)

Completed by: [Joe Bernard](#) Date: [11/2/2016](#)

Manager, Community Planning, Public Art and Research by: [Jack Byers](#) Date: [11/8/2016](#)

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: _____ Date: _____ Comments: _____

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

Business Development by: _____ Date: _____ Comments: _____

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

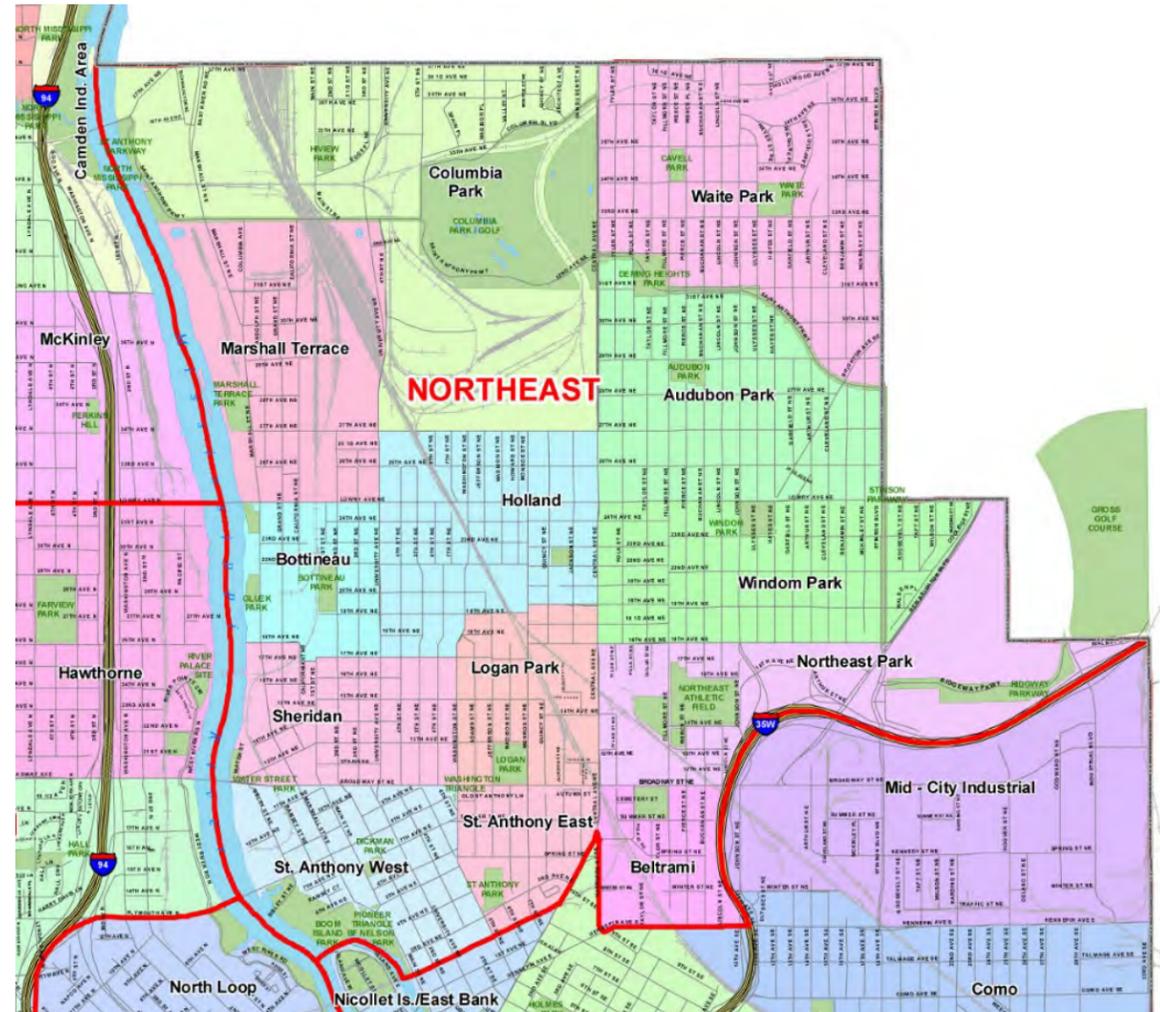
Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Reason for **HOLD** status: _____

Welcome

City of Minneapolis

East Side Storage & Maintenance Facility



Project Background

CITY COUNCIL GOALS

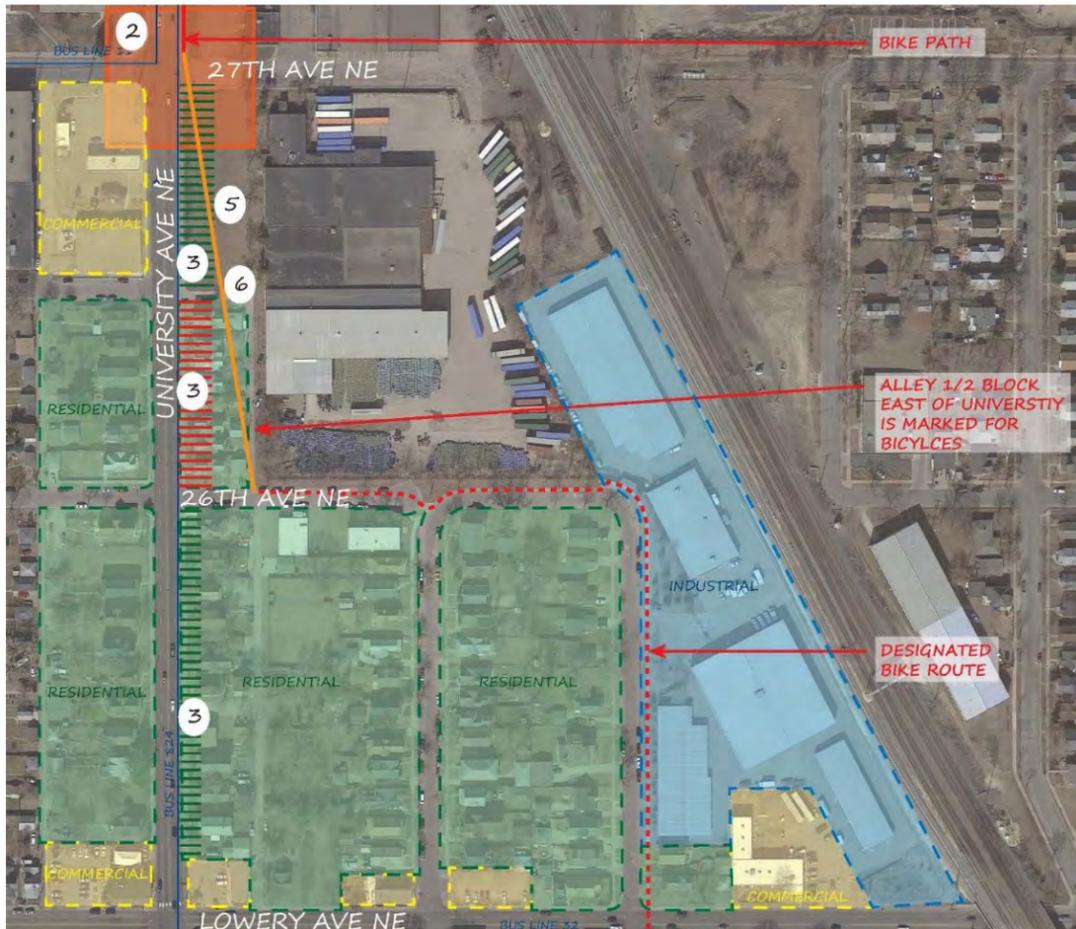
- Create a multi-agency municipal operations campus, consistent with the City's Comprehensive Plan
- Design for density and flexibility; provide accommodation for present or future programmatic needs
- Provide for process efficiency and improved flow and function of operations
- Provide for efficient and effective use of spaces and site, including shared use of common areas
- Provide a healthy and safe facility that has a positive impact on the working environment
- Design, build and operate the facility in an environmentally responsible manner (LEED Gold)
- Engage community early and effectively to provide a facility that has a positive impact on the surrounding neighborhood



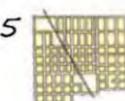
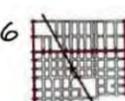
SITING PUBLIC FACILITIES

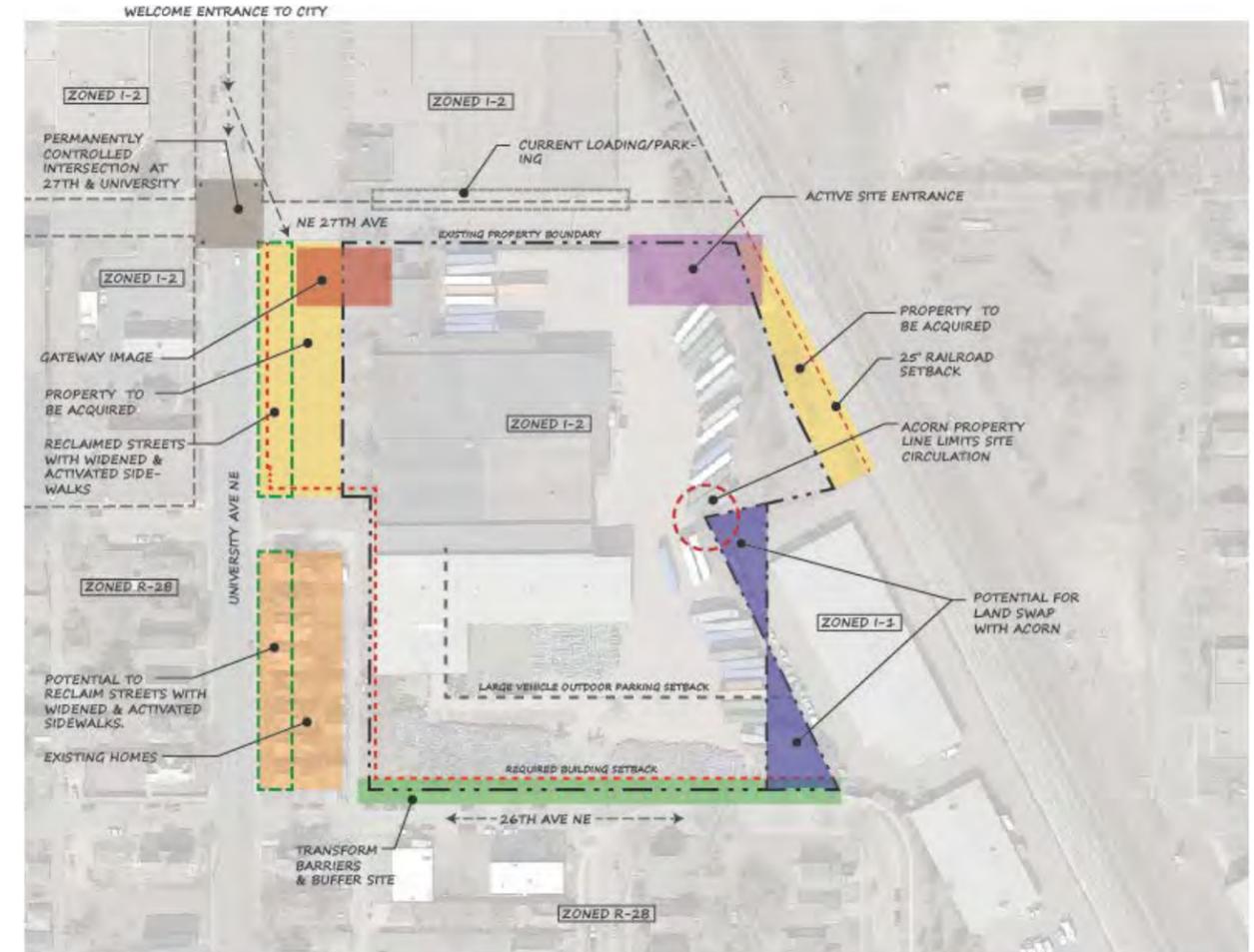
- Determine Need
- Identify Potential Sites
- Balance City Wide Needs against Local impacts
- Equitable distribution of sites
- Utilize existing property & access available inventory
- Select Sites with access to trunk highways and main streets
- Mitigation measures for host neighborhoods
- Address operating hours
- Restrict vehicle access routes
- Provide additional landscaping & site buffering

Small Area Plan & Site Opportunities



Holland Neighborhood Small Area Plan Goals:

- 1  Embrace the old and invite the new
- 2  Be a welcome entrance to the city.
- 3  Reclaim our streets.
- 4  Create our future together.
- 5  Grow our valued spaces, places and people.
- 6  Transform barriers into connections.



Project Goals

OFFICE / COMMON SPACE

MULTI-AGENCY EFFICIENCIES



INDOOR VEHICLE STORAGE

SAFE VEHICLE FLOW ONSITE

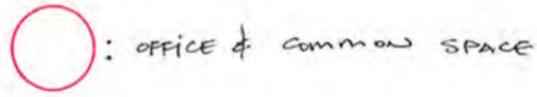
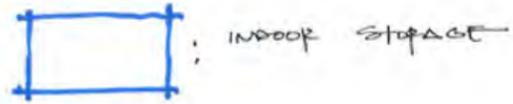


CITY STAFF SAFETY / MAINTENANCE VEHICLE
LONGEVITY

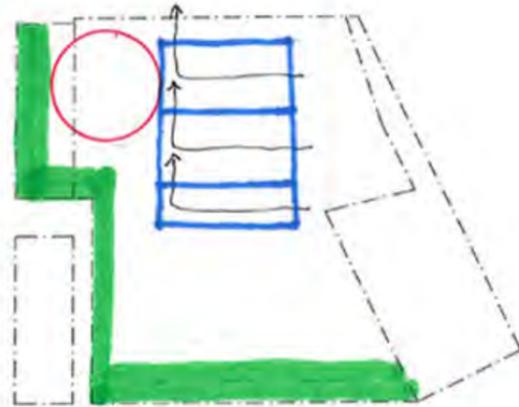
CITY STAFF SAFETY / VEHICLE EQUIPMENT
MAINTENANCE



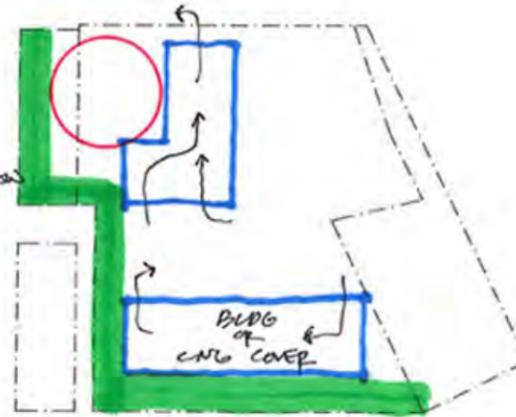
Master Plan Development



- GOOD FLOW
- BLOCK CUTS OF ADJ. OF FLEET MAINT.
- ALLOWS GOOD EXPANSION OPPORTUNITIES IF ADDITIONAL PROPERTY IS PURCHASED

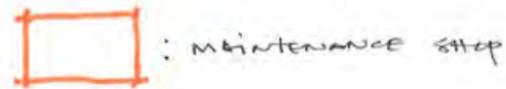
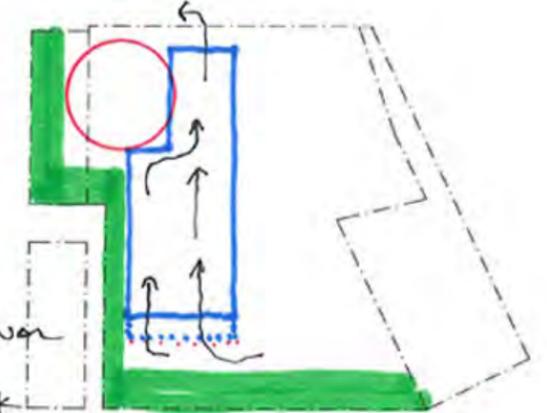


- GOOD FLOW
- SITE IS OPEN TO NUMEROUS EXPANSION CONCEPTS
- SOUTHERN HOUSES ARE SCREENED

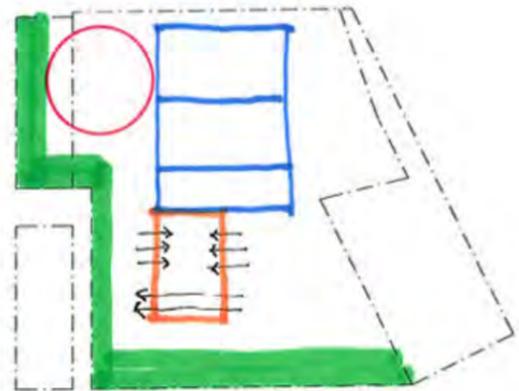


- ADJ. OF LOCKER, MUSTER & BREAK RM. TO LARGEST GROUP OF VEHICLES

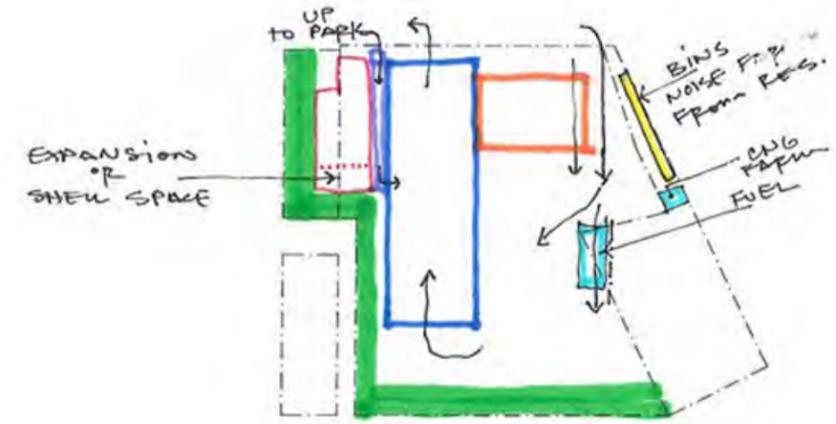
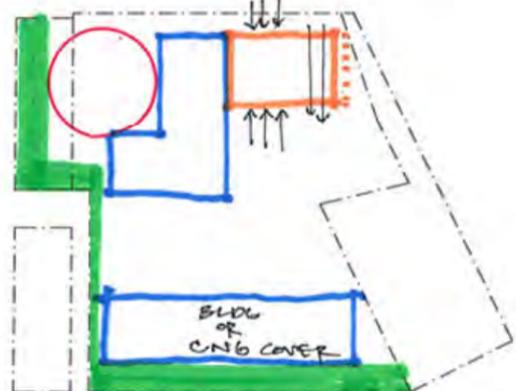
- MINIMAL PM. FOR EXPANSION
- GOOD UNI-DIRECTIONAL FLOW
- RESIDENTIAL BLOCK IS SCREENED BUT ALSO MORE DIFF. TO USE IN FUTURE



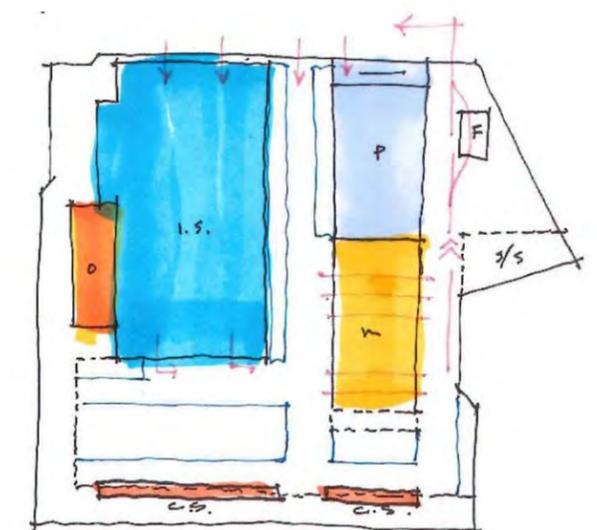
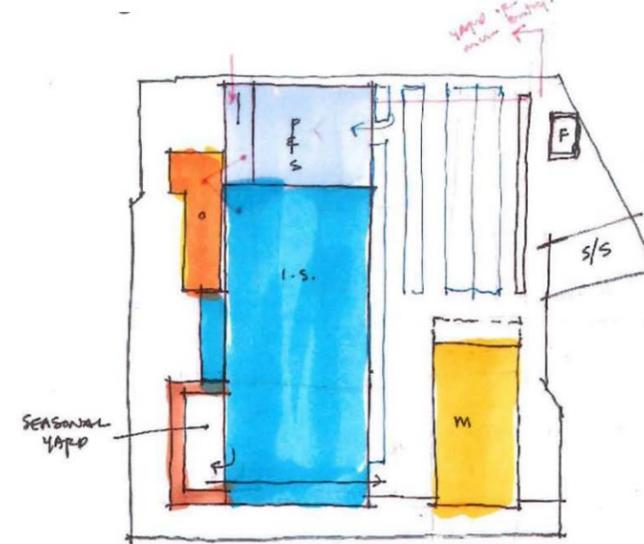
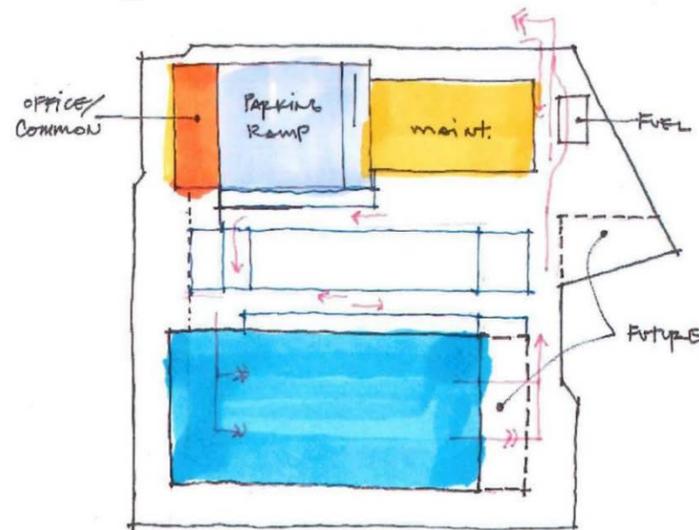
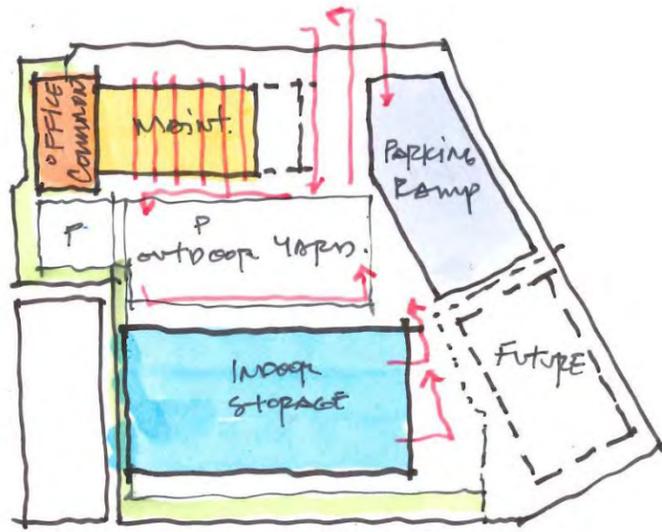
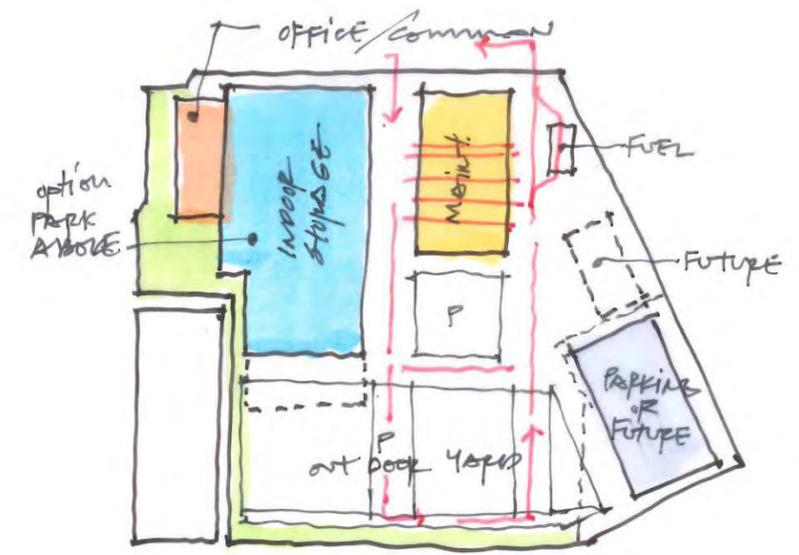
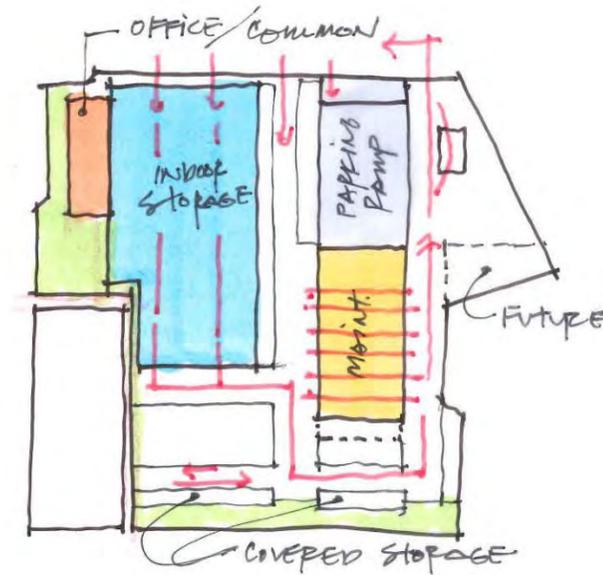
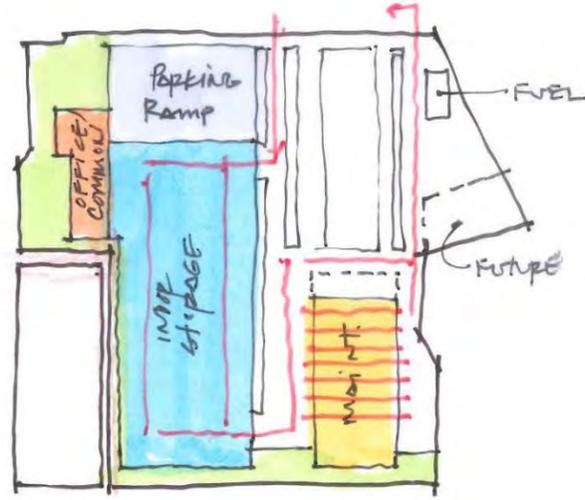
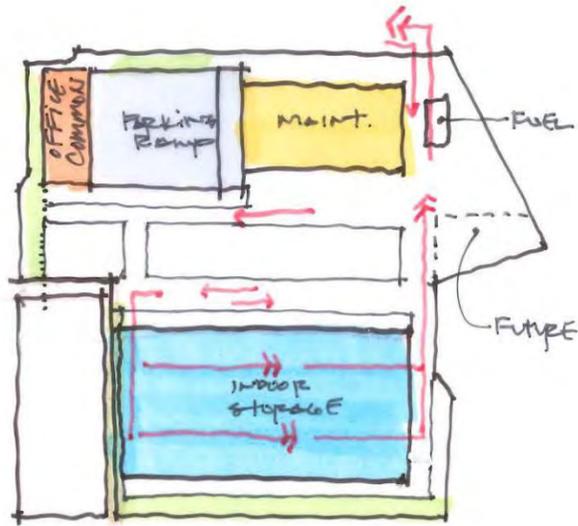
- BACK-UP KEEPER NOISE @ RESIDENTIAL
- RESIDENTIAL COULD BE YARD GROWTH w/ "APT WALL" @ UNV.



- GOOD EXPANSION OPTIONS
- DRIVE THROUGH
- SINGLE BAY EXPANSION @ FLEET



Master Plan Development



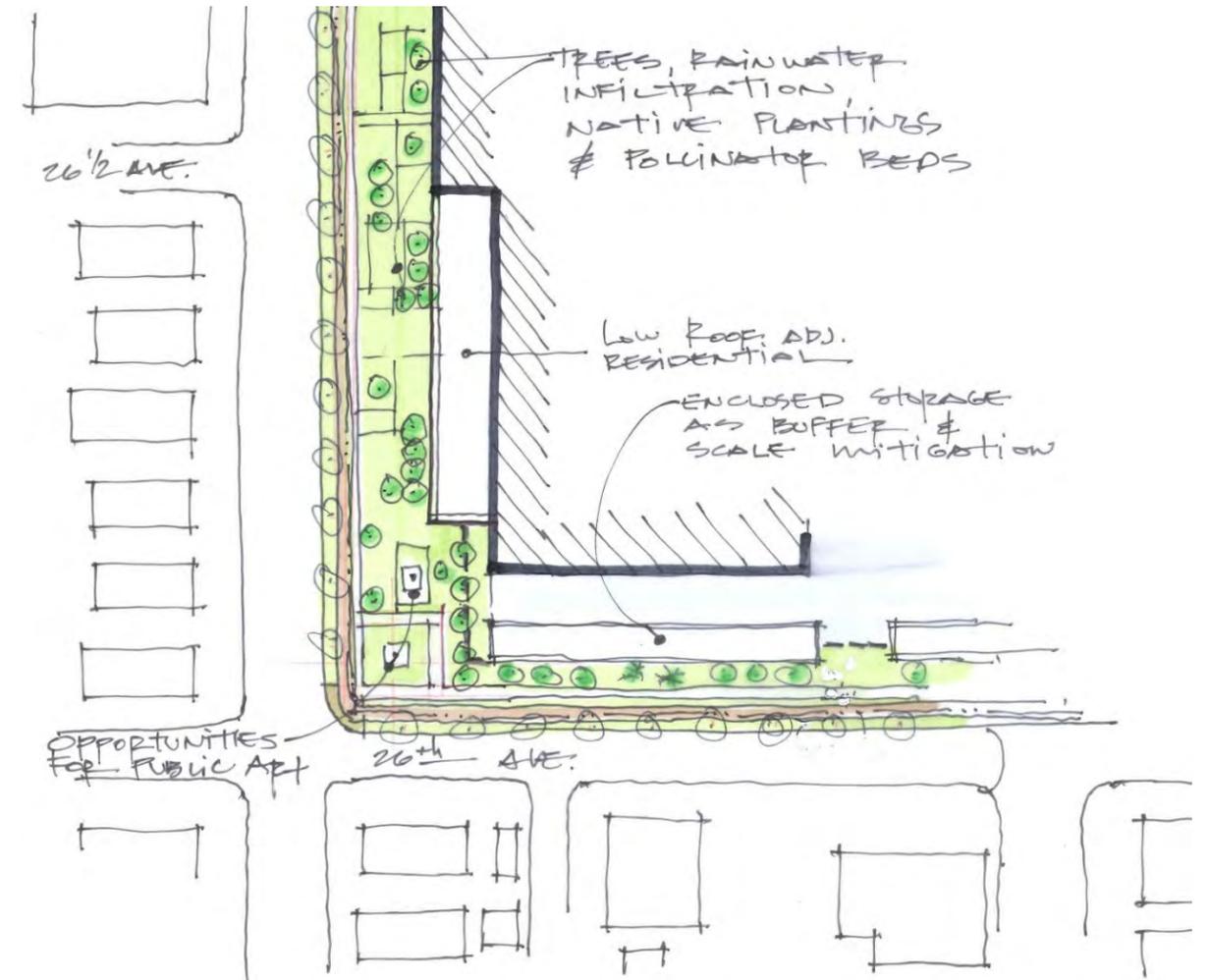
Master Plan Development

RESIDENTIAL & INDUSTRIAL

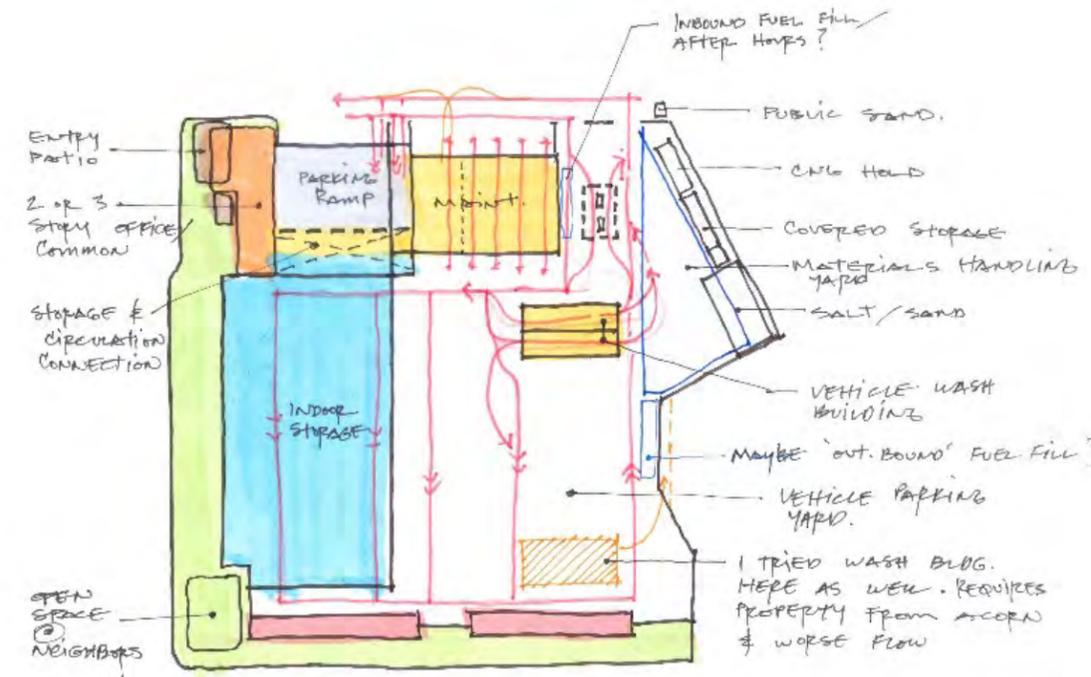
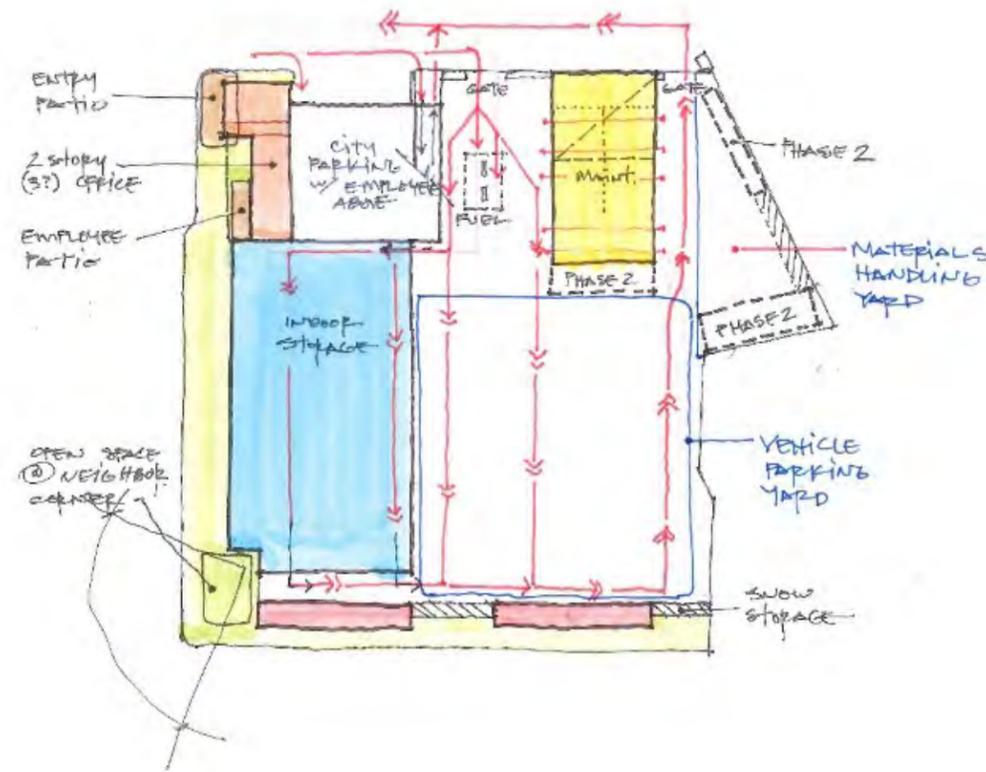
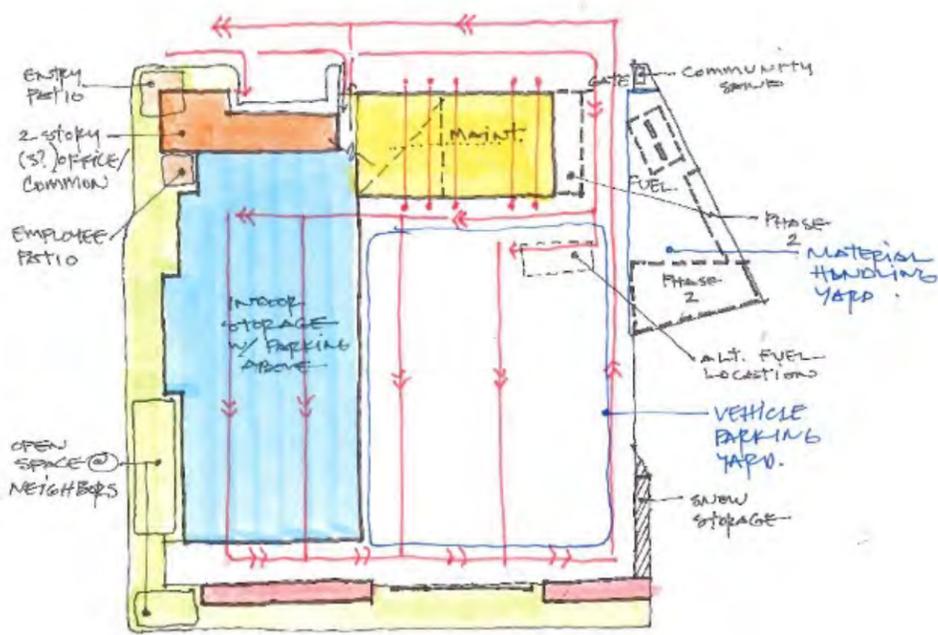
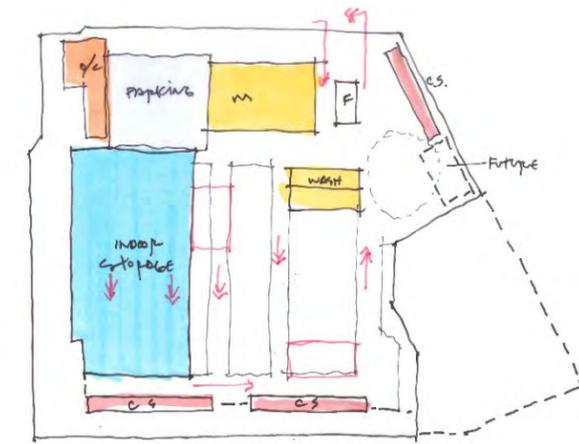
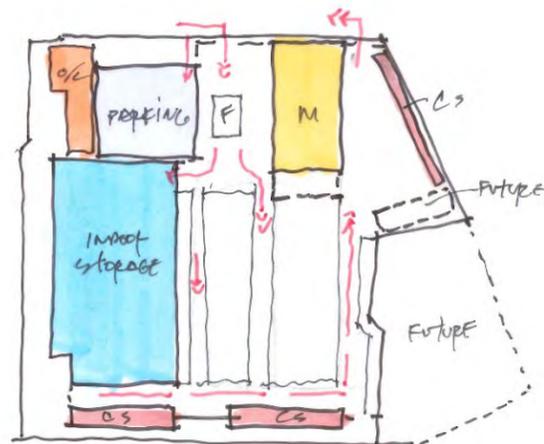
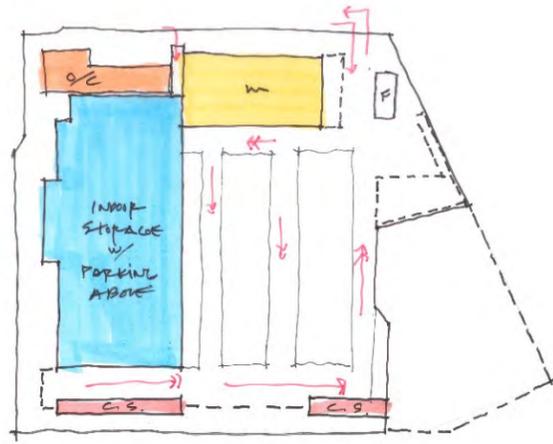
- Extreme Proximity – project requires use of minimum zoning required setbacks
- Difficult to providing an adequate buffer

DESIGN FOR MUTUAL BENEFIT

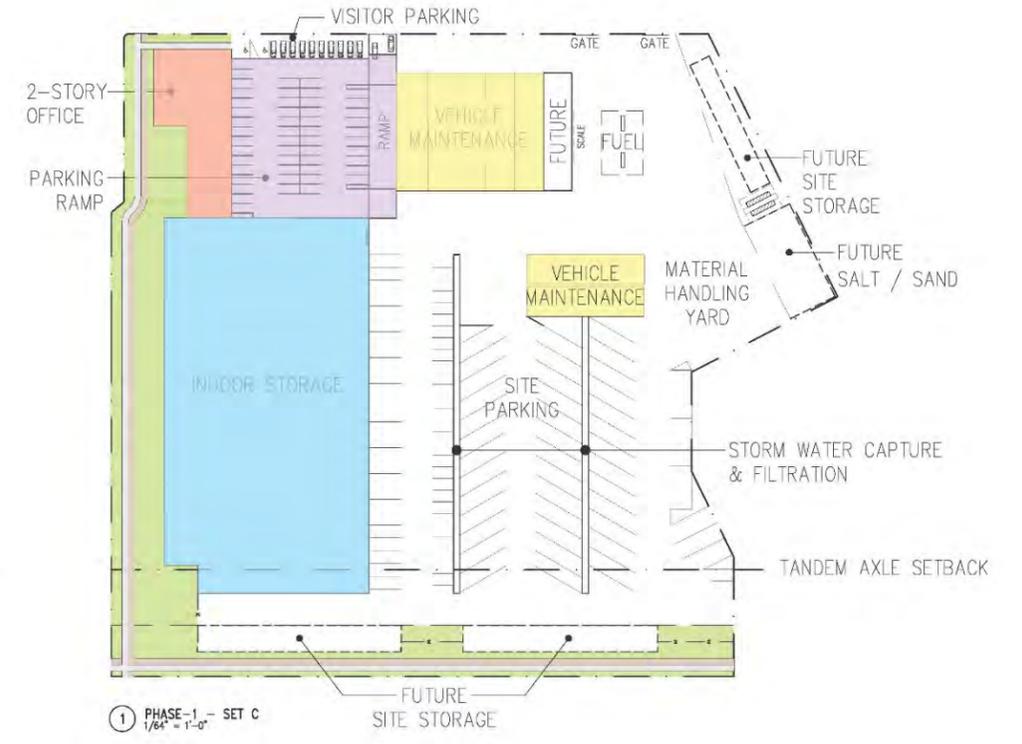
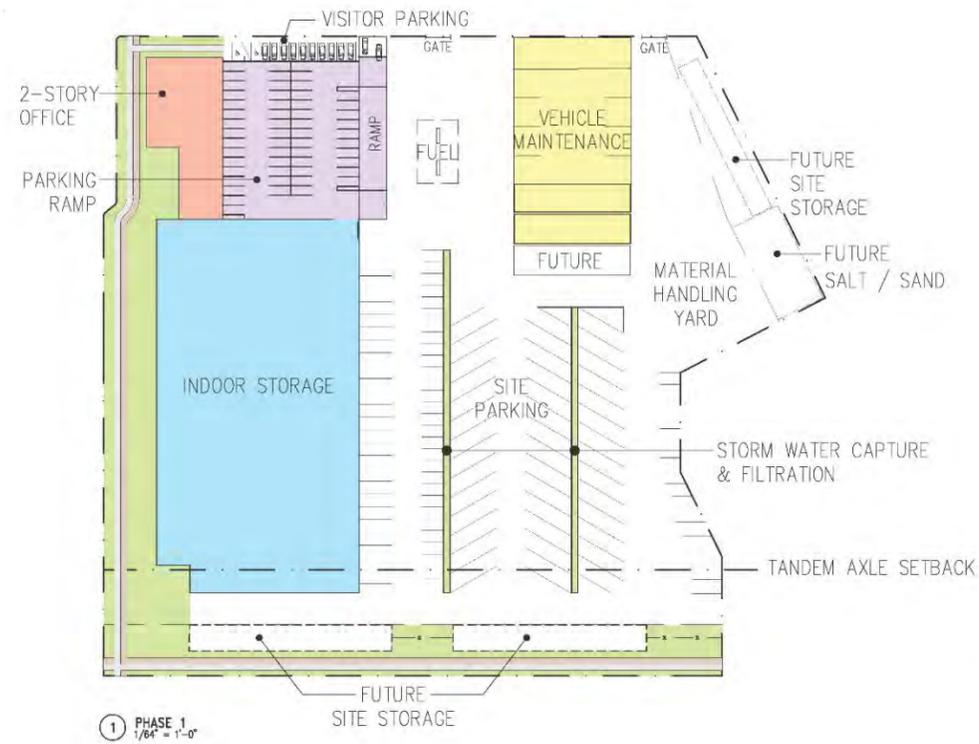
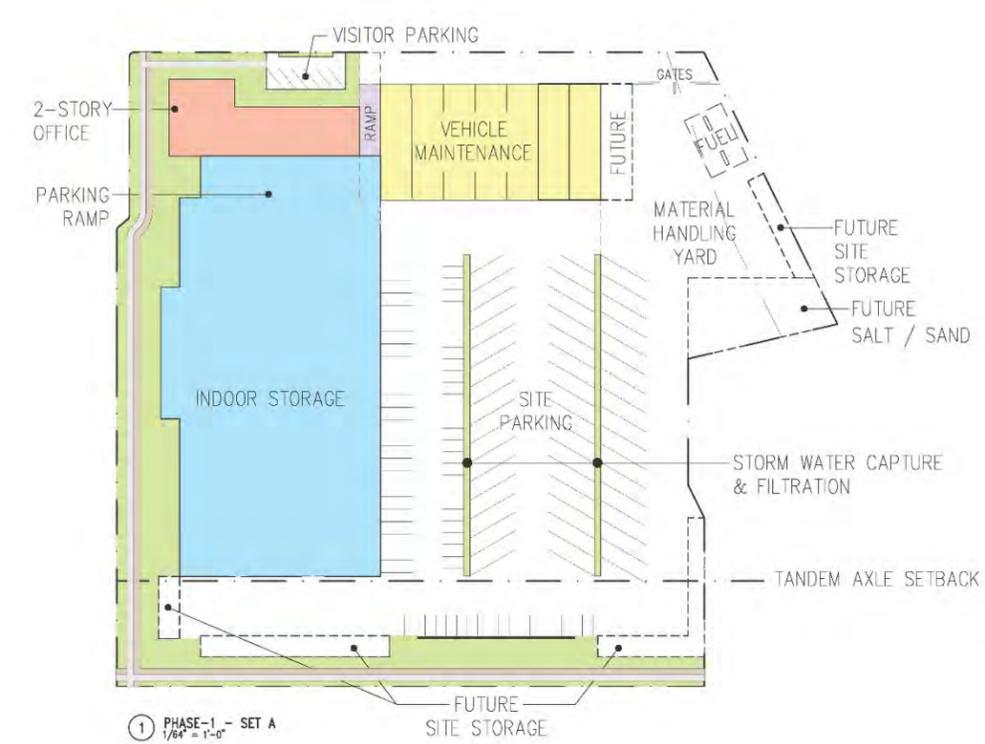
- Provide appropriate buffers to adjacent Zoning Districts
- Create a public amenity that supports the HNIA Small Area Plan
- Improve site utilization - allowing space for a thoughtfully planned Multi-Agency Campus



Master Plan Development



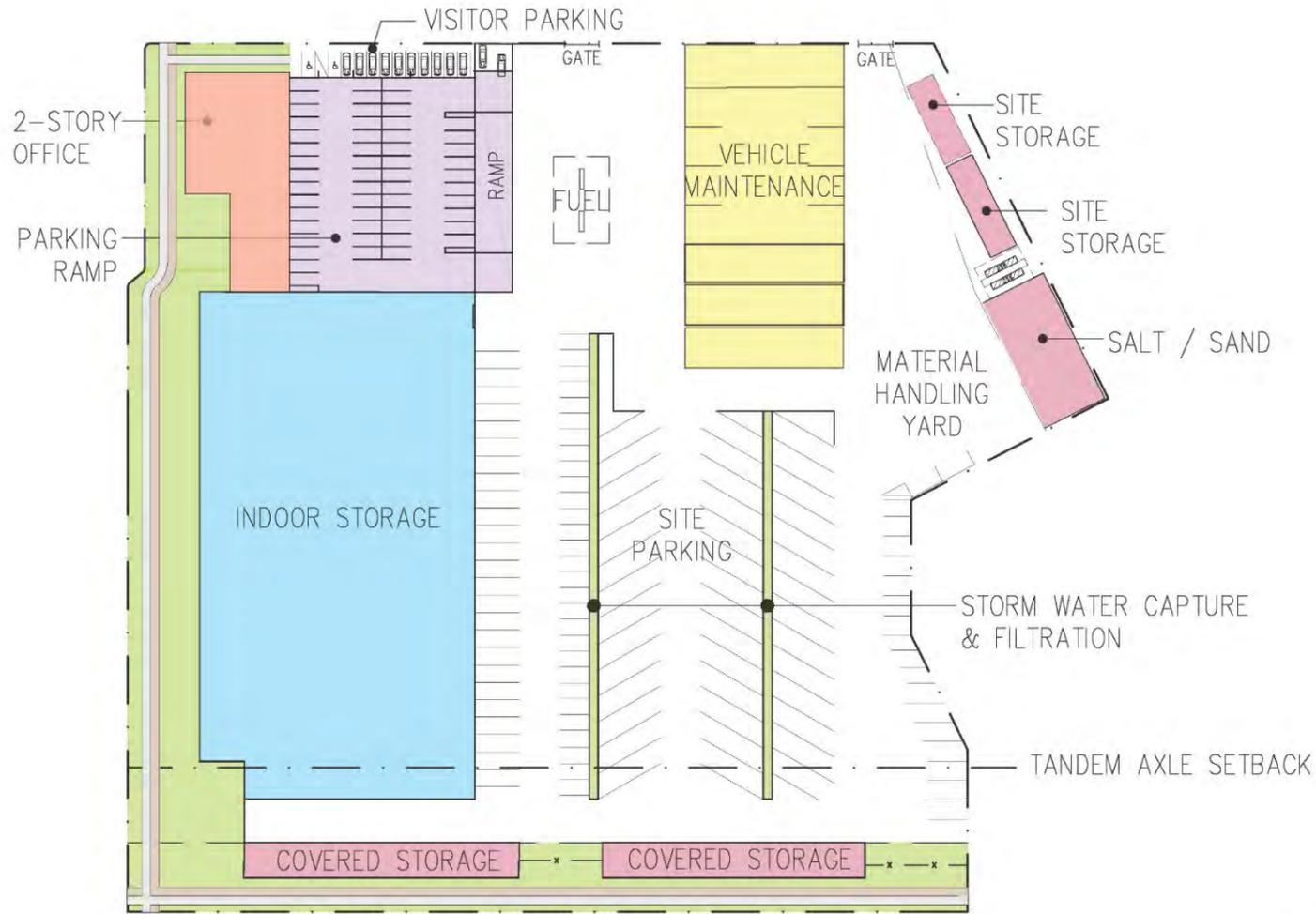
Master Plan – Phase 1



GOALS ACCOMPLISHED

- Embrace the old and invite the new
- Be a welcome entrance to the city
- Reclaim our streets
- Create our future together
- Grow our valued spaces, places & people
- Transform barriers into connections
- Office anchors NW corner – Welcome Entrance to City
- Maintenance expansion capability
- Clear circulation at outdoor lot
- Separate staff and city vehicle entries
- Yard noise at NE corner
- Continuous green space on public face

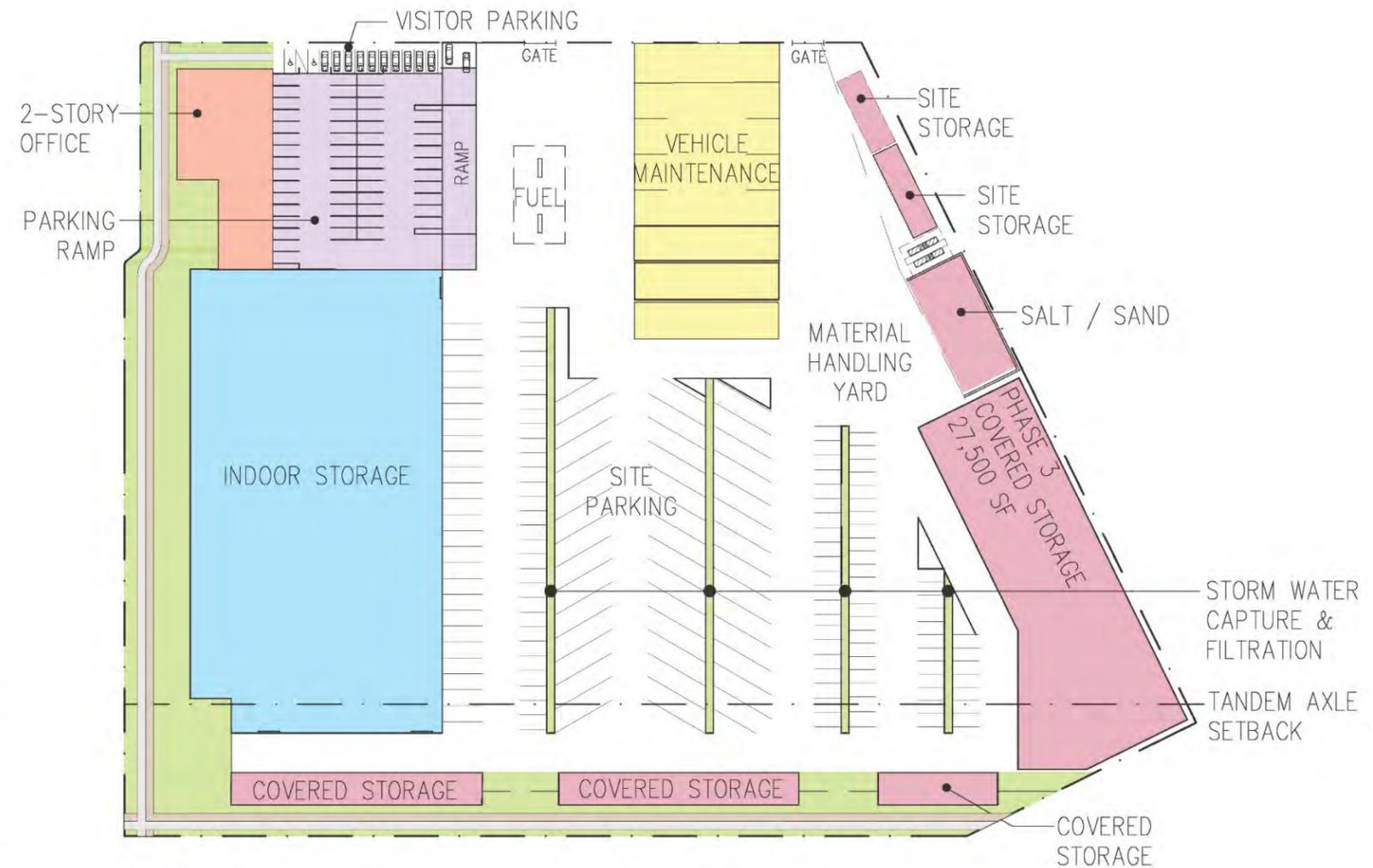
Master Plan – Phase 2 & 3



① PHASE 2
1/84" = 1'-0"

GOALS ACCOMPLISHED

- Be a welcome entrance to the city
- Reclaim our streets
- Grow our valued spaces, places & people
- Transform barriers into connections
- Office anchors NW corner – Welcome Entrance to City
- Maintenance expansion
- Clear circulation at outdoor lot
- Separate staff and city vehicle entries
- Yard noise at NE corner
- Continuous green space on public face
- Multi-Agency Campus



① PHASE 3
1/84" = 1'-0"

GOALS ACCOMPLISHED

- Be a welcome entrance to the city
- Reclaim our streets
- Grow our valued spaces, places & people
- Transform barriers into connections
- Full site flexibility
- Office anchors NW corner – Welcome Entrance to City
- Maintenance expansion
- Clear circulation at outdoor lot
- Separate staff and city vehicle entries
- Yard noise at NE corner
- Continuous green space on public face
- Expansion is away from residential area
- Expanded Multi-Agency efficiencies

Buffer as Public Amenity

OPPORTUNITIES



ARTIST'S RENDITION LOOKING NORTH

BUFFER TO
NEIGHBORHOOD



SEPARATION
OF USES



PUBLIC ART



PUBLIC
OPEN SPACE



Buffer as Public Amenity

OPPORTUNITIES



ARTIST'S RENDITION LOOKING SOUTH

BIKE TRAIL & WALKWAYS



SEPARATION OF USES



PUBLIC ART

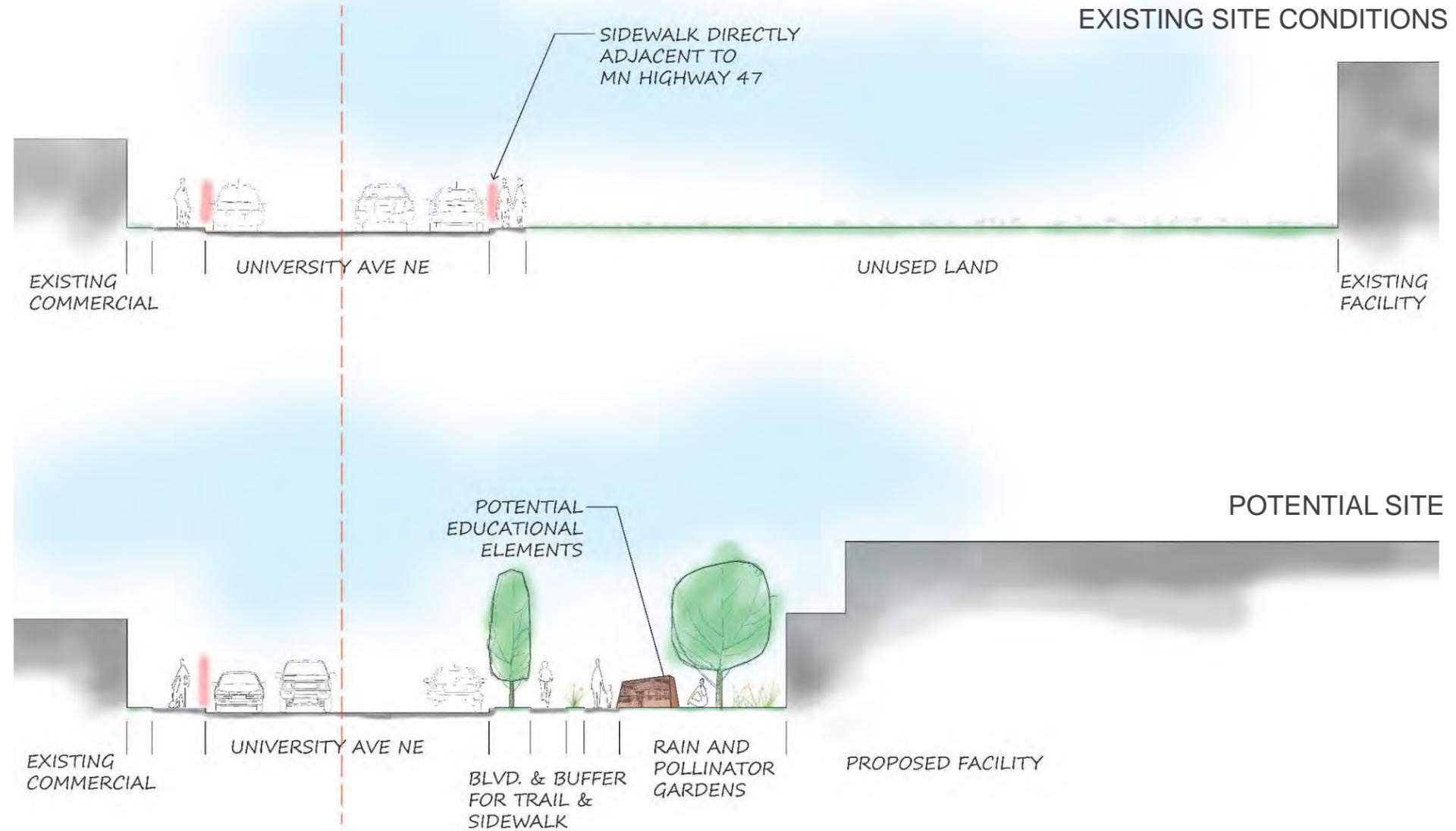
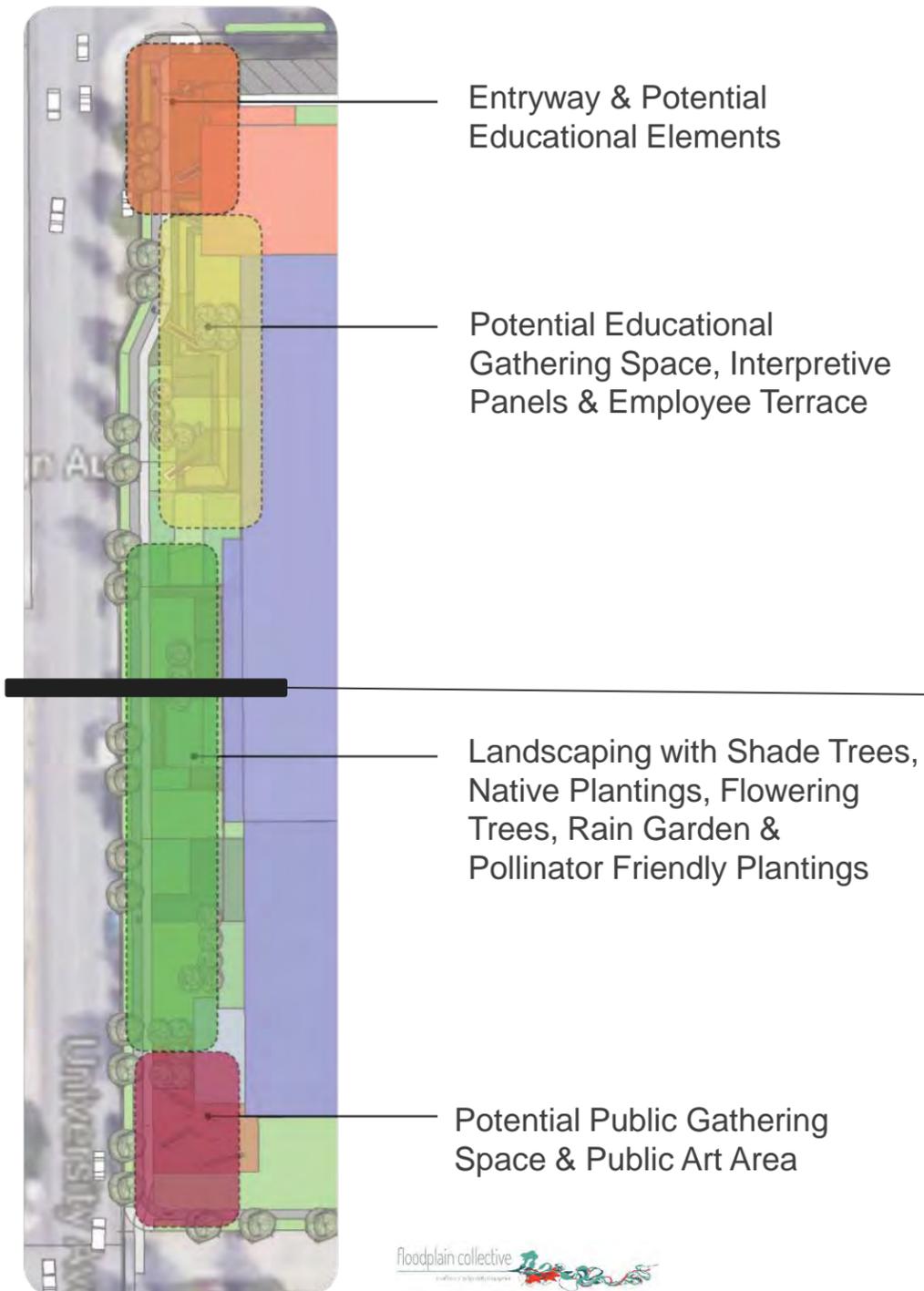


EDUCATIONAL & HISTORY



Site Plan

PUBLIC



Sustainable Opportunities

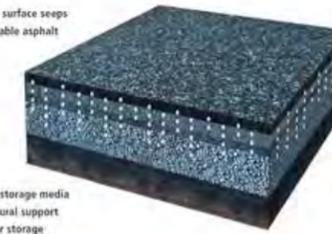
SITE

- Storm Water: Capture & Reuse
- Rain Gardens: Slow & Filter Runoff
- Pollinator Beds: Native Plants Reduce Maintenance & Support Native Species
- Recycled Materials & Re-use
- Electric Vehicle Charging



Permeable Asphalt

Stormwater on surface seeps through permeable asphalt



Stone or other storage media provides structural support and stormwater storage

Permeable Concrete

Stormwater on surface seeps through permeable concrete



Stone or other storage media provides structural support and stormwater storage

Permeable Paver

Stormwater on surface seeps through permeable pavers



Stone or other storage media provides structural support and stormwater storage



Sustainable Opportunities

BUILDING COMPONENTS

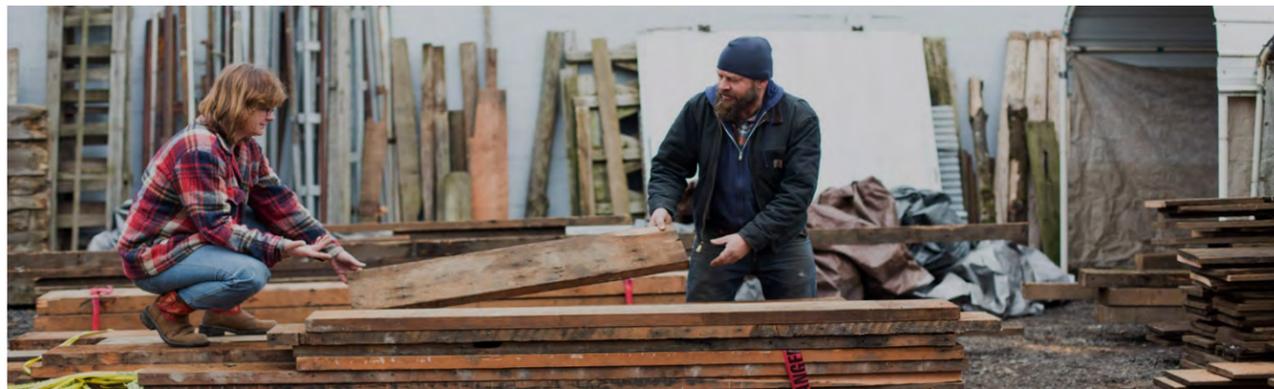
LEED GOLD STANDARD AS BASIS OF DESIGN



RE-USE BUILDING MATERIAL FROM EXISTING STRUCTURE

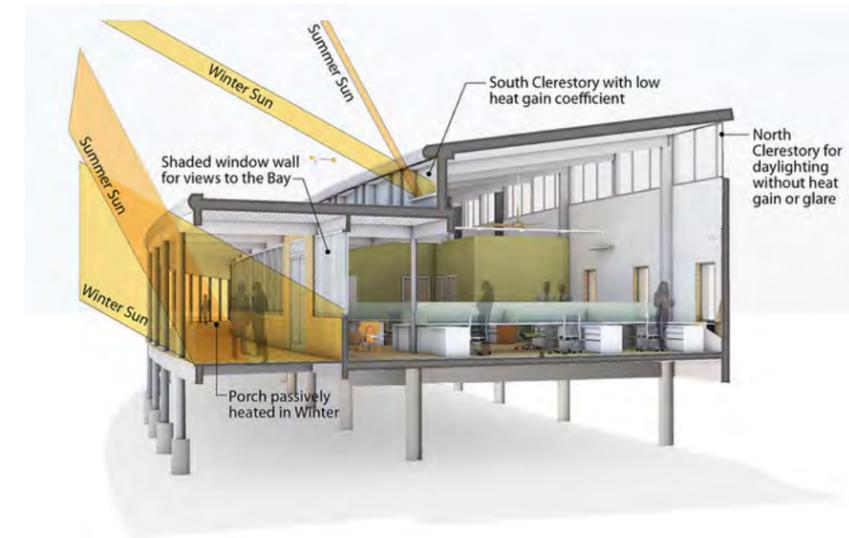


DECONSTRUCT RESIDENCES THROUGH HENNEPIN COUNTY PROGRAM



THE BASICS

- Excellent Thermal Insulation
- Eliminate Thermal Bridging
- Coordinated Passive Solar Components (i.e. windows, sun shading, etc.)



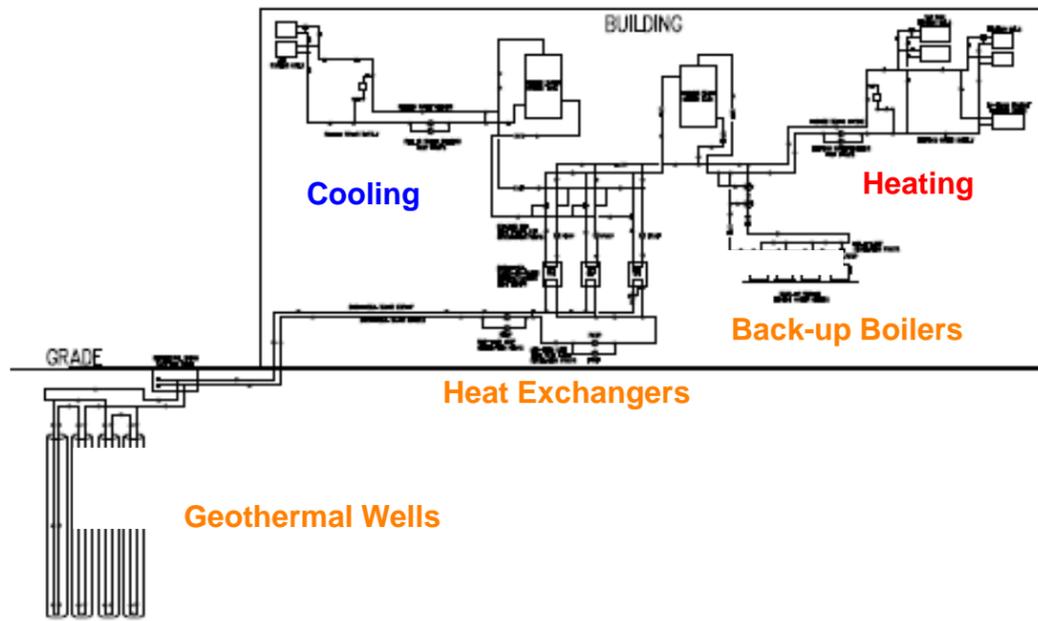
SOLAR READY



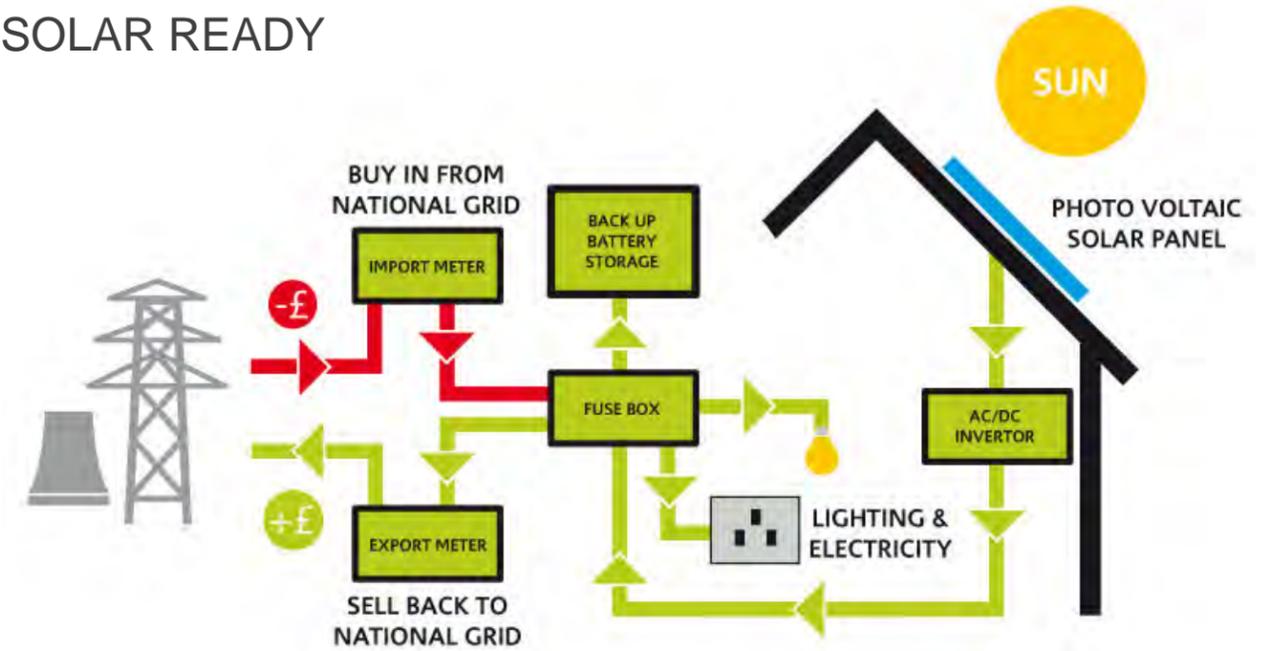
Sustainable Opportunities

SYSTEMS

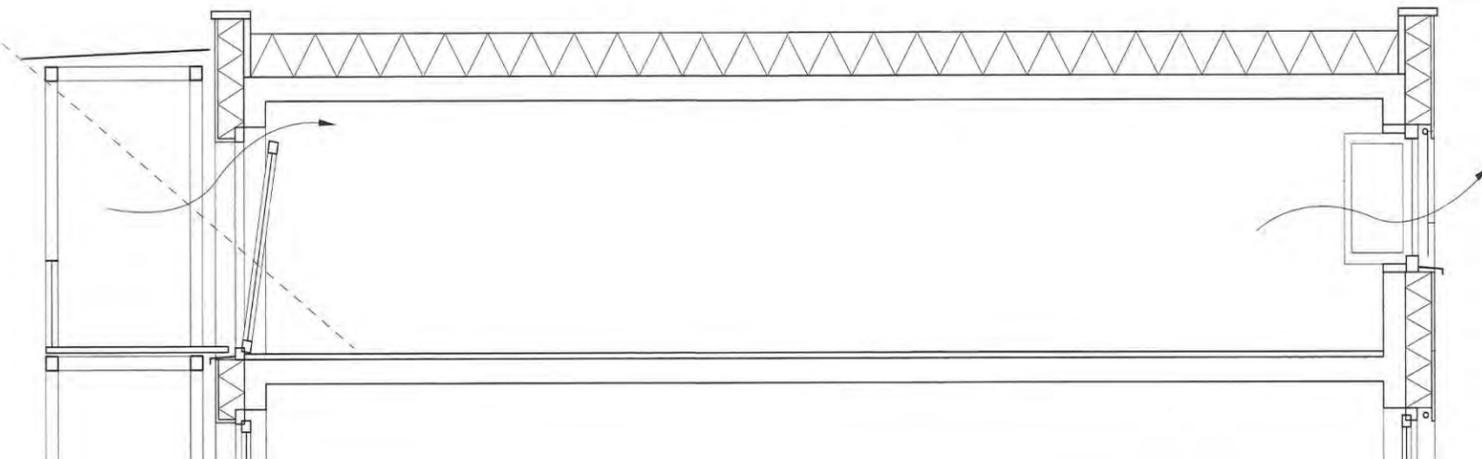
GEO THERMAL



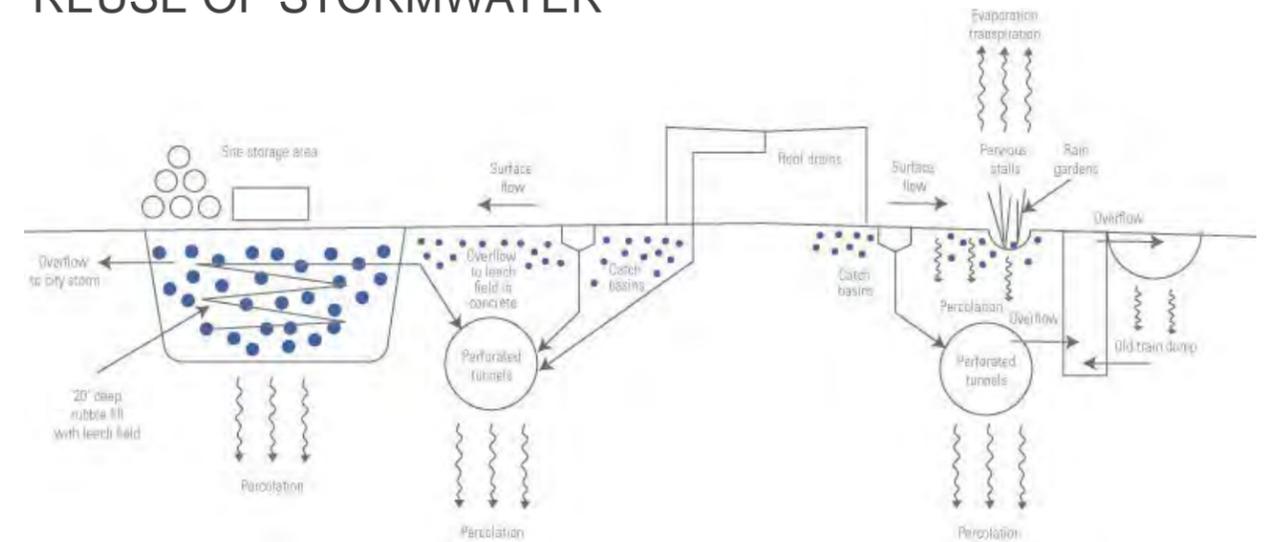
SOLAR READY



PASSIVE VENTILATION



REUSE OF STORMWATER



Next Steps & Schedule



City of Minneapolis - East Side Storage & Maintenance Facility Project

Major Tasks and Timeline	October 13, 2016	November 2016	December 2016	January 2017	February 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019
Neighborhood Engagement / Introduction	Starts	Continues	Continues	Continues	Continues								
Concept Design		Starts	Continues										
Budget Check			Starts										
Owner / City Review			Starts										
Schematic Design			Starts	Continues				Site Plan Review					
Construction Documentation					Starts	Continues							
Anticipated Bidding and Contract - Summer 2017							Starts						
Construction Start - Fall 2017								Starts	Continues	Continues	Continues	Continues	
Substantial Completion - Winter 2018 / 2019													Starts

Thank You