

3000 Minnehaha Ave Use Study

Evaluation of potential re-use options

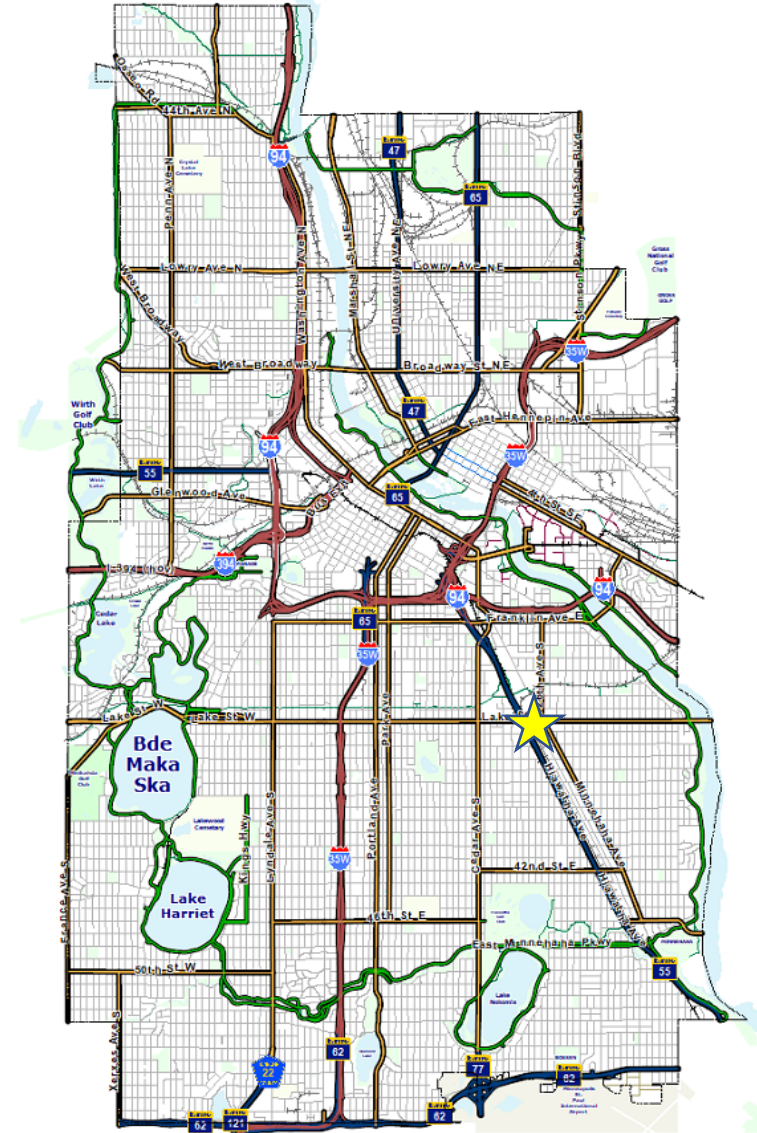
Presented to City Council, COW: 12/05/2023

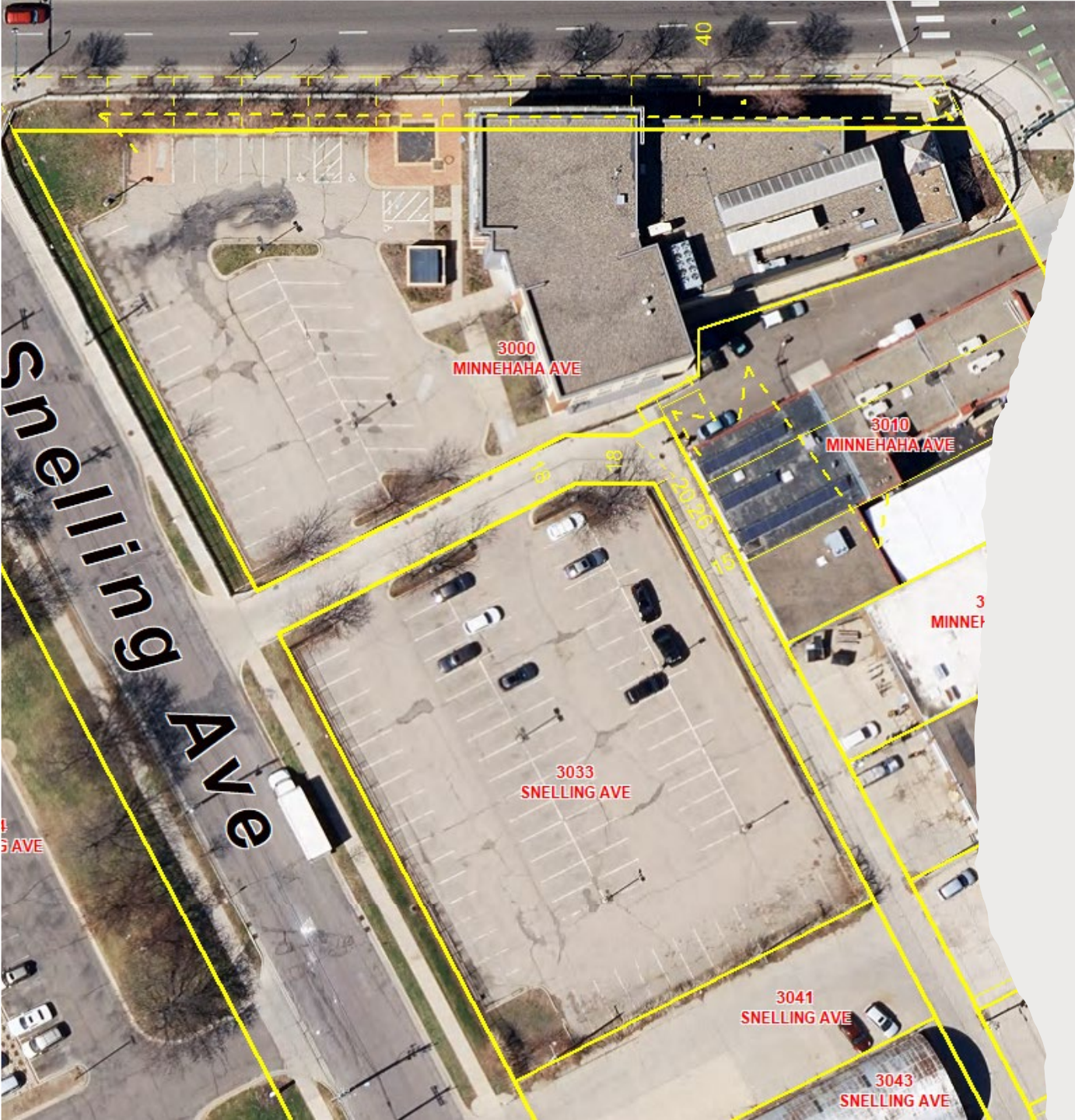
Sale of Municipal Property

- **14.120. - Sale of city lands and buildings used for municipal operations.**
- If lands and buildings owned by the city for any municipal operation or service are no longer needed for such purpose, they shall be sold, if possible. The director of public works shall determine whether the real estate is needed for municipal operations.

Site Location

- East Lake Street between Snelling & Minnehaha Aves





Current Site Analysis

- Site consists of two separate parcels
 - 3000 Minnehaha Ave
 - 3033 Snelling Ave

- The two parcels are adjacent, but separated by a public alley

3000 Minnehaha Ave



- Parcel consists of approximately 36,018 square feet, or .83 acres
- It currently contains a building of approximately 3 levels that totals 40,093 Square feet.
- The current configuration contains 48 parking spaces.
- This parcels is zoned CM4



3033 Snelling Ave

- Parcel consists of approximately 28,256 square feet, or .65 acres
- There are currently no buildings on the site as its primary purpose was for parking.
- The current configuration contains 86 parking spaces.
- This parcels is zoned CM3





Site Attributes for Comparative Study

- **Overall Site Attributes**
 - 1.48 Acres
 - 3 level building
 - 40,093 SF total building area
 - 33,700 SF usable space
 - 134 Parking Spaces
 - Potential site access from Lake Street, Snelling Ave and an alley
 - Current access to the site is through the alley

Site Significance



- **City Council recently approved an action limiting the future use of the site**
 - 2023A-0492 The Minneapolis City Council hereby authorizes eliminating the current Third Precinct location (3000 Minnehaha Ave) from any further consideration for a police precinct, and further expresses its commitment not to house any police facility or functions at this site

Potential Site Selection

What are the current needs?

- **Capital Budget Requests**
 - Can the site be used for a project in our existing Capital Budget request
- **Leased spaces**
 - Can we eliminate one or more leased spaces?

Potential City Site Uses- Proposed Capital Budget Projects

Public Works Traffic
Facility (Replace Border
Ave facility)

Farmers Market Site

Minneapolis Animal
Care & Control (replace
or supplement 1707
2nd St N facility)

Hiawatha Training
Facility

Water East Yard

Potential City uses for the site- Current Leased spaces

Elections &
Voter Services

Zoning Analysis

- **Pre-Land Use Rezoning Study (2030 plan)**


- Border Facility- **Not permitted**
- Farmers Market- Permitted
- MACC Facility- Permitted
- Hiawatha Training Facility- Permitted
- Water East Yard- **Not permitted**
- Elections Facility- Permitted

- **Post-Land Use Rezoning Study (2040 Plan)**

- Border Facility- **Not permitted**
- Farmers Market- Permitted
- MACC Facility- **Not Permitted**
- Hiawatha Training Facility- Permitted
- Water East Yard- **Not permitted**
- Elections Facility- Permitted


Potential Sites based on Zoning Requirements

Public Works Traffic
Facility (Replace Border
Ave facility)



Farmers Market Site

Minneapolis Animal
Care & Control (replace
or supplement 1707
2nd St N facility)



Hiawatha Training
Facility

Water East Yards



Elections & Voter
Services

Review of Potential Options

Farmers Market Site

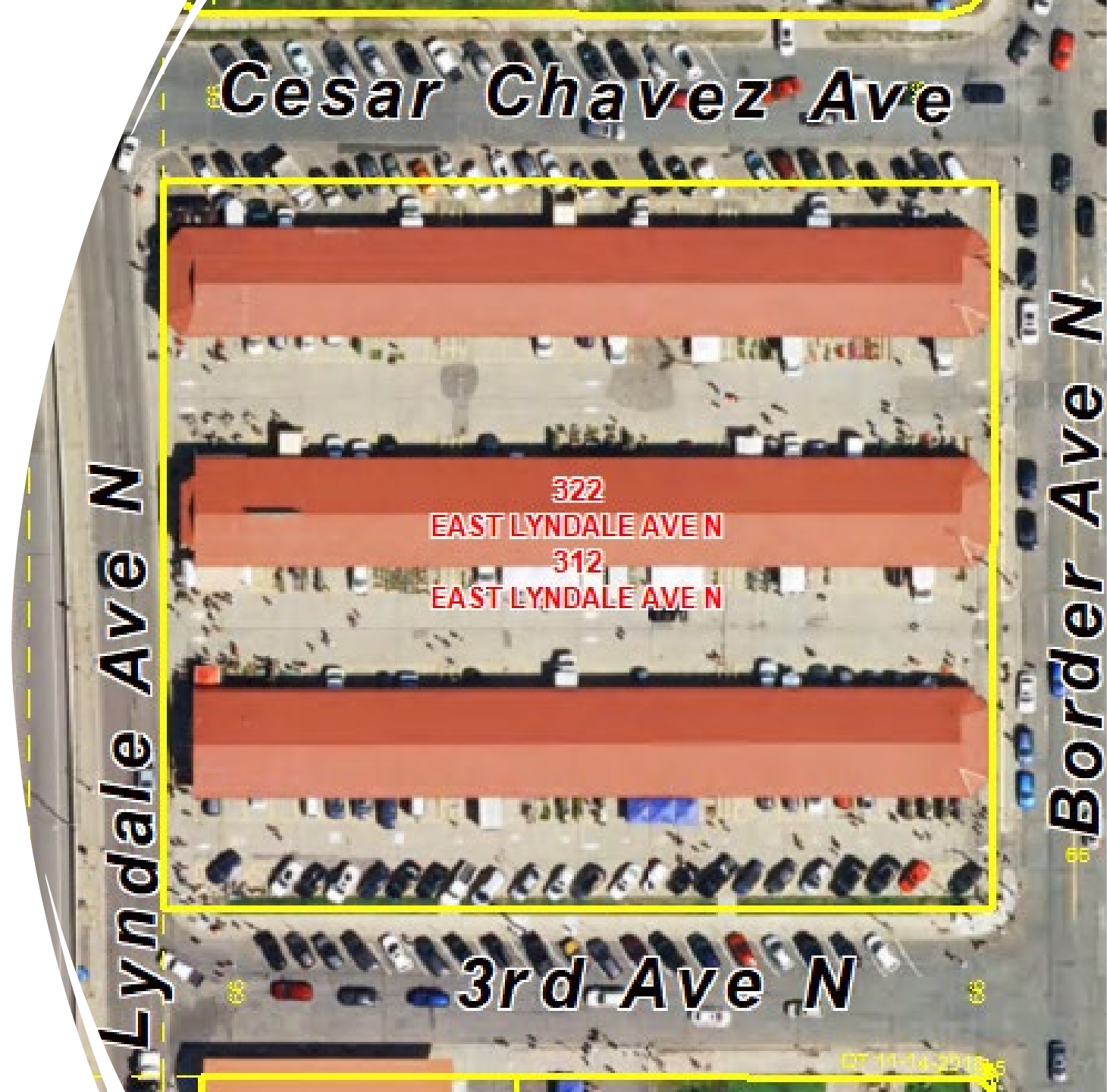
Minneapolis Animal
Care & Control (replace
or supplement 1707
2nd St N facility)

Hiawatha Training
Facility

Elections & Voter
Services

Current Farmers Market Facility

- Site consists of approximately 92,789 square feet, or 2.1 acres
- No enclosed structures for market functions onsite.
- The current configuration contains 170 vendor stalls
- There are 23 parking spaces onsite with additional vendor parking and on-street parking nearby



Relocation of Farmers Market to 3000 Minnehaha Ave

Advantages

- Existing parking lot would provide plenty of off-street parking
- Convenient to Light rail and other public transportation

Disadvantages

- There are already abundant fresh food sources nearby, such as Target, Aldi, Cub Foods, etc.
- Site is smaller than the existing Farmers Market site
- Major renovation/demolition would be required

Animal Care & Control Facility

- Site consists of approximately 36,300 square feet, or .8 acres
- The building onsite has 1 level and is 21,064 Square feet.
- The current configuration contains 28 parking spaces with additional truck parking in an open lot.



Relocation of Animal Care & Control to 3000 Minnehaha Ave

Advantages

- Existing building is large enough to allow for both the pet adoption area and animal holding area
- Additional space may be available for potential multi-use partnership

Disadvantages

- 2040 Land Use plan doesn't allow for this use on the site
- Site is larger than needed for a standalone adoption center

Elections & Voter Services Facility

- Leased space
 - Lease terminates 11/30/2029
- Elections space is 1 level with a total of 25,262 Square feet. Approximately 8,000 square feet is warehouse space
- There is an open parking lot that is shared by all tenants and guests.
- 52 designated parking spaces during election times



Relocation of Elections to 3000 Minnehaha Ave

Advantages

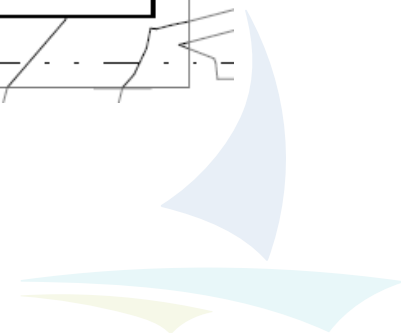
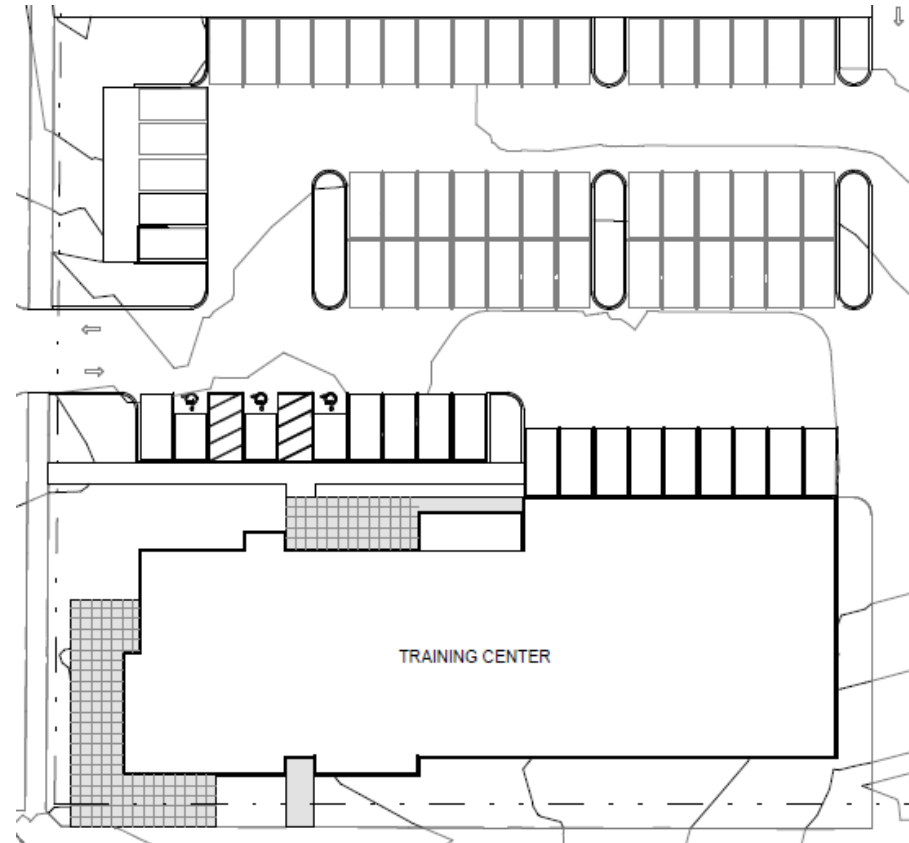
- Convenient access to Light Rail and other public transportation options
- Plenty of existing parking
- Existing building has adequate space
- Would eliminate approximately \$376,000 annual lease cost. Lease cost escalates in 2029
- Flexible space may be available for potential multi-use partnership

Disadvantages

- Cost for construction would need to be added to future year CIP program
- Remaining lease would need to be bought out or taken over

Hiawatha Training Facility

- Doesn't currently exist
- Would require approximately 1.4 acres of land
- Proposed building size of 33,800 square feet
- 64 parking spaces in the proposed design



Relocation of proposed Hiawatha Training Facility to 3000 Minnehaha Ave

Advantages

- Convenient access to Light Rail and other public transportation options
- Existing site and building meet the proposed design size requirements
- Close proximity to other Public Works locations
- Potential for multi-use partnership

Disadvantages

- Disconnected from Public Works campus

Summary

- Looking at Zoning, land size, building size requirements, and parking spaces, there could be potential re-use options for the 3000 Minnehaha site for:
 - Elections & Voters Services
 - Hiawatha Training Facility

Property Services Recommendation

Elections & Voter Services

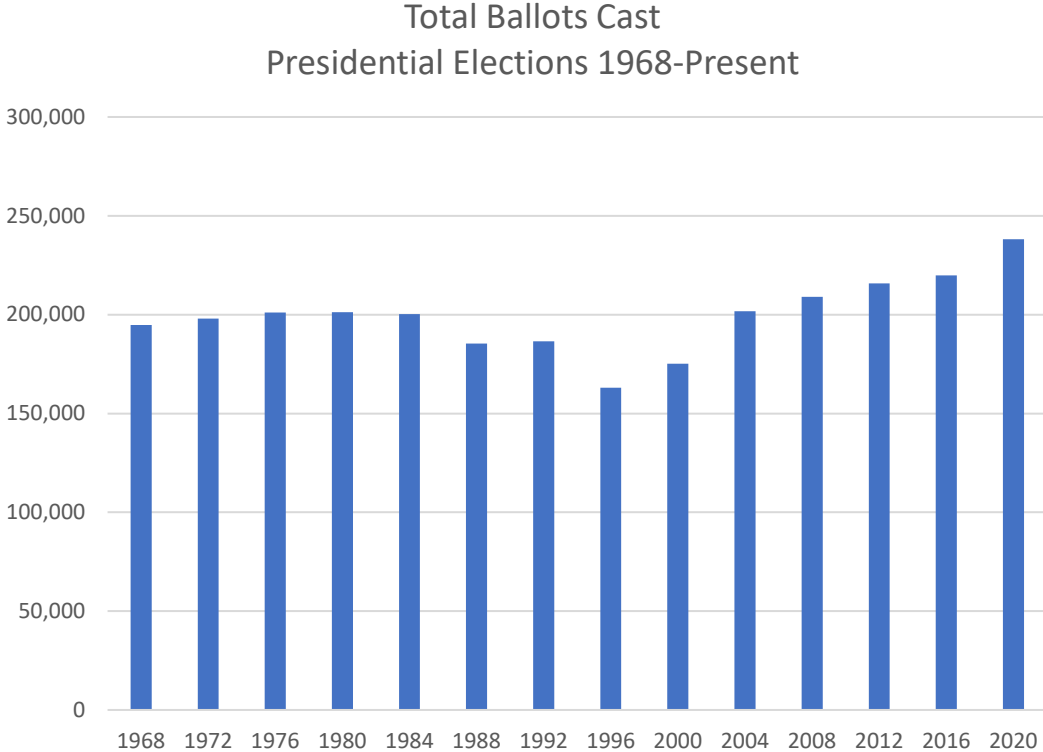
Access to the Ballot

- Centrally locating Elections & Voter Services makes the facility more accessible to Minneapolis residents
- Location on the Lake Street/Midtown Transit Station provides easy access
 - Blue Line Light Rail
 - 7, 21 bus routes
 - B Line BRT in 2025
- Walkable and bicycle friendly
 - Located 2 blocks from the Midtown Greenway
- Motor-vehicle access via the Lake Street and Hiawatha corridors
 - On-site parking



Services that EVS Provides

- Voting
 - Early Voting
 - Mail Balloting
 - Election Day Voting
 - Healthcare Facility Voting
 - Ballot Drop-Off
 - Pop-Up Voting Events
- Election Equipment Testing & Deployment
- Administrative & Customer Service Support
 - Candidate Filing & Support
 - Campaign Finance
 - Voter Services
- Voter & Candidate Communications
 - Polling Place Assignment
 - Election Judge Recruitment & Training
 - Voter Outreach
 - High School & College
 - Community Events
 - In-Language & Cultural Engagement
 - City Continuity of Operations
 - Dedicated 311 Back-Up
 - Vaccine Clinic in 2020
 - Available Space in Off-Cycle



Potential community uses

- Additional space in the building will be available on the site for full-time community use
- Space could be available to the community or other City departments for use during non-election times

Engagement Next Steps - Timeline

January 2024

- Engagement event to share info w/community

March 2024

- Report back to COW

Spring – Summer 2024

- Monthly community design meetings

Fall 2024

- Final report developed
- Final report presented to City Council



3000 Minnehaha Ave Use Study

Evaluation of potential re-use options