

MINNEAPOLIS PARK AND RECREATION BOARD

PLANNING COMMITTEE

Commissioner B. Fine, Chair; Commissioners C. Kummer,
W. Dziedzic, A. Young and T. Nordstrom

AGENDA

FEBRUARY 15, 2006

5:30 P.M.

2117 WEST RIVER ROAD

I. ROLL CALL

II. APPROVAL OF AGENDA

III. PUBLIC HEARING – Proposed Development of the Fuji Ya Property

Related Files: [Staff Report](#)

IV. ACTION ITEMS

- 4.1 THAT THE BOARD APPROVE THE CONCEPT PLAN FOR THE ATHLETIC FIELD AS PRESENTED BY DELASALLE.

Related Files: [Staff Report](#) [Concept](#)

- 4.2 THAT THE BOARD APPROVE THE DELASALLE RECIPROCAL USE AGREEMENT.

Related Files: [Staff Report](#) [RUA](#)

V. STUDY/REPORT ITEMS

VI. ADJOURNMENT



Request for Park Board Committee Action

TO: Full Board

PREPARED BY: Judd Rietkerk, Director of Planning

SUBJECT: DeLaSalle Athletic Field Concept Plan

COMMITTEE ACTION DATE: February 15, 2006

FULL BOARD ACTION DATE: March 1, 2006

ACTION: THAT THE BOARD APPROVE THE CONCEPT PLAN FOR THE ATHLETIC FIELD AS PRESENTED BY DELASALLE.

ACTION REQUESTED BY: Planning and Project Management

SUPERINTENDENT'S RECOMMENDATION: Recommends approval

Project Scope and History:

The Citizen Advisory Committee (CAC) for the proposed DeLaSalle High School athletic field on Nicollet Island approved, at its October 4, 2005 meeting, a resolution recommending approval for the final concept plan as presented by DeLaSalle. This concept plan (see attached) was accepted by the Minneapolis Park and Recreation Board's (MPRB) Planning Committee on October 19, 2005 and forwarded to the City of Minneapolis for their EAW review.

The CAC was formed by the Park Board on August 17, 2005 to review DeLaSalle's proposal for an athletic facility to be located on Nicollet Island, with approximately half of the facility to be on the school's property and half on 1.2 acres of parkland adjacent to DeLaSalle.

Of the alternative site plans developed by DeLaSalle and review by the CAC, a final concept plan evolved that best addresses existing conditions on Nicollet Island—the natural landscape, historic infrastructure, and traffic patterns—while accommodating the programmatic needs of DeLaSalle High School and the park system. Further, the City of Minneapolis completed and accepted an EAW for the athletic facility based on the final concept plan.

The final concept plan includes bleachers to seat 750 people, and an open field area that can accommodate soccer or football use. The field area, according to DeLaSalle, follows Minnesota State High School League's standard field dimensions and safety guidelines. Design elements also include field lighting, a PA system, landscaping and parking area.

Through the CAC process, there has been extensive review of alternative site plans, designs, location and use. DeLaSalle has incorporated many of the suggestions made by the CAC into their design. These suggestions include: eliminating the fencing on the western edge of the property, improving the light fixtures, lowering the field and retaining walls, lowering the press box, creating a path at the north end of the field, additional landscaping and pedestrian lighting.

Staff has reviewed the plan and design and note that the field is an appropriate context and at an appropriate scale.

Attachments

Memo

To: Minneapolis Park and Recreation Board Commissioners
From: Don Siggelkow, General Manager - Administration
Date: February 8, 2006
Re: DeLaSalle Athletic Field Reciprocal Use Agreement (RUA)

RECOMMENDATION

APPROVE THE DELASALLE ATHLETIC FIELD RECIPROCAL USE AGREEMENT.

Our legal counsel has revised the DeLaSalle Athletic Field RUA based on comments and suggestions made by Commissioners. The revised RUA is attached. We have also included the athletic field demand estimates provided by our Youth Sports staff. The concept plan for the site that was approved by the Citizen's Advisory Committee is a separate action item on the Planning Committee agenda. If I can provide any additional information, please contact me at 612.230.6406 or dsiggelkow@minneapolisparcs.org.

Memo

To: Minneapolis Park and Recreation Board Commissioners
From: Don Siggelkow, General Manager - Administration
Date: February 8, 2006
Re: Former Fuji Ya Site - Background Information

A Public Hearing will be held on the proposed development on the former Fuji Ya site on Wednesday, February 15th at 5:30 pm. The Minneapolis Park and Recreation Board was acquiring central riverfront property in the 1980's to develop West River Road. In acquiring the land for the parkway, the Park Board reduced parking for the Fuji Ya restaurant. A court ruling determined that the Board must acquire the business and all related property of the Fuji Ya, not just the piece needed to build the parkway. The State of Minnesota issued \$3,000,000 in bonds in 1987 to acquire the Fuji Ya property.

In 1994, the Park Board put a title restriction on the property at the request of the State of Minnesota. The title restriction (attached) does not allow the Board to put the property into private use without the approval of the Finance Commissioner. This restriction made the task of putting "unwanted" property acquired by the Board as part of the Great River Road development very difficult. Several attempts at disposing of the property during the 90's were abandoned due to the complexities of the title restrictions.

A Request for Proposals (RFP) to reuse the site was approved by the Board on October 2, 2002 (staff report attached). The RFP was released on October 1, 2002 and proposals were due on November 15, 2002 (RFP is attached).

We received 4 proposals as a result of the RFP, with one proposal coming from the owner of Mill Place requesting that the property be developed into public space. The other 3 proposals were submitted by developers:

- 1.) TRS Properties (Kevin Ruch, Robert Timperley, Mohsen Sadehgi)
- 2.) Lucky Club (Jeff Arundel, Tim Oskey, Dennis McGrath)
- 3.) Occidental Group (Charles Leer, Paul Reyelts, Tom Meyer, Garth Rockcastle)

After an extensive review, Lucky Club was awarded a 12 month development agreement on September 3, 2003. The development agreement called for a \$50,000 fee to be paid by the developer that would be applied to legislative, lobbying, legal, planning and staff time for the project (staff report attached).

The Board approved a purchase agreement on November 17, 2004. The purchase agreement (attached) has two buyer contingencies (page 9)

- a.) The Minnesota State Legislature enacting a law at any time but no later than the end of the 2006 legislative session allocating a portion of the sale price to the 99 year lease for at least sixty-five (65) stalls in the parking facility and allowing the remaining net proceeds to be split equally between the Seller and the State of Minnesota; and
- b.) Approval of the Sale by the Minnesota District Court, Fourth Judicial District, Hennepin County.

The legislative action allowing for the parking facility deduction and split of the sale proceeds between the Minneapolis Park and Recreation Board and the State of Minnesota occurred during the 2005 session.

The sale price is \$2.5 million dollars with a \$750,000 deduction for the parking facility that will be provided to the Minneapolis Park and Recreation Board. The remaining \$1.75 million dollars is split equally with the Minneapolis Park and Recreation Board and the State each receiving \$875,000. The Minneapolis Park and Recreation Board took an action to dedicate the sale proceeds to the acquisition and development of the riverfront. The legislation deducted \$25,000 from the Park Board proceeds to be used for a plan on the East Phillips cultural center.

The developer requested that the Board remove contingency b and direct our attorney to file for District Court approval at the November 16, 2005 meeting. After discussion on the need for the action, this item was tabled to the December 7, 2005 meeting. The item was discussed again and was tabled again. The Board directed staff to hold a public hearing on the proposed development due to changes in the plan that were made in the last 12 months.