

How does the City determine which lots can be gardened, and for how long?

For City-owned vacant land to be considered for lease as a part of the Minneapolis Garden Lease Program, it must meet one of the criteria listed in the 'Lot Categories' column. The land is then made available with the associated lease term, varying from one to five years. Lots with one to three year lease terms are sometimes subject to sale for development during the lease term. If sold for development, garden groups would have access to the lot until the end of the current growing season.

Lot Categories ¹	Description of Category	Lease Term ²
Category A	Properties with conditions that pose marketing challenges (i.e. north/south facing lots, located on high vehicular traffic corridors, adjacent to identified problem properties, etc.).	1 Year
Category B	Properties slated for multifamily housing or business development projects that are NOT needed for site assemblage OR being actively marketed for redevelopment OR subject to a pending sale OR have exclusive development rights.	1 Year
Category C	Undersized properties that are 4,000 square feet or less and not adjacent to a city-owned property.	3 Years ³
Category D	Undevelopable properties with issues, including lack of public utilities, challenging public utilities (e.g., cross sewer connection), challenging soils, challenging topography, irregularly shaped or has less than a 35-foot frontage and no alley access.	5 Years ³
Category E	Parcels owned by Public Works Department. The City reserves the right to monitor these parcels to ensure that garden activities don't impede the Public Works-related function that they serve.	5 Years ⁴
Category F	Parcels owned by Public Works Department, being piloted for gardening. The City reserves the right to monitor these parcels to ensure that garden activities don't impede the Public Works-related function that they serve.	1 Year, with potential to expand to 5 years ⁴

¹A property could fit more than one category.

² Each new garden lease will be for one year and evaluated for a renewal based on the Lease Term in the table above. Subsequent renewal will be considered on a maximum term as illustrated in the table above. Community gardens are prioritized over commercial gardens.

³ After identified side yard sale strategies are pursued, these properties may be considered for sale as a permanent community garden pursuant to the City of Minneapolis Real Estate Disposition Policy. The side yard sale strategies are to offer the properties for side yard sale to the owners of the adjacent properties, if the adjacent propert(ies) are not larger than the average parcel on the block; if no interest, lease until adjacent owners express interest to purchase or there is a change in ownership, or, consider for sale as a permanent community garden.

⁴ If garden activity impedes a parcel from serving its Public Works related function, the City may need to curtail garden activity on that parcel.