August 26, 2026

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Letter of No Action: Land Use Application for a Data Center at the Former Star Tribune Printing Plant Site, 800 First Street North

On August 19, 2026, Daniel English, Managing Partner of Legacy Investing, and Ari Chernikoff, Legacy Investing's Vice President of Development, appeared before the North Loop Neighborhood Association's Planning and Zoning Committee (P + Z) to discuss their land use application for a data center in the former Star Tribune printing press building at 800 First Street North. Legacy Investing plans to retrofit the vacant plant on the 13-acre site into a data center for artificial intelligence, cloud computing, streaming, and/or file storage. They have stated that the overall project would be a mixed-use development that could include housing, retail shops, restaurants, and/or open spaces.

The August 19 meeting focused primarily on the existing printing press building and the data center's potential impacts on the neighborhood. Before the meeting, P + Z asked Legacy Investing for materials to help committee members understand the proposal, including the Conditional Use Permit (CUP) application filed with the City of Minneapolis. (Developers typically submit detailed interior and exterior building plans and blueprints, including landscaping plans, to P + Z to aid in its review of their proposals.) However, Legacy Investing provided only a preliminary site map that did not show proposed changes to the main building such as the location of generators, transformers, servers, storage bins, networking equipment, cooling equipment, security systems, or office space. They also provided no information—and could not answer members' questions—about how they intended to attract mixed uses to the site. At the meeting, the developers said they would email the CUP application to the committee the next day. However, to date, the committee has not received their application.

During the community comment period, attendees raised concerns about the proposed data center's environmental, economic, and quality-of-life impacts on the North Loop neighborhood, particularly nearby apartment and condominium buildings. Many questioned whether a data center was the best use for such a valuable site in a largely residential area and whether the City—and the Star Tribune—should pursue a more viable alternative. Overall, community members shared P + Z members' frustration with the lack of meaningful information Legacy Investing provided and the speed with which the project was proceeding.

On August 19, 2026, the Planning and Zoning Committee passed a Motion of No Action on Legacy Investing's application for a Conditional Use Permit for a data center on the former Star Tribune printing press site due to the lack of meaningful information from the developer. Furthermore, the committee is asking that City Planning Commission delay its hearing on Legacy's application so that P + Z can gather needed information, answer community questions, and vote on the application at its next regularly scheduled meeting on September 23rd.

On August 26, 2026, the North Loop Neighborhood Association's Board of Directors ratified the Planning and Zoning Committee's deliberation.

Sincerely,

Jo Vos, Co-Chair
Planning and Zoning Committee
North Loop Neighborhood Association