Minneapolis
City of Lakes

Modification No. 9 to the West Broadway Redevelopment Plan

and

Modification No. 118 to the Common Development and Redevelopment Plan and Common Tax Increment Finance Plan

December 2, 2011
Draft for Public Review

Modification No. 9 to the West Broadway Redevelopment Plan

Original Plan	May 1, 1973
Modification No. 1	March 12, 1975; Rev. Oct. 25, 1975
Modification No. 2	July 10, 1980
Modification No. 3	December 16, 1988
Modification No. 4	March 22, 1991
Modification No. 5	January 31, 2003
Modification No. 6	October 6, 2005
Modification No. 7	December 20, 2007
Modification No. 8	August 14, 2009

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B. Description of Project

1. Boundaries of Redevelopment Project – No Change
2. Project Boundary Map – No Change
3. Objectives of the Redevelopment Plan – No Change
4. Types of Redevelopment Activities – No Change

C. Land Use Plan

1. Land Use Map – **Changed**
2. Land Use Provisions and Requirements – **Changed**

D. Project Proposals

1. Land Acquisition – **Changed**
2. Rehabilitation – No Change
3. Redevelopers' Obligations – No Change

E. Relocation – No Change

F. Official Action to Carry Out the Redevelopment Plan – No Change

G. Procedure for Changes in Approved Redevelopment Plan – No Change

Exhibits

1. Land Use Map – **Changed**
2. Property Acquisition Map – **Changed**
3. Site Plan and Aerial View – **New**

Introduction

Two plan documents have been prepared to facilitate site assembly for the West Broadway Hub project, located on the block bounded by 21st Avenue North, Girard Avenue North, West Broadway Avenue and Irving Avenue North, within the West Broadway Redevelopment Project in north Minneapolis:

- This Modification No. 9 to the West Broadway Redevelopment Plan adds 11 parcels to the list of Property That May Be Acquired and updates the Land Use Map and the Land Use Provisions and Requirements.

- Because the West Broadway Redevelopment Project is also located within the Minneapolis Common Project, Modification No. 118 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan has been prepared to add the 11 parcels to the lists of Property That May Be Acquired contained within those plans.

The West Broadway Hub will be developed by The Ackerberg Group and will be privately owned by a related development entity, with Hennepin County as the sole tenant. Hennepin County will house approximately 200 employees in a new two-story structure of approximately 30,000 square feet. The Hennepin County Hub will provide adult and child social services to clients throughout north Minneapolis with much more convenient access than is currently available in the County's downtown service center. Some space will also be available for affiliated nonprofits to enhance customer service.

The Hub development will be located on the block immediately west of the new Minneapolis Public Schools headquarters. It will provide a high quality new commercial office building on a block currently occupied by vacant lots and structures of generally poor quality. Redevelopment of the site will increase annual property tax collection from approximately $22,000 today to over $150,000 when fully assessed.

The redevelopment of the properties will address latent environmental contamination in the soil (petroleum, lead and arsenic due to prior uses). Sustainable design and construction practices will lessen the location's environmental impact. The building's street-focused design and the addition of hundreds of County staff and thousands of annual client visits will add vibrancy and presence to this critical corridor.

A site plan and aerial view are included as Exhibit 3 to this document.

Section C of the West Broadway Redevelopment Plan is replaced by the following language:

C. Land Use Plan

1. Land Use Map

The proposed reuses of land within the project area include the following:

Urban Neighborhood – Predominantly residential area with a range of densities, with highest densities generally to be concentrated around identified

nodes and corridors. May include undesignated nodes and some other small-scale uses, including neighborhood-serving commercial and institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout.

Mixed Use – Allows for mixed use development, including mixed use with residential. Mixed use may include either a mix of retail, office or residential uses within a building or within a district. There is no requirement that every building be mixed use.

Community Corridor – Primarily residential with intermittent commercial uses clustered at intersections in nodes. Commercial uses are generally small-scale retail sales and services serving the immediate neighborhood. Residential density is allowed at medium density (20-50 du/acre), transitioning to low density in surrounding areas.

Commercial Corridor – Historically have been prominent destinations with a mix of uses, with commercial uses dominating. Residential density is allowed at high density (50-120 du/acre), transitioning down to medium density in surrounding areas.

Neighborhood Commercial Node – Generally provide retail or service uses that serve the surrounding neighborhood, with a limited number of businesses serving a larger area. A mix of uses occurs within and among structures. Residential density is allowed at high density (50-120 du/acre), transitioning down to medium density in surrounding areas.

The Land Use Map is included in this Modification No. 9 as Exhibit 1.

2. Land Use Provisions and Requirements

Redevelopment activity carried out under the authority of this redevelopment plan will conform to City-approved plans and ordinances.

The Minneapolis Plan for Sustainable Growth

The West Broadway Redevelopment Project covers a large area with different policy guidance depending on location. *The Minneapolis Plan for Sustainable Growth* identifies West Broadway as a Commercial Corridor, with a Major Retail Center at Lyndale Avenue North and West Broadway. Lyndale, Emerson, Fremont and Penn Avenues North are identified as Community Corridors. There is a Neighborhood Commercial Node at Penn and West Broadway.

The Minneapolis Plan for Sustainable Growth describes Commercial Corridors as follows:

Traditional Commercial Corridors in the city serve as boundaries connecting a number of neighborhoods and serve as focal points for activity. Development and revitalization of these corridors helps to strengthen surrounding urban neighborhoods. Commercial Corridors can accommodate intensive

> commercial uses and high levels of traffic. The corridors support all types of commercial uses, with some light industrial and high density residential uses as well. While the character of these streets is mainly commercial, residential areas are nearby and impacts from commercial uses must be mitigated as appropriate. Additionally, the City encourages new medium- to high-density residential development along Commercial Corridors, particularly as part of mixed use development. These corridors frequently carry large traffic volumes and must balance significant vehicular through-traffic capacity with automobile and pedestrian access to commercial property.

The Minneapolis Plan for Sustainable Growth describes Community Corridors as follows:

> Community Corridors support new residential development from low- to high-density in specified areas, as well as increased housing diversity in neighborhoods. Community Corridors support limited commercial uses that are frequently concentrated in Neighborhood Commercial Nodes. Proposed commercial uses are evaluated according to their impacts on residential character. Design and development along Community Corridors is oriented towards the pedestrian experience and residential quality of life. These streets carry moderate volumes of traffic. These streets are important travel routes for both neighborhood residents and through traffic. In many cases, they are part of the Primary Transit Network that provides frequent, high quality transit service citywide.

The Minneapolis Plan for Sustainable Growth describes Neighborhood Commercial Nodes as follows:

> Minneapolis' Neighborhood Commercial Nodes are typically comprised of a handful of small- and medium-sized businesses focused around one intersection. These nodes primarily serve the needs of the immediate surrounding area, although they may also contain specialty stores that serve a regional client base. Neighborhood business prosperity varies throughout the city and is affected by a variety of factors, including the buying power in the surrounding locality and competition from other commercial areas. The character of Neighborhood Commercial Nodes is defined by the limited scale of businesses operating in these locations. Related to the city's historical growth pattern, these nodes generally consist of traditional commercial storefront buildings. They maintain a building typology and pedestrian orientation that is appropriate for the surrounding residential neighborhoods.

The Minneapolis Plan for Sustainable Growth describes Major Retail Centers as follows:

> Major Retail Centers are unique locations that can accommodate large-scale retail uses. These locations are characterized by their immediate and easy connections to regional road networks. Although these sites may be more oriented to the automobile, they can be designed for pedestrians and other modes of transportation to increase their compatibility with urban form and character. In addition, while traditional urban design for new buildings may not always be possible, it should be implemented where feasible. Decisions to

locate such large-scale commercial uses in designated Major Retail Centers will be evaluated against their impacts on the surrounding area and the City's goals for sustainable, people-oriented development.

Redevelopment activity carried out under the authority of this redevelopment plan will conform to the following comprehensive plan policies and implementation steps for Community Corridors, Commercial Corridors, Neighborhood Commercial Nodes and Major Retail Centers:

Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

1.9.1 Support the continued presence of existing small-scale retail sales and commercial services along Community Corridors.

1.9.2 Support new small-scale retail sales and services, commercial services, and mixed uses where Community Corridors intersect with Neighborhood Commercial Nodes.

1.9.3 Discourage uses that diminish the transit and pedestrian oriented character of Community Corridors, such as automobile services and drive-through facilities.

1.9.4 Discourage the conversion of existing residential uses to commercial uses outside of Neighborhood Commercial Nodes.

1.9.5 Encourage the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.

1.9.6 Promote more intensive residential development along Community Corridors near intersections with Neighborhood Commercial Nodes and other locations where it is compatible with existing character.

Policy 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.

1.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.

1.10.3 Discourage uses that diminish the transit and pedestrian character of Commercial Corridors, such as some automobile services and drive-

through facilities, where Commercial Corridors intersect with other designated corridors.

1.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.

1.10.5 Encourage the development of high-density housing on Commercial Corridors.

1.10.6 Encourage the development of medium-density housing on properties adjacent to properties on Commercial Corridors.

Policy 1.11: Preserve and enhance a system of Neighborhood Commercial Nodes that includes a mix of housing, neighborhood-serving retail, and community uses.

1.11.1 Discourage the commercial territorial expansion of Neighborhood Commercial Nodes, except to adjacent corners of the node's main intersection.

1.11.2 Support the continued presence of small-scale, neighborhood-serving retail and commercial services in Neighborhood Commercial Nodes.

1.11.3 Discourage new or expanded uses that diminish the transit and pedestrian character of Neighborhood Commercial Nodes, such as some automobile services and drive-through facilities.

1.11.4 Encourage a height of at least two stories for new buildings in Neighborhood Commercial Nodes, in keeping with neighborhood character.

1.11.5 Encourage the development of medium- to high-density housing where appropriate within the boundaries of Neighborhood Commercial Nodes, preferably in mixed use buildings with commercial uses on the ground floor.

1.11.6 Encourage the development of medium-density housing immediately adjacent to Neighborhood Commercial Nodes to serve as a transition to surrounding low-density residential areas.

1.11.7 Encourage the redevelopment of vacant commercial buildings and direct City services to these areas.

Policy 1.16: Support a limited number of Major Retail Centers, while promoting their compatibility with the surrounding area and their accessibility to transit, bicycle and foot traffic.

1.16.1 Encourage the development of mixed residential, office, institutional and, where appropriate, small-scale retail sales and services to serve as transitions between Major Retail Centers and neighboring residential areas.

1.16.2 Incorporate principles of traditional urban design in new and phased development, including buildings that reinforce the street wall, have windows that provide “eyes on the street”, and principal entrances that face the public sidewalks.

1.16.3 Encourage and implement buffering to lessen potential conflicts between uses in Major Retail Centers and surrounding areas.

1.16.4 Ensure the provision of high quality transit, bicycle and pedestrian access to Major Retail Centers.

1.16.5 Support district parking strategies in Major Retail Centers, including shared parking facilities, uniform signage for parking facilities, and other strategies.

Small Area Plan

The *West Broadway Alive* plan was adopted in 2008. The future land use map of the plan is compatible in format to the City’s comprehensive plan map. Most of West Broadway is designated as a Commercial Corridor. There is a Major Retail Center designation at the West Broadway/Lyndale Avenue commercial area. Mixed use development (residential with ground floor commercial) is encouraged in all commercial areas. This land use guidance promotes a West Broadway corridor that concentrates commercial development into recognizable commercial districts, and encourages multifamily housing development in between and outside these areas.

Zoning Ordinance

The City’s zoning code regulates land use and development intensity in order to carry out the policies of the City’s comprehensive plan. The proposed project area is large and has several different zoning classifications that are appropriate zoning to facilitate the above noted goals of the comprehensive plan and the West Broadway Redevelopment Plan; however, in certain cases rezoning may be necessary to achieve some goals. In general, the project area includes Commercial, Residence and Office Residence Districts. The official zoning maps should be consulted for the specific zoning of any individual parcel or property.

Land Use Restrictions

Any redevelopment contract between the City and the developer of property within the project area will contain specific requirements regarding the terms and conditions under which City assistance is provided, including land use restrictions.

Section D of the West Broadway Redevelopment Plan is amended by the addition of the following language:

D. Project Proposals

1. Land Acquisition

a. The Property Acquisition Map, dated December 2011, is attached as Exhibit 2.

b. List of Property That May Be Acquired

By including in this Redevelopment Plan a list of Property That May Be Acquired, the City of Minneapolis is signifying that it is interested in acquiring the property listed, subject to limitations imposed by law, availability of funds, developer interest, staging requirements, soil contamination and other financial and environmental considerations. Inclusion on this list does not indicate an absolute commitment on the part of the City to acquire a property.

The list of Property That May Be Acquired is amended to add the following 11 parcels:

Property Identification Number	**Property Address**
16-029-24-13-0120	1301 21st Avenue North
16-029-24-13-0121	1303 21st Avenue North
16-029-24-13-0122	1305 21st Avenue North
16-029-24-13-0127	2017 Girard Avenue North
16-029-24-13-0156	1317 21st Avenue North
16-029-24-13-0168	1307 21st Avenue North
16-029-24-24-0070	1403 21st Avenue North
16-029-24-24-0071	1405 21st Avenue North
16-029-24-24-0072	1409 21st Avenue North
16-029-24-24-0073	1410 West Broadway
16-029-24-24-0074	1408 West Broadway

State law authorizes the City to acquire property either on a negotiated basis or, in certain situations, through the use of its power of eminent domain, if necessary, to carry out a redevelopment plan. The City will seek to acquire property from willing sellers whenever possible.

Modification No. 118 to the
Common Development and Redevelopment Plan
and
Common Tax Increment Financing Plan

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(This Table of Contents is not part of Modification No. 118 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan, and is only for convenience of reference.)

SECTION A. COMMON DEVELOPMENT AND REDEVELOPMENT PLAN

		Impact of Mod. 118
Subsection A.1.	Mission Statement	No Change
Subsection A.2.	Definitions	No Change
Subsection A.3.	Description of Public Purpose	No Change
Subsection A.4.	Objectives of Common Project	No Change
Subsection A.5.	Structuring of Common Project	No Change
Subsection A.6.	History of Establishment and Modifications of Projects and TIF Districts Included in Common Project Area	**Changed**
Subsection A.7.	Estimated Public Improvement Costs	No Change
Subsection A.8.	Boundaries of the Common Project Area	No Change
Subsection A.9.	Development Program Requirements	No Change
Subsection A.10.	Modifications to Common Development and Redevelopment Plan	No Change
Subsection A.11.	Neighborhood Revitalization Program	No Change
SECTION B.	**COMMON TAX INCREMENT FINANCING PLAN**	
Subsection B.1.	Summaries of Participating Tax Increment Financing Districts	No Change
Subsection B.2.	Boundaries of Participating Tax Increment Financing Districts	No Change
Subsection B.3.	Statement of Objectives and Development Program, Including Property That May Be Acquired	**Changed**

Subsection B.4.	Properties to be Deleted From Participating Tax Increment Financing Districts	No Change
Subsection B.5.	Development Activity in Common Project for Which Contracts Have Been Signed and Other Specific Development Expected to Occur	No Change
Subsection B.6.	Description of Financing	No Change
Subsection B.7.	Estimated Impact on Other Taxing Jurisdictions	No Change
Subsection B.8.	Modifications to Common Tax Increment Financing Plan	No Change

Introduction

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By reference, Modification No. 9 to the West Broadway Redevelopment Plan and Modification No. 118 to the Common Plan are Incorporated Documents to the Common Development and Redevelopment Plan.

SECTION A. Modification No. 118 to the Common Development and Redevelopment Plan

Subsection A. 6. History of Establishment and Modification of Underlying Project Areas and Tax Increment Financing Districts Included in Common Project Area - **Changed**

Project/District	***Plan Modification***	***Anticipated City Council Approval Date***	***Resolution Number***
West Broadway Redevelopment Project	Modification No. 9	January 27, 2012	2012R-
Common Project	Modification No. 118	January 27, 2012	2012R-

SECTION B. Modification No. 118 to the Common Tax Increment Finance Plan

Subsection B. 3. Statement of Objectives and Development Program, Including Property to be Acquired – **Changed**

By including in this plan a list of Property That May Be Acquired, the City of Minneapolis is signifying that it is interested in acquiring the property listed, subject to limitations imposed by law, availability of funds, developer interest, staging requirements, soil contamination and other financial and environmental considerations. Inclusion on this list does not indicate an absolute commitment on the part of the City to acquire a property.

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Exhibit 1

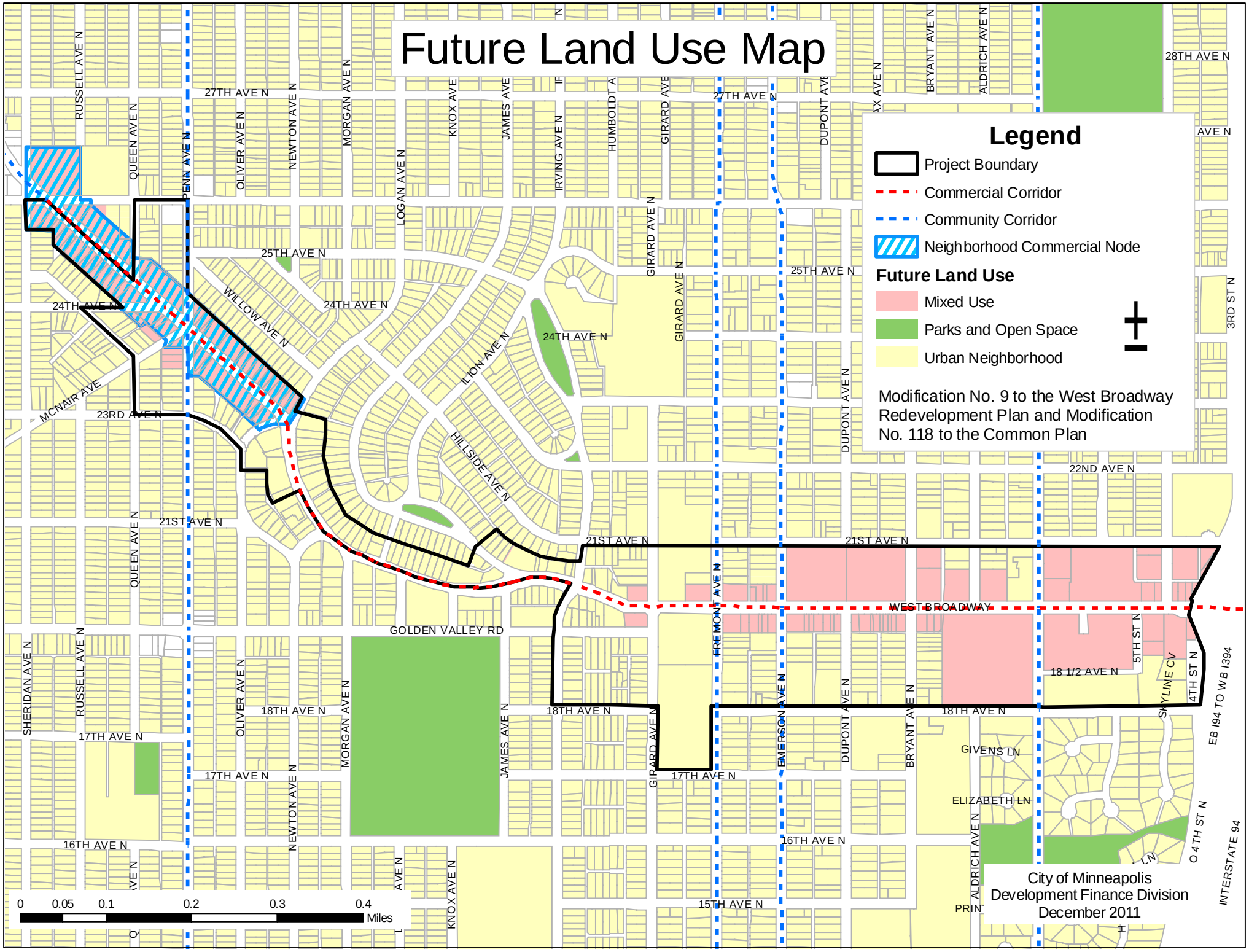

Future Land Use Map
Legend
Project Boundary
Commercial Corridor
Community Corridor
Neighborhood Commercial Node
Future Land Use
Mixed Use
Parks and Open Space
Urban Neighborhood
Modification No. 9 to the West Broadway Redevelopment Plan and Modification No. 118 to the Common Plan
City of Minneapolis
Development Finance Division
December 2011
0 0.05 0.1 0.2 0.3 0.4 Miles
WEST BROADWAY
GOLDEN VALLEY RD
27TH AVE N
25TH AVE N
24TH AVE N
23RD AVE N
22ND AVE N
21ST AVE N
18TH AVE N
17TH AVE N
16TH AVE N
15TH AVE N
18 1/2 AVE N
28TH AVE N
RUSSELL AVE N
QUEEN AVE N
PENN AVE N
OLIVER AVE N
NEWTON AVE N
MORGAN AVE N
LOGAN AVE N
KNOX AVE
JAMES AVE
IRVING AVE N
HUMBOLDT AVE
GIRARD AVE N
DUPONT AVE N
BRYANT AVE N
ALDRICH AVE N
EMERSON AVE N
FREMONT AVE N
SHERIDAN AVE N
WILLOW AVE N
LION AVE N
HILLSIDE AVE N
MCNAIR AVE
GIVENS LN
ELIZABETH LN
SKYLINE CV
5TH ST N
4TH ST N
3RD ST N
EB I94 TO WB I394
INTERSTATE 94

Exhibit 2

Property Acquisition Map

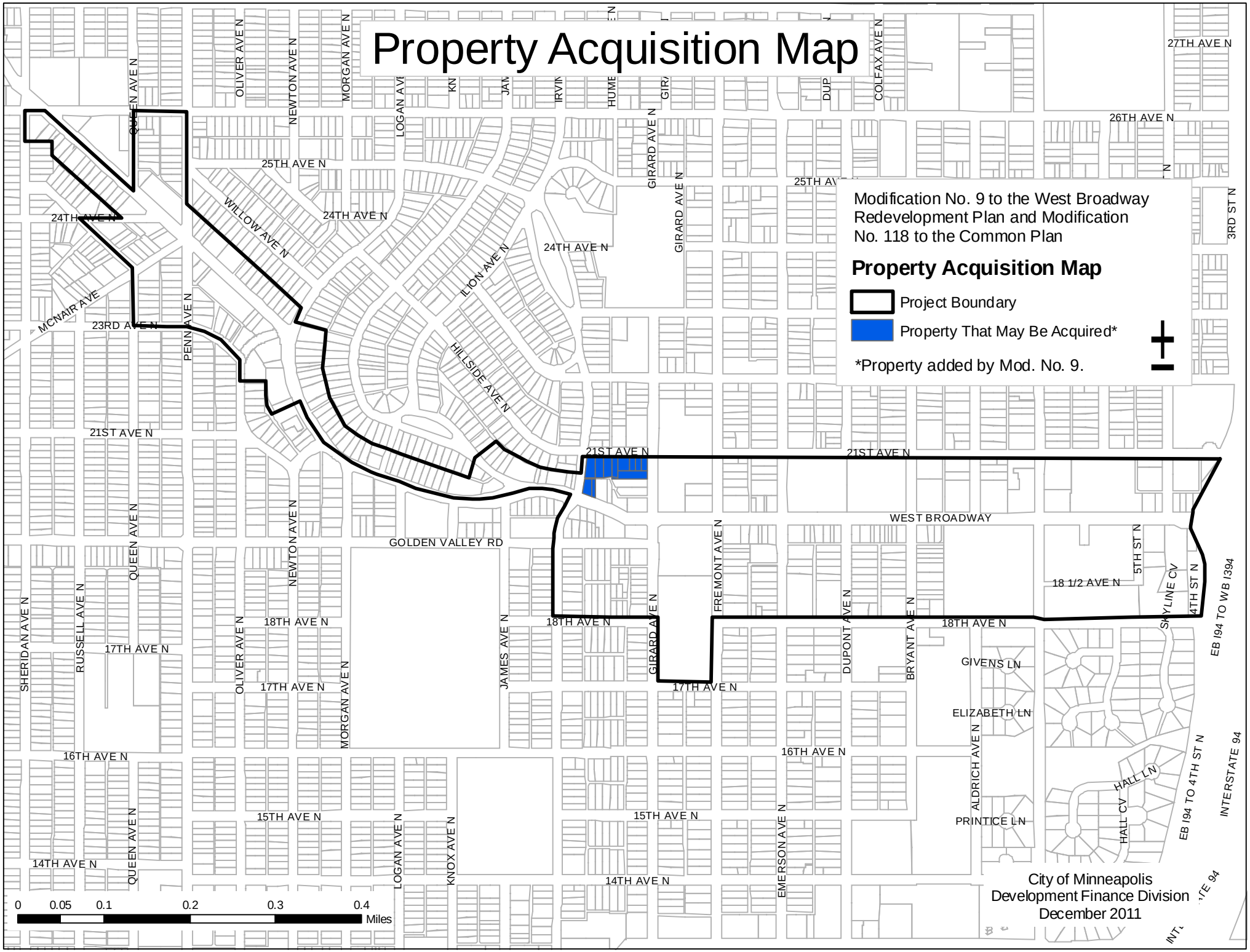
Modification No. 9 to the West Broadway Redevelopment Plan and Modification No. 118 to the Common Plan

Property Acquisition Map

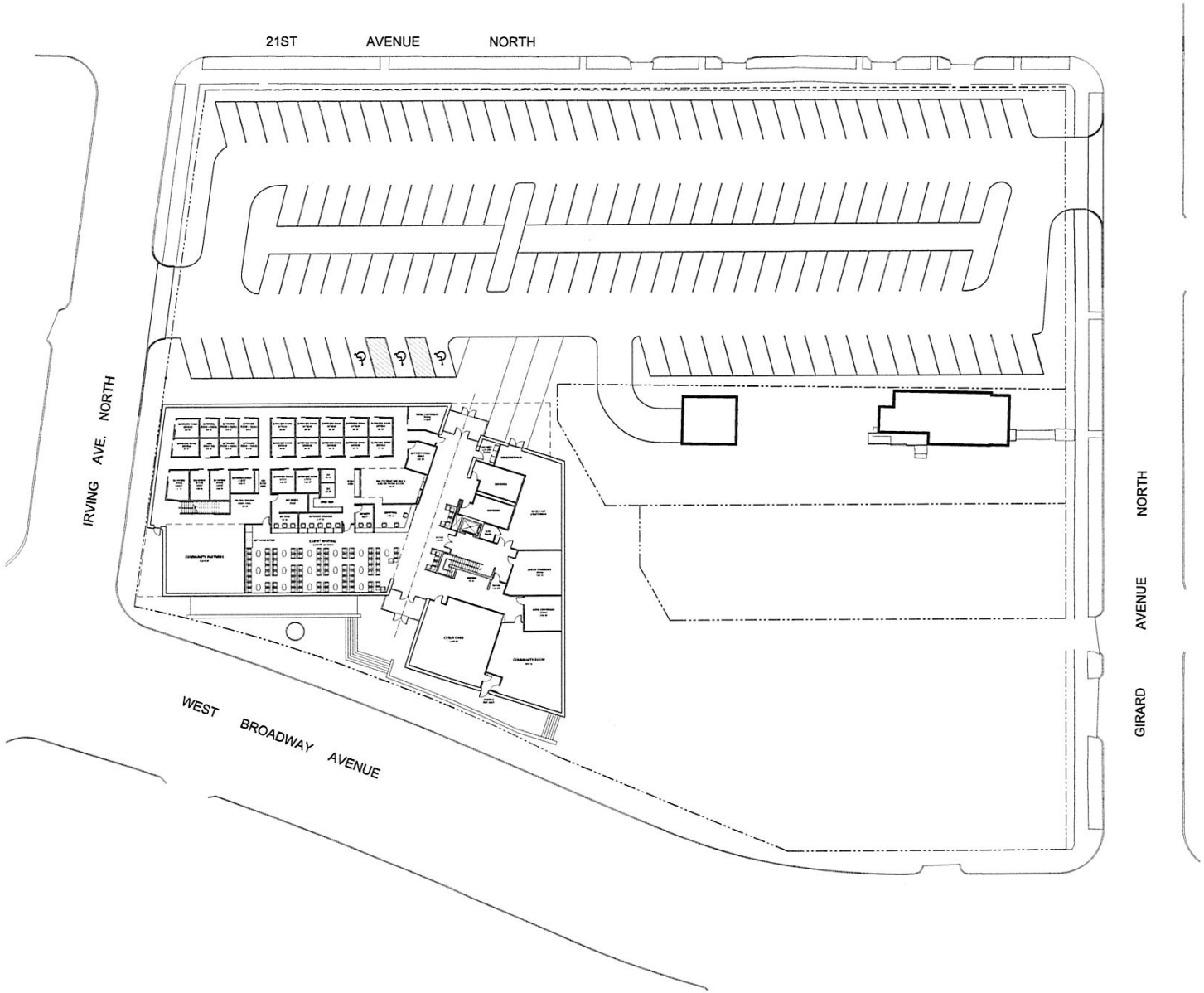
Project Boundary

Property That May Be Acquired*

*Property added by Mod. No. 9.



City of Minneapolis
Development Finance Division
December 2011



1 A1.0 ARCHITECTURAL SITE PLAN

WEST BROADWAY OFFICE HUB

esg

elness swenson graham architects inc
500 washington avenue south
minneapolis minnesota 55415
tel. 612.339.5508
fax. 612.339.5582
www.esgarch.com

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature

Typed or Printed Name

License #: Date

Project Status

ORIGINAL ISSUE: DATE

REVISIONS

No.	Description	Date

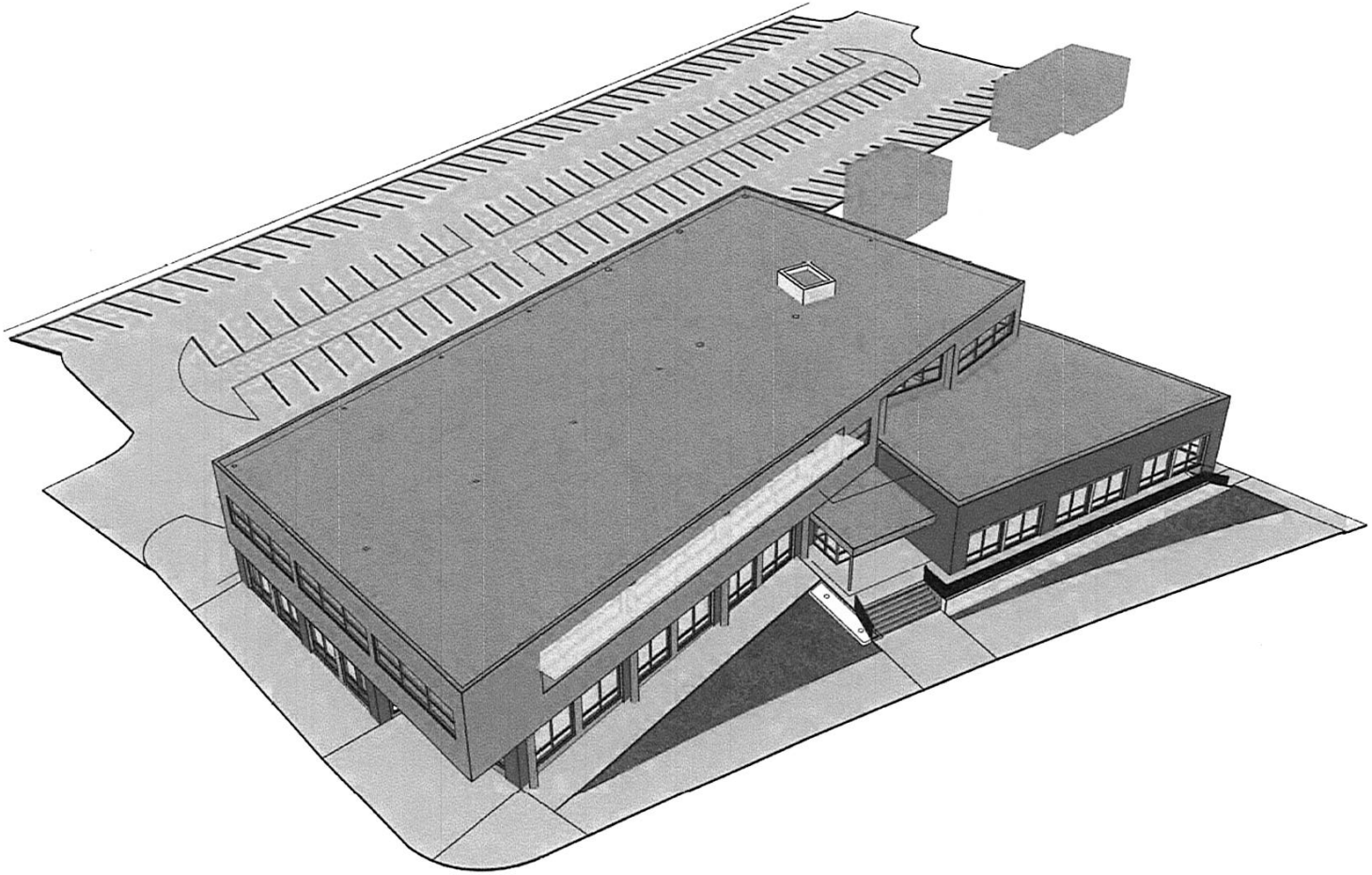
211713
PROJECT NUMBER

DRAWN BY: CHECKED BY:

WEST BROADWAY OFFICE HUB

SHEET TITLE
A1.0

Exhibit 3



19 October 2011

esg architects

THE ACKERBERG GROUP

WEST BROADWAY SITE STUDIES

Aerial View from West Broadway Ave & Irving Ave North Intersection Looking Northeast

Exhibit 3