



Request for City Council Committee Action from the Department of Community Planning & Economic Development

Date: April 21, 2015
To: Councilmember Lisa Goodman, Chair, Community Development and Regulatory Services Committee
Referral to: Councilmember John Quincy, Chair, Ways and Means Committee
Subject: Applications for Environmental Grant Funding in the Spring 2015 Brownfield Grant Round and the 2015 Round of the Metropolitan Council's Transit Oriented Development [TBRA-TOD] Grant Program

Recommendation:

1. Authorize application to the Minnesota Department of Employment and Economic Development [DEED] Contamination Cleanup and Investigation Grant Program for environmental investigation and/or remediation funding for the following projects: 700 Central, 4041 Hiawatha, AC Hotel, The Encore, Huron Hotel, North Loop Commons and Superior Plating; and,
2. Authorize application to the Metropolitan Council's Tax Base Revitalization Account [TBRA] Grant Program for environmental investigation and/or remediation funding for the following projects: 4041 Hiawatha, Anishinabe Bii Gii Wiin, Eastside Food Cooperative, Huron Hotel, North Loop Commons, PRG Southside Rehabilitation, Praxis Marketplace, Thresher Square Hotel, Seward Towers, Superior Plating, and Washington-Chicago Development; and
3. Authorize application to the Metropolitan Council's TBRA-TOD Grant Program for environmental remediation funding for the following projects: Superior Plating and 4041 Hiawatha; and
4. Authorize or support application to the Hennepin County Environmental Response Fund [ERF] for environmental investigation and/or remediation funding for the following projects: 700 Central, 4041 Hiawatha, Eastside Food Cooperative, Huron Hotel, MPRB – East Bank Trail, MPRB – Minneapolis Sculpture Garden Reconstruction, North Loop Commons, Seward Towers, Superior Plating, and Washington-Chicago Development; and
5. Approve the attached resolutions authorizing appropriate City staff to submit the aforesaid applications to the Minnesota Department of Employment and Economic Development [DEED] Contamination Cleanup and Investigation Grant Program, the Metropolitan Council's Tax Base Revitalization Account [TBRA] Grant Program, and the Hennepin County Environmental Response Fund [ERF].

Previous Directives:

700 Central (708 Central Ave. NE, 119/123 7th Street SE): On March 8, 2012, the City Council accepted a DEED \$599,880 brownfield cleanup grant and a Hennepin County \$140,620 ERF brownfield cleanup grant. [The DEED grant was relinquished on June 3, 2014 and the ERF grant was relinquished on February 12, 2015, in part because the project had not proceeded at the pace that had been originally anticipated.] On April 27, 2012, the City Council accepted a DEED Redevelopment \$180,500 grant. [This grant was also relinquished on February 12, 2015.] On June 29, 2012, the City Council accepted a \$499,380 Met Council TBRA-TOD brownfield cleanup grant.

4041 Hiawatha (4041 Hiawatha Ave.): On January 30, 2015, the City Council authorized the submission of a Redevelopment Grant Program application to DEED on behalf of this project.

AC Hotel by Marriott (401 Hennepin Avenue): None.

Anishinabe Bii Gii Wiin (1600 East 19th Street): On July 1, 2005, the City Council approved a Hennepin County HRA conduit land sale between MnDOT and AICDC for the land located north of Franklin Avenue East and West of Highway 55 (the project site). On April 12, 2013, the City Council authorized submission of an LCDA-TOD grant application to the Metropolitan Council on behalf of this project. On March 28, 2014, the City Council accepted a Met Council LCDA-TOD grant. On October 18, 2013, the City Council approved a loan up to \$1,170,000 from the AHTF for this project. On October 31, 2014, the City Council authorized the submission of a remediation grant application to the Met Council on behalf of this project, and authorized an allocation of Low Income Housing Tax Credits for this project in the amount of \$692,572.

Eastside Food Cooperative (2529/2535/2537/2539/2543/2551 Central Ave. NE): On October 3, 2014, the City Council approved the rezoning of 2529 and 2535 Central Avenue NE from C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District. On January 30, 2015, the City Council authorized the submission of a Redevelopment Grant Program application to DEED on behalf of this project.

Encore, The (911/935 2nd St. S.): On October 31, 2014, the City Council authorized the submission of remediation grant applications to DEED, the Met Council and Hennepin County on behalf of this project. [Those three applications were subsequently withdrawn for technical reasons.]

Huron Hotel (2510 Essex Street SE and 501 Huron Boulevard SE): On January 30, 2015, the City Council authorized the submission of a Redevelopment Grant Program application to DEED on behalf of this project.

MPRB – East Bank Trail (1300/1326/1342/1356/1420/1510/1600 Water St. NE, 1415 Ramsey St. NE, and 1600½ and 1604½ Marshall St. NE): On October 31, 2014, the City Council supported the submission of a remediation grant application to Hennepin County on behalf of this project.

MPRB – Minneapolis Sculpture Garden Reconstruction (110 Kenwood Parkway, 711/805 Wayzata Blvd., 1600 Lyndale Ave. S.): None.

North Loop Commons (620 Olson Memorial Highway): None.

North Loop Washington Ave. Redevelopment (701/729/753 Washington Ave. N., 722/728 N. 3rd Street, 250½ 7th Ave. N., 425½ 8th Ave. N.): The City Council approved the submission of a Met Council TOD-TBRA site investigation grant application for a portion of this site on May 23, 2014 and formally accepted the subsequently awarded grant on August 29, 2014. On October 31, 2014, the City Council authorized the submission of remediation grant applications to DEED and the Met Council on behalf of an earlier version ("729 Washington") of the current project. [Those two applications were subsequently withdrawn for technical reasons related to the Response Action Plan that had been submitted to the MPCA.]

Praxis Marketplace (1256 Penn Ave. N., 1235/1237/1243 Oliver Ave. N): On July 20, 2012, the City Council awarded exclusive development rights to Praxis Foods (through December 31, 2013) for the property in question. On April 26, 2013, the City Council authorized the submission of remediation grant applications to DEED, the Met Council and Hennepin County on behalf of this project. On August 2, 2013, the City Council accepted Met Council and Hennepin County grants awarded for this project. The aforementioned exclusive development rights were extended for one year on November 29, 2013 (through December 31, 2014) and for an additional four months on January 30, 2015 (through April 30, 2015).

PRG Southside Rehabilitation (20 separate addresses): On October 18, 2013, the City Council approved \$1,975,000 in AHTF funding for this project. (That funding was subsequently rescinded when the project was unable to proceed as quickly as originally anticipated.)

Redeemer Family Housing Development (335 Logan Ave. N., 336/344 Morgan Ave. N., 1814/1830 Glenwood Ave. N.): None.

Seward Towers (2910 E. Franklin Ave., 2515 S. 9th St.): On December 13, 2013, the City Council approved the recasting (from the original rate of 5.47% to a new rate of 1%) of the third and fourth position loans for both Seward Towers East and West, retroactively to April 23, 2003.

Superior Plating [former] (315 1st Avenue NE): On April 25, 2014, the City Council authorized the submission of remediation grant applications to DEED, the Met Council and Hennepin County on behalf of an earlier project (East Side Station") that had been planned for this site. On August 1, 2014, the City Council accepted DEED and Met Council grants awarded for this project.

Thresher Square Hotel (700/708 3rd Street S.): None.

Washington-Chicago Development (713/724 S. 3rd St.): On October 31, 2014, the City Council authorized the submission of remediation grant applications to DEED, the Met Council and Hennepin County on behalf of this project. On February 27, 2015, the City Council accepted DEED, Met Council and Hennepin County grants awarded for this project.

Prepared by: Kevin Carroll, Principal Project Coordinator, 612-673-5181

Approved by: D. Craig Taylor, Executive Director, CPED _____

Presenter in Committee: Kevin Carroll, Principal Project Coordinator, 612-673-5181

Financial Impact

X Action is within the business plan.

X Other financial impact: There is no direct financial impact. However, some of the grant requests have been identified as requiring a commitment of local match funds, to be provided in most cases by the developer or other non-City funding sources. The City of Minneapolis is sponsoring these grant requests, acting in some cases as a pass-through and conduit for environmental investigations and cleanup. Sponsoring these grant applications does not commit (or imply a commitment of) City funds as the required match. Partial compensation for City staff time required to review and process grant applications, and to administer any pass-through grants that are awarded, will be obtained through application fees and grant administration fees that were approved by the City Council on April 16, 2010.

Community Impact

Neighborhood Notification:

700 Central (708 Central Ave. NE, 119/123 7th Street SE): The Marcy-Holmes Neighborhood Association issued a letter of support on April 3, 2014.

4041 Hiawatha (4041 Hiawatha Ave.): The Longfellow Community Council issued a letter of support on February 17, 2015.

AC Hotel by Marriott (401 Hennepin Avenue): The Downtown Minneapolis Neighborhood Association issued a letter of support on November 10, 2014.

Anishinabe Bii Gii Wiin (1600 East 19th Street): The Ventura Village Neighborhood Organization issued a letter of support on March 19, 2013.

Eastside Food Cooperative (2529/2535/2537/2539/2543/2551 Central Ave. NE): The Audubon Neighborhood Association issued a letter of support on January 5, 2015.

Encore, The (911/935 2nd St. S.): The Downtown Minneapolis Neighborhood Association issued a letter of support on August 18, 2014.

Huron Hotel (2510 Essex Street SE and 501 Huron Boulevard SE): The Prospect Park East River Road Improvement Association (PPERRIA) issued a letter of support on March 8, 2015.

MPRB – East Bank Trail (1300/1326/1342/1356/1420/1510/1600 Water St. NE, 1415 Ramsey St. NE, and 1600½ and 1604½ Marshall St. NE): The Sheridan Neighborhood Organization issued a letter of support on December 22, 2011.

MPRB – Minneapolis Sculpture Garden Reconstruction (110 Kenwood Parkway, 711/805 Wayzata Blvd., 1600 Lyndale Ave. S.): A “Refined Schematic design” was approved by the Minneapolis Sculpture Garden Advisory Committee (which includes representatives of four neighborhood groups) at a meeting that was held on February 23, 2015.

North Loop Commons (620 Olson Memorial Highway): The North Loop Neighborhood Association issued a letter of support on March 25, 2015.

North Loop Washington Ave. Redevelopment (701/729/753 Washington Ave. N., 722/728 N. 3rd Street, 250½ 7th Ave. N., 425½ 8th Ave. N.): The North Loop Neighborhood Association’s *Planning & Zoning Committee* issued a letter of support (for an earlier iteration of this project) on April 23, 2014. The developer has

indicated that a presentation regarding the current version of the project was made at a meeting of the North Loop Neighborhood Association's *Planning & Zoning Committee* on March 18, 2015.

Praxis Marketplace (1256 Penn Ave. N., 1235/1237/1243 Oliver Ave. N): The Northside Residents Redevelopment Council issued a letter of support on November 21, 2014 (in connection with the developer's request for a six month extension of its exclusive development rights).

PRG Southside Rehabilitation (20 separate addresses): Letters of support were issued by the Phillips West Neighborhood Organization (May 19, 2014), the Powderhorn Park Neighborhood Association (April 8, 2014), the Ventura Village Neighborhood (May 27, 2014), and the Seward Neighborhood Group (April 21, 2014).

Redeemer Family Housing Development (335 Logan Ave. N., 336/344 Morgan Ave. N., 1814/1830 Glenwood Ave. N.): The developer has indicated that a presentation will be made to the Harrison Neighborhood Association on April 13, 2015.

Seward Towers (2910 E. Franklin Ave., 2515 S. 9th St.): The Seward Neighborhood group issued a letter dated February 18, 2015 "...to express our support for Seward Towers Renovation, LLC's application for funding from Hennepin County's Affordable Housing Incentive Fund for...improvements to the properties."

Superior Plating [former] (315 1st Avenue NE): The Nicollet Island–East Bank Neighborhood Association issued a letter of support on January 30, 2015.

Thresher Square Hotel (700/708 3rd Street S.): The Downtown Minneapolis Neighborhood Association issued a letter of support on August 14, 2014.

Washington-Chicago Development (713/724 S. 3rd St.): The Downtown Minneapolis Neighborhood Association issued a letter of support on August 18, 2014 (i.e., the same letter referred to under "Thresher Square Hotel," above).

City Goals: Living Well; A Hub of Economic Activity and Innovation; Great Places.

Sustainability Targets: Brownfield Sites

Comprehensive Plan: The proposed projects generally comply with the "land reclamation" and "providing a healthy environment" elements of The Minneapolis Plan for Sustainable Growth.

Zoning Code: The proposed projects either are in compliance or will comply.

Living Wage/Business Subsidy Agreement: Yes_____ No_ X_____
Job Linkage: Yes_____ No_ X_____

Background/Supporting Information

The sixteen projects/programs and the 28 related grant applications that are being recommended for submission to DEED, the Metropolitan Council and Hennepin County in the spring 2015 brownfield grant round are as follows:

Projects RECOMMENDED For Submission To The Grantors In The Spring 2015 Brownfield Grant Round				
Project Name	GRANTORS			Total Grant Requests *
	DEED	Met Council TBRA	Hennepin County ERF	
700 Central	1,066,609		297,450	1,364,059
4041 Hiawatha	160,394	132,286	130,135	422,815
AC Hotel by Marriott	265,000			265,000
Anishinabe Bii Gii Wiin		465,730		465,730
Eastside Food Cooperative		50,000	65,980	115,980
Encore, The	225,000			225,000
Huron Hotel	273,773	150,000	67,000	490,773
MPRB – East Bank Trail			98,000	98,000
MPRB – Mpls Sculpture Garden Recon.			215,000	215,000
North Loop Commons	100,000	300,000	81,231	481,231
PRG Southside Rehabilitation		50,000		50,000
Praxis Marketplace		281,752		281,752
Seward Towers		546,000	364,320	910,320
Superior Plating	840,674	539,678	231,300	1,611,652
Thresher Square Hotel		180,573		180,573
Washington-Chicago Development		265,625	50,425	316,050
TOTALS:	2,931,450	2,961,644	1,600,841	7,494,326

*Amounts shown are based on applications submitted to the City by March 6, 2015. The final amounts shown on grant applications submitted to the grantors by their respective application deadlines may differ, due to project cost updates prepared after March 6, 2015.

The two projects and the related brownfield grant applications that are being recommended for submission to the Metropolitan Council's 2015 round of its TBRA-TOD [Transit Oriented Development] Program are as follows:

Projects RECOMMENDED For Submission To The Metropolitan Council's 2015 Round of Its Transit Oriented Development [TBRA-TOD] Grant Program		
Project Name	City Ranking	Grant Request
Superior Plating	1	\$539,678
4041 Hiawatha	2	\$422,815
TOTAL:		\$962,493

Spring 2015 Brownfield Grant Round (DEED, Met Council, Hennepin Co.):

The Minnesota Contamination Cleanup and Investigation Grant Program was established in 1993 to clean up contaminated sites and convert contaminated properties into marketable assets. The Department of Employment and Economic Development [DEED] is the administering state agency. Applications for the spring grant round are due by May 1, 2015. A local match equal to twenty-five percent of the project costs is required, of which twelve percent must come from non-tax increment local funds (typically provided by the developer). The amount that is potentially available to fund brownfield investigation and cleanup grants in the spring 2015 round is \$4.25 million, which includes up to \$250,000 for investigation grants. The legislature has designated that at least 35% of available funds be spent on remediating sites in Greater Minnesota unless sufficient applications are not received.

Enacted by the legislature in 1995, the Metropolitan Livable Communities Act designated the Metropolitan Council as the administrator of the Tax Base Revitalization Account [TBRA] Program. This program makes grants to clean up contaminated land for subsequent redevelopment, job retention, and job growth in areas that have lost some of their commercial/industrial base. Applications for the fall round of this program are due by May 1, 2015. No local match is required. The amount that is potentially available to fund brownfield cleanup grants in the spring round is projected to be \$2.5 million, which includes up to \$125,000 for investigation grants. The TBRA program reserves at least one-quarter of the funding available in each grant cycle for projects outside of the two core cities of Minneapolis and St. Paul, and restricts any one municipality from receiving more than half of the funding in any given round.

Hennepin County has been collecting mortgage registry and deed taxes for deposit into an Environmental Response Fund (ERF) and has awarded grants from that fund since the fall of 2001. The ERF is used for the assessment and cleanup of contaminated sites located within Hennepin County, with emphasis on affordable housing projects. Applications for the spring round of this program are due by May 1, 2015. Historically, Hennepin County has usually awarded a total amount in the \$1.0 - \$1.5 million range per grant round (for cleanup and investigation grants). Typically, about 50% of the available grant funds are awarded to projects within the City of Minneapolis, and the remainder is awarded to projects within suburban communities.

All three of the aforementioned grantors are expected to finalize awards for the spring brownfield round sometime between late June and mid-July of 2015.

Metropolitan Council's Transit Oriented Development [TBRA-TOD] Program (2015 Round):

The Metropolitan Council periodically makes grant funding available to support new development projects through its Transit Oriented Development (TOD) program. Funded projects should connect development with transit, intensify land uses, connect housing and employment, provide a mix of housing affordability, and provide infrastructure to connect communities and attract investment. Funds are intended to be used for projects that demonstrate innovative and new ways to

achieve and implement these objectives. Cities may submit applications for projects to be undertaken directly by the City, or may sponsor applications submitted by private developers.

In 2015, the Metropolitan Council will be providing up to \$7 million in TOD program funding for transit oriented development activities in identified "TOD areas." The TOD program has two separately funded sub-accounts: up to \$5 million in LCDA-TOD (development grants similar to "regular" LCDA grants), and up to \$2 million in TBRA-TOD (environmental grants similar to the "regular" Tax Base Revitalization Account grants that will be awarded in the aforementioned spring 2015 brownfield grant round). City staff recommendations regarding LCDA-TOD grants are scheduled to be considered by the City Council's Community Development and Regulatory Services Committee on April 21, 2015.

This report addresses (for informational purposes only) the staff recommendations related to the TBRA-TOD program, as well as staff recommendations for the spring brownfield round applications. CPED staff overseeing these programs have consulted extensively with each other on application review, strategy for programmatic 'best fits' and recommendations.

The TOD program will leverage the region's public investment in its transit infrastructure by focusing on proposals which are located in the following areas:

- within a DEED designated Transit Improvement Area (TIA) or an area eligible for TIA designation; or
- within a one-quarter mile radius along designated high frequency local bus lines; or
- within a one-half mile radius of a bus stop or station on designated high-frequency express routes.

The purpose of this funding is to assist participating communities in implementing transit oriented development that (a) encourages more transit ridership and (b) demonstrates how increasing density around transit stations can reduce dependence on automobile ownership, vehicular traffic, and the associated parking requirements that would otherwise be necessary to support a similar level of more traditional development.

City Staff will submit TBRA-TOD applications to the Metropolitan Council, based upon the project rankings approved by the City Council. Pre-applications will be due to the Met Council on May 1, with final applications due on June 30. Awards are expected to be finalized by the full Council in or around October of this year.

City Solicitation/Review/Recommendation Process:

Based upon the grantors' two overlapping application processes for the regular spring 2015 brownfield grant round (which involves three grantors including the Met Council) and the Metropolitan Council's 2015 TBRA-TOD round, and the fact that projects may apply to the Met Council under only one program (not both) in any given calendar year, City staff implemented a single application process for projects interested in applying to any or all of the funding sources in question. A

city may submit up to three TBRA-TOD applications per year, which must be ranked according to priority before submission to the Metropolitan Council; there is no limit on the number of applications that can be submitted to DEED, the Met Council or Hennepin County in the spring brownfield grant round.

For the spring 2015 brownfield grant round, details regarding the City's pre-application process and related program requirements were provided to CPED project coordinators and potential applicants in early February. Relevant information was posted on the City's website and distributed via email to the 700+ parties on CPED's Development Notices Distribution List. Staff processing of the submitted pre-applications included review by members of the affected geographic Sector teams and consideration of factors such as readiness to proceed with cleanup, removal of blighting influences, commitment of City funds, creation or retention of affordable housing, compliance with zoning requirements and comprehensive plan designations, and job creation.

In this brownfield grant round, staff continued the use of a more rigorous review process that was first implemented during the fall 2012 round. This process required developers to submit a Grant Assessment Worksheet [GAW] that included a project fact sheet with information important to the City such as jobs created or displaced and the number of affordable housing units to be created or retained. The review also included other sections regarding readiness measures, policy alignment and developer experience.

Thirty-two brownfield grant pre-applications were received on March 6, 2015, twenty-eight of which are being recommended for submission to the three grantors in the spring brownfield grant round. One project (North Loop Washington Avenue Redevelopment) has withdrawn its three pre-applications, and another project (Redeemer Family Housing) is being recommended for non-brownfield grant funding (see pages 13-14 of this report for more details). In addition, two of the projects that are seeking funding in the spring brownfield grant round (4041 Hiawatha and Superior Plating) are also being recommended for submission to the Metropolitan Council in the 2015 round of its Transit Oriented Development [TBRA-TOD] grant round.

The two grant rounds referred to herein have different approaches to the issue of ranking. In the Met Council's TOD round, the City will be required to assign priority rankings to the LCDA-TOD and TBRA-TOD applications that it submits. However, the City's interactions with the three grantors during past brownfield grant rounds have established that their internal processes for reviewing, scoring and ranking brownfield applications give no weight to any city's prioritization of the applications that it submits to the grantors. The analyses conducted by the three grantors' staff, and the decisions that they make in awarding brownfield grants, are based on statutory criteria and adopted guidelines that do not include the (relative) preferences of municipal applicants regarding the applications submitted. Accordingly, and in keeping with the practice that has been followed by the City in recent years, the recommendation of City staff is that the City Council not rank or prioritize the brownfield applications that it authorizes staff to submit to the three brownfield grantors on or by their joint May 1 application deadline.

Details of Recommended Brownfield Projects:

This section of the report presents projects, in alphabetical order, that City staff recommend for submission to the brownfield grantors. The summary descriptions were based upon information provided by the developers or by others familiar with the details of the projects in question. Planning-related comments regarding these projects can be found in the attached Exhibit A.

700 Central (708 Central Ave. NE, 119/123 7th Street SE)

Projected DEED Request: \$1,066,609

Projected Hennepin County ERF Request: \$297,450

The developer, 700 Central LLC/Nolan Properties Group, is proposing an adaptive rehabilitation of two vacant and dilapidated warehouse buildings into market rate residential rental units (approximately 80) with commercial and amenity space (up to 10,000 square feet) on the first floor. An adjacent vacant lot along 7th Street will provide parking for the residents and commercial users. The projected total development cost is \$30,000,000. Grant funds, if awarded, will be used for soil remediation and for the abatement of asbestos and/or lead based paint.

4041 Hiawatha (4041 Hiawatha Ave.)

Projected DEED Request: \$160,394

Projected Metropolitan Council TBRA Request: \$132,286

Projected Hennepin County ERF Request: \$130,135

Dominium Acquisitions, LLC is proposing to acquire and repurpose an industrial property (built in 1926) on Hiawatha Avenue. The adaptive reuse will reestablish the structural and historic integrity of the property, while converting the space into 70-80 rentable apartment spaces, which will be placed under the low-income housing tax credit program. The projected total development cost is \$30,977,864. Grant funds, if awarded, will be used primarily for soil remediation and the abatement of asbestos and/or lead based paint in the existing building.

AC Hotel by Marriott (401 Hennepin Avenue)

Projected DEED Request: \$265,000

Mortenson Development intends to construct a 245-room, 134,146 square foot hotel that will enhance a portion of the downtown corridor along Hennepin Avenue that is currently a surface parking lot. The projected total development cost is \$44,850,000. Grant funds, if awarded, will be used primarily for soil remediation.

Anishinabe Bii Gii Wiin (1600 East 19th Street)

Projected Metropolitan Council TBRA Request: \$465,730

American Indian Community Development Corporation and Project for Pride in Living, Inc. propose to rehab Anishinabe Wakiagun, a 45-unit single room occupancy (SRO) permanent supportive housing facility, and construct a new addition to add 32 SRO units. The projected total development cost is \$10,512,131. Grant funds, if awarded, will be used primarily for soil remediation.

Eastside Food Cooperative (2529/2535/2537/2539/2543/2551 Central Ave. NE)
Projected Metropolitan Council TBRA Request: \$50,000
Projected Hennepin County ERF Request: \$65,980

The Eastside Food Cooperative (EFC) is a member-owned and member-operated retail grocery. EFC's growth requires that it expand in order to continue serving the community. EFC plans to renovate its existing building and construct an addition on two additional parcels, which will involve the demolition of a dilapidated and vacant structure. The projected total development cost is \$6,408,805. Grant funds, if awarded, will be used primarily for soil remediation and the abatement of asbestos and/or lead based paint in the building that will be demolished.

Encore, The (911, 935 2nd St. S.)
Projected DEED Request: \$225,000

Sherman Associates plans to construct a new building that includes eleven levels (plus rooftop terrace and clubroom) with 123 market rate residential apartments, three levels of underground parking, and associated amenity spaces including fitness room, multiple club/community rooms, and outdoor pet exercise area. The projected total development cost is \$48,248,071. Grant funds, if awarded, will be used primarily for soil remediation.

Huron Hotel (2510 Essex Street SE and 501 Huron Boulevard SE)
Projected DEED Request: \$273,773
Projected Metropolitan Council TBRA Request: \$150,000
Projected Hennepin County ERF Request: \$67,000

CPM Development plans to convert an existing two-story 20,144 square foot building, which was constructed in 1911 for manufacturing uses, into a hotel. The projected total development cost is \$25,000,000. Grant funds, if awarded, will be used primarily for soil remediation and the abatement of asbestos and/or lead based paint in the existing building.

MPRB – East Bank Trail (1300/1326/1342/1356/1420/1510/1600 Water St. NE, 1415 Ramsey St. NE, and 1600 ½/1604 ½ Marshall St. NE)
Projected Hennepin County ERF Request: \$98,000

The Minneapolis Park and Recreation Board [MPRB] plans to construct multi-use off-street trails from the Plymouth Avenue bridge to Marshall St NE, partly within several current BNSF railroad right-of-way parcels. These trails will be segments in a system that will ultimately extend along both sides of the Mississippi, providing recreational/commuter routes for pedestrians and cyclists. This trail project received a \$1 million grant from the federal Transportation, Community and System Preservation Program and must be ready for bid on September 1, 2015. The projected total development cost is \$1,250,000. Grant funds, if awarded, will be used for primarily for soil remediation.

MPRB – Minneapolis Sculpture Garden Reconstruction (110 Kenwood Parkway, 711/805 Wayzata Blvd., 1600 Lyndale Ave. S.)
Projected Hennepin County ERF Request: \$215,000

The Minneapolis Park and Recreation Board [MPRB] plans to largely reconstruct the existing Minneapolis Sculpture Garden by repairing and/or replacing deteriorating garden features such as stairways, planters, walkways, fences, trees/plant materials, a water pond and the parking lot. The MPRB also intends to introduce storm water management, improve drainage and irrigation, improve energy efficiency, upgrade accessibility, improve safety features and replace furnishings. The projected total development cost is \$10 million. Grant funds, if awarded, will be used primarily for soil remediation.

North Loop Commons (620 Olson Memorial Highway)
Projected DEED Request: \$100,000
Projected Metropolitan Council TBRA Request: \$300,000
Projected Hennepin County ERF Request: \$81,231

The developer, NHH 620 Olson Memorial LLC, plans to renovate an existing 80,000 square foot vacant building (vacant since 2006) for creative office, charter school and retail space. The projected total development cost is \$13,500,000. Grant funds, if awarded, will be used primarily for the abatement of asbestos and lead based paint in the existing building.

Praxis Marketplace (1256 Penn Ave. N., 1235/1237/1243 Oliver Ave. N)
Projected Metropolitan Council TBRA Request: \$281,752

The developer (Praxis Foods, Inc.) is planning a full service grocery store on a long vacant site in North Minneapolis. The store would be based on a new model that would offer (in a "food desert") fresh produce, meat and fish, and a deli. The store would offer employment to area residents (including youth) and provide opportunities for advancement. The projected total development cost is 7,912,285. Grant funds, if awarded, will be used primarily for soil remediation.

PRG Southside Rehabilitation (20 separate addresses)
Projected Metropolitan Council TBRA Request: \$50,000

The PRG Southside Rehabilitation program provides for the substantial rehabilitation of 91 units of affordable housing located across south Minneapolis. CommonBond acquired this portfolio of properties from PRG in late 2007. CommonBond intends to preserve these low-income, large-family housing opportunities. The projected total development cost is \$17,628,683. Grant funds, if awarded, will be used to conduct hazardous materials assessments for an initial group of 20 buildings, in part to help estimate the cost of abating asbestos and/or lead based paint in those buildings.

Seward Towers (2910 E. Franklin Ave., 2515 S. 9th St.)
Projected Metropolitan Council TBRA Request: \$546,000
Projected Hennepin County ERF Request: \$364,320

Seward Towers includes two 21-story buildings (built in 1969 and 1970), each containing 320 apartments. The ownership entity intends to convey the buildings to a tax credit limited partnership as part of an effort to renovate the existing

buildings to a 20-year standard in order to preserve the existing federal Section 8 contracts. The planned renovations include new replacement windows and building systems/code upgrades. The projected total development cost is \$88,901,522. Grant funds, if awarded, will be used primarily for the abatement of asbestos in the existing buildings.

Superior Plating [former] (315 1st Avenue NE)

Projected DEED Request: \$840,674

Projected Metropolitan Council TBRA Request: \$539,534

Projected Hennepin County ERF Request: \$231,300

The developer, Lennar Multifamily Communities, has indicated that Phase I of its planned project will include the construction of 72 units in a 4-story “low-rise” building and 181 units in an 18-story residential tower (253 units in total), plus 22,000 square feet of commercial development, on a City block that was formerly occupied by a plating facility for over 60 years. Phase 2 is projected to include an additional 253 units and additional commercial space. The projected total development cost is \$97,341,000 for Phase 1 (and \$100,500,000 for Phase 2). Grant funds, if awarded, will be used primarily for soil and groundwater remediation.

Thresher Square Hotel (700/708 3rd Street S.)

Projected Metropolitan Council TBRA Request: \$180,573

Sherman Associates is planning to convert (through an historic adaptive reuse process) an existing commercial office building into a 137,000 square foot hotel. The projected total development cost is \$41,000,000. Grant funds, if awarded, will be used primarily for the investigation and/or abatement of asbestos in the existing building.

Washington-Chicago Development (713/724 S. 3rd St.)

Projected Metropolitan Council TBRA Request: \$265,625

Projected Hennepin County ERF Request: \$50,425

Sherman Associates intends to demolish an existing surface parking lot and an underutilized building, and then construct a new building with five levels of residential apartments (181 market rate units), two levels of underground parking (partially for public use), and one level of commercial spaces (22,000 square feet). The projected total development cost is \$48,483,061. Grant funds, if awarded, will be used for soil remediation and for the abatement of asbestos in the existing building.

Details of Projects Not Recommended for Submission:

[This section of the report presents projects that City staff do not recommend for submission to the brownfield grantors. The summary descriptions were based upon information provided by the developers or by others familiar with the details of the projects in question.]

Redeemer Family Housing Development (335 Logan Ave. N., 336/344 Morgan Ave. N., 1814/1830 Glenwood Ave. N.)

Proposed Metropolitan Council TBRA Request: \$992,100

Urban Homeworks intends to acquire five parcels from Redeemer Center for Life [RCFL] to construct a high-density, mixed-use development. The buildings currently on the site will be demolished to make way for a newly constructed multi-family apartment building with approximately 55 units and with space on the first floor to include RCLF program offices and the Venture North Bike Shop. The projected total development cost is \$12,110,093.

This project is not currently eligible for soil cleanup funding because it did not submit a Response Action Plan [RAP] to the MPCA by March 19, 2015, which was the MPCA's deadline for RAPs that have to be approved by May 1. A project must have an approved RAP by May 1 in order to qualify for soil cleanup funding in the May 1 brownfield grant round.

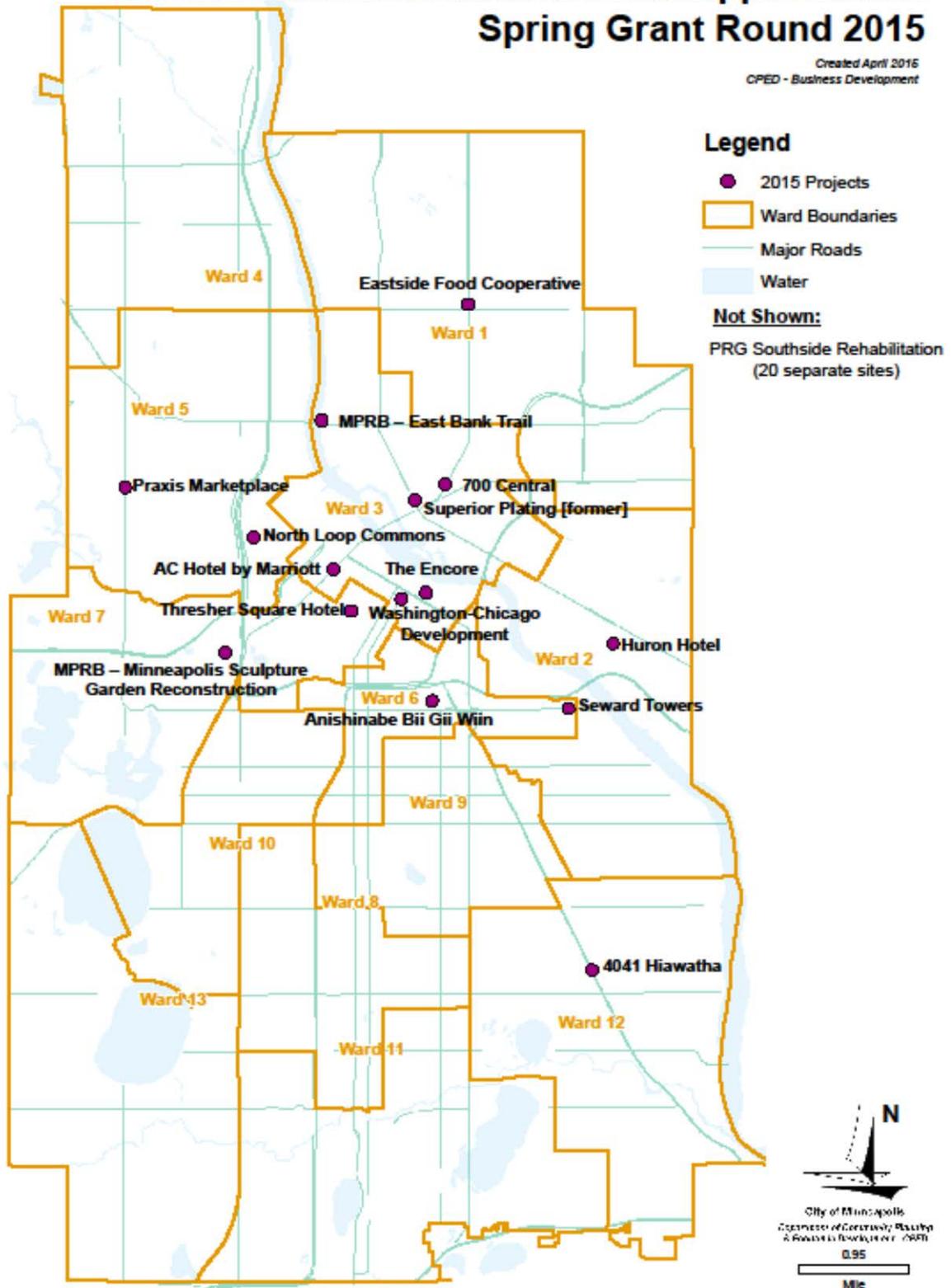
This project has asked to be considered for TBRA-TOD environmental cleanup funding from the Metropolitan Council. The final application deadline for that grant program is July 1, 2015. A project must have an approved RAP by July 1 in order to qualify for soil cleanup funding in the 2015 TBRA-TOD round. The MPCA will not guarantee that a RAP will be approved by July 1 unless it is submitted at least 30 business days in advance of that date, or by May 20. However, the project has indicated that the preparation of its RAP will not commence until June 1, 2015. It therefore does not currently appear that this project will be eligible for TBRA-TOD funding in 2015.

There are other project readiness issues that suggest that this project is not suitable for environmental grant funding at this time, including site control (no evidence of an executed purchase agreement or other formal partnership agreement between RCLF and Urban Homeworks), financing (evidence that no financing has been obtained or even applied for), land use approvals (applications for which have not been submitted to date), and related uncertainties regarding the project's timetable.

However, it is anticipated that a separate report that is also scheduled to be considered by the Community Development and Regulatory Services Committee on April 21, 2015 will include a staff recommendation in favor of a proposed \$2 million application for Met Council LCDA ("non-brownfield") funding on behalf of this project. That application (if approved by the City Council) would be submitted on July 1, 2015. The Met Council is expected to finalize its LCDA grant awards in October of this year. An LCDA application would not be subject to the MPCA and RAP timing problems referred to above, and the protracted nature of the LCDA application/decision process would provide this project with several additional months to address some of the project readiness issues identified above.

Recommended Brownfield Grant Applications: Spring Grant Round 2015

Created April 2015
CPED - Business Development



Authorizing application to the Minnesota Department of Employment and Economic Development [DEED] Contamination Cleanup and Investigation Grant Program for various projects

BE IT RESOLVED by the City Council of The City of Minneapolis that:

The City of Minneapolis has approved the Contamination Cleanup grant applications to be submitted to the Department of Employment and Economic Development (DEED) on May 1, 2015 by the City of Minneapolis for the following sites: 700 Central, 4041 Hiawatha, AC Hotel, The Encore, Huron Hotel, North Loop Commons and Superior Plating.

BE IT FURTHER RESOLVED that the City of Minneapolis act as the legal sponsor for the projects contained in the Contamination Cleanup Grant Program applications to be submitted on May 1, 2015 and that the Director of the Department of Community Planning and Economic Development (or his designee) is hereby authorized to apply to the Department of Employment and Economic Development for funding of the aforementioned projects on behalf of the City.

BE IT FURTHER RESOLVED that the City of Minneapolis has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.

BE IT FURTHER RESOLVED that the sources and amounts of the local match identified in the application are committed to the projects identified.

BE IT FURTHER RESOLVED that the City of Minneapolis has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its applications by the state and acceptance by the City Council, the City of Minneapolis may enter into agreements with the State of Minnesota for the above-referenced project(s), and that the City of Minneapolis certifies that it will comply with all applicable laws and regulation as stated in all contract agreements.

BE IT FINALLY RESOLVED that upon approval of its applications by the state and acceptance by the City Council, the Finance Officer or his designee will be authorized to execute such agreements as are necessary to implement the projects on behalf of the applicant.

Authorizing application to the Metropolitan Council's Tax Base Revitalization Account [TBRA] for various projects

Whereas, the City of Minneapolis (the "City") is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2015 as determined by the Metropolitan Council, and is therefore eligible to make application for funds under the Tax Base Revitalization Account; and

Whereas, the City has identified the following investigation and/or clean-up projects within the City that meet the Tax Base Revitalization Account's purposes and criteria: 4041 Hiawatha, Anishinabe Bii Gii Wiin, Eastside Food Cooperative, Huron Hotel, North Loop Commons, PRG Southside Rehabilitation, Praxis Marketplace, Thresher Square Hotel, Seward Towers, Superior Plating, and Washington-Chicago Development; and,

Whereas, the City has the institutional, managerial and financial capability to ensure adequate project and grant administration; and

Whereas, the City certifies that it will comply with all applicable laws and regulations as stated in the contract grant agreements; and

Whereas, the City finds that the contamination investigation and/or cleanup will not occur through private or other public investment within the reasonably foreseeable future without Tax Base Revitalization Account grant funding; and

Whereas, the City represents that it has undertaken reasonable and good faith efforts to procure funding for the activities for which Livable Communities Act Tax Base Revitalization Account funding is sought but was not able to find or secure from other sources funding that is necessary for investigation and/or cleanup completion and states that this representation is based on the following reasons and supporting facts: City staff members provide information about all potential sources of brownfield grant funding and actively encourage project proponents to seek funding from as many prospective funding sources as possible.

Now, Therefore, Be It Resolved By the City Council of the City of Minneapolis:

That the City Council authorizes the Director of the Department of Community Planning and Economic Development or other appropriate City staff to apply on behalf of the City of Minneapolis to the Metropolitan Council for Tax Base Revitalization Account funding for one or more of the above-referenced projects. The City acknowledges that for each grant awarded to and accepted by the City, the City will be the grantee and will act as legal sponsor, and will administer and be responsible for grant funds expended for the project referred to in the applicable grant application.

Authorizing application to the Metropolitan Council's Transit Oriented Development [TBRA-TOD] Program for various projects

Whereas, the City of Minneapolis ("City") is a participant in the Metropolitan Livable Communities Act ("LCA") Local Housing Incentives Program for 2015 as determined by the Metropolitan Council, and is therefore eligible to apply for LCA Livable Communities Demonstration Account and Tax Base Revitalization Account Transit Oriented Development (collectively, "TOD") funds; and

Whereas, the City has identified proposed projects within the City that meet TOD purposes and criteria and are consistent with and promote the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

Whereas, the City has the institutional, managerial and financial capability to adequately manage an LCA TOD grant; and

Whereas, the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

Whereas, the City acknowledges Livable Communities TOD grants are intended to fund projects or project components that can serve as models, examples or prototypes for TOD development or redevelopment elsewhere in the region, and therefore represents that the proposed projects or key components of the proposed projects can be replicated in other metropolitan-area communities; and

Whereas, only a limited amount of grant funding is available through the Metropolitan Council's Livable Communities TOD initiative during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of TOD grant funding; and

Whereas, cities may submit grant applications for up to three TBRA-TOD projects during each funding cycle, but, using the City's own internal ranking processes, must rank their projects by priority so the Metropolitan Council may consider those priority rankings as it reviews applications and makes grant awards;

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:

That the City finds that it is in the best interests of the City's development goals and priorities for the proposed projects to occur at the sites indicated in the grant applications at this particular time.

Be It Further Resolved that the City finds that the TOD project components for which Livable Communities TOD funding is sought (a) will not occur solely through private or other public investment within the reasonably foreseeable future; and (b) will occur within the term of the grant award (two years for Pre-

Development grants, and three years for Development grants) only if Livable Communities TOD funding is made available for these projects at this time.

Be It Further Resolved that the City ranks the TOD project funding applications according to the City's own internal priorities in the following order:

Priority	TBRA-TOD Project Name	Grant Request (projected)
1	Superior Plating	\$539,678
2	4041 Hiawatha	\$422,815

Be It Further Resolved that the City authorizes its Department of Community Planning and Economic Development to submit on behalf of the City applications for Metropolitan Council Livable Communities TOD grant funds for the TOD project components identified in the applications and upon acceptance of any awards by the City Council its Finance Officer or designee to execute such agreements as may be necessary to implement the projects on behalf of the City.

Authorizing application to the Hennepin County Environmental Response Fund for various projects

Whereas, the City of Minneapolis intends to act as the legal sponsor for one or more of the following investigation or cleanup projects: 700 Central, 4041 Hiawatha, Eastside Food Cooperative, Huron Hotel, MPRB – East Bank Trail, MPRB – Minneapolis Sculpture Garden Reconstruction, North Loop Commons, Seward Towers, Superior Plating, and Washington-Chicago Development;

Now, Therefore, Be It Resolved By the City Council of the City of Minneapolis:

That the City Council approves the aforementioned investigation and/or cleanup projects (although said approval does not confer other benefits or waive zoning, land use, building code or other applicable requirements), for which Environmental Response Fund grant applications are being submitted to the Hennepin County Department of Environmental Services on May 1, 2015 by the City of Minneapolis or by the affected property owner or developer.

For each project identified above for which the City is not the applicant, the City Council approval granted by this resolution is specifically contingent upon the applicant agreeing to have City staff administer (subject to the applicable City grant administration fee) any Hennepin County ERF grant that results from an application submitted directly to the County by the project developer, if the City is administering funds from other grantors for related project activities.

Appendix A – Planning Comments

700 Central: The 700 Central site is zoned C3A Community Activity Center District with the University Area overlay district. It is classified as a mixed use project with residential and retail, which is a permitted use in C3A. The current proposal was approved by the City Planning Commission at its regular meeting on April 7, 2014, though the approvals may need to be modified due to project scope changes. In general, the project design is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located at the intersection of Central Ave NE and 7th St NE. The site is located on Central Ave NE Commercial Corridor and in East Hennepin Activity Center, as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as mixed use which supports the uses in the proposed project. A mixed use project would be an appropriate use in an Activity Center and on a Commercial Corridor, and would be in conformance with the comprehensive plan for land use. [Haila Maze, reviewer]

4041 Hiawatha: The 4041 Hiawatha site is zoned I1 with the Industrial Living Overlay District. It is classified as a multiple family dwelling, which is a conditional use in the Industrial Living Overlay District. The current proposal will require, at minimum, a Conditional Use Permit and Site Plan Review. In general, the project design is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located at 41st and Hiawatha, in the 38th Street Transit Station Area as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as Transitional Industrial, which supports a conversion to residential. The 38th Street Station Area Plan recommends rehabilitation of existing industrial buildings into housing on this block. Multifamily housing is an appropriate use on this site and would be in conformance with the comprehensive plan. [Paul Mogush, reviewer]

AC Hotel by Marriott: The AC Hotel by Marriott site is zoned B4-2 and DP Overlay. It is classified as a “Hotel”, which is a permitted/conditional use in the B4-2 district. The current proposal will require at a minimum site plan review. In general, the project design is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located in/on 4th Street South and Hennepin Avenue. The site is located in/on a commercial corridor and in an activity center and growth center as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as commercial which supports commercial development generally, including hotels. A hotel would be an appropriate use in an activity center and/or growth center and would be in conformance with the comprehensive plan for land use. [Joe Bernard, reviewer]

Anishinabe Bii Gii Wiin: The Anishinabe Bii Gii Wiin site is zoned OR2 with PO overlay district. It is classified as an Assisted Living Facility, which is a conditional use in the OR2 district. The current proposal will require, at minimum, a Conditional Use Permit for an Assisted Living Facility and Site Plan Review. In general, the project design is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located on Franklin Avenue at 16th Ave South. The site is located in the Franklin Avenue Transit Station Area, in an Activity Center, and on the Franklin Avenue Commercial Corridor as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as Mixed Use. An Assisted Living Facility would be an appropriate use in this location and would be in conformance with the comprehensive plan for land use. [Paul Mogush, reviewer]

Eastside Food Cooperative: The Eastside Food Cooperative site is zoned C2 Neighborhood Corridor Commercial District with the PO Pedestrian Oriented Overlay District. It is classified as a commercial use, which is a permitted use in the C2 zoning district. The current proposal was approved at the August 25, 2014 City Planning Commission meeting. Land use applications included a rezoning to C2, site plan review, and variances for windows, one-story development, the parking lot, and signage. The rezoning was subsequently approved at the City Council meeting on October 3, 2014. The development site is located at the corner of Central Ave NE and 26th Ave NE. The site is located in the Central and Lowry Activity Center and on the Central Ave Commercial Corridor as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as mixed use which supports commercial and/or residential uses, including this project. A grocery store would be an appropriate use in this location and would be in conformance with the comprehensive plan for land use. [Haila Maze, reviewer]

Encore, The: The Encore site is zoned C3A, DP Overlay, and DH Overlay. It is classified as a “multiple-family dwelling”, which is a permitted/conditional use in C3A. The current proposal will require at a minimum site plan review. In general, the project design is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located in/on 2nd St S and 10th Ave S. The site is located in/on a Growth Center and Activity Center as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as Mixed Use which supports a variety of residential and commercial uses, including multi-family residential. A multi-family residential building would be an appropriate use in an activity center and would be in conformance with the comprehensive plan for land use. [Joe Bernard, reviewer]

Huron Hotel: The Huron Hotel site is zoned I1 Light Industrial District with the ILOD Industrial Living Overlay District and the UA University Area Overlay District. It is classified as a hotel, which is a permitted use in the C3A, C3S, and C4 zoning districts. The current proposal has not been through the City's development review process. It will need at least a rezoning and site plan review land use applications, as well as potentially others. In general, the project design is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located at the corner of Huron Blvd SE and Essex St SE. The site is located in the University of Minnesota Growth Center and the Stadium Village LRT Transit Station Area as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as transitional industrial which supports a range of uses, including industrial, commercial and potentially residential uses. A hotel may be an appropriate use in this location and in conformance with the comprehensive plan for land use, although pending development review is still needed to make more final determinations. [Haila Maze, reviewer]

MPRB – East Bank Trail: The East Bank Trail site is zoned I1 Light Industrial, with the Mississippi River Critical Area overlay district. It is classified as a park project, which is a permitted use in I1. The current proposal has not yet received formal approvals. It is possible that the project may be approved administratively, depending on the scope of improvements. In general, the project design is supportable, but there may be changes recommended by staff during the plan review and approval process. The site is located along the Mississippi riverfront between 8th Ave NE and the BNSF rail bridge. The site is located near the Grain Belt Activity Center, as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as park which supports the uses in the proposed project. A park project would be an appropriate use in this location, and would be in conformance with the comprehensive plan for land use. [Haila Maze, reviewer]

MPRB – Minneapolis Sculpture Garden Reconstruction: The site of the Minneapolis Sculpture Garden Reconstruction is zoned R2- Two Family Residence District. It is classified as a "park" which is a permitted use in the R2 District. In general, the project design is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The site is located along Lyndale Avenue South between Dunwoody Boulevard and Vineland Place. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as Parks and Opens Space which supports the Park. The Minneapolis Sculpture Garden is an appropriate use in a Park and would be in conformance with the comprehensive plan for land use. [Brian Schaffer, reviewer]

North Loop Commons: The North Loop Commons site is zoned I2 and DP_Overlay. It is classified as office, retail, and school, which are permitted/conditional use in I2 – noting that permitted retail uses are limited in this zoning district. The current proposal will require at a minimum site plan review. It is unclear if the project concept and design is generally supportable at this point in time, additional details are required to make this determination. The development site is located at Olson Memorial Highway and Oak Lake Ave N. The site is located in a Growth Center as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as Transitional Industrial which supports a variety of industrial, office, and retail uses, including schools. Office, retail, and school uses would be appropriate uses in a Growth Center and would be in conformance with the comprehensive plan for land use. [Joe Bernard, reviewer]

North Loop Washington Ave. Redevelopment: The North Loop Washington site is zoned B4N and DP Overlay. It is classified as a multi-family residential and an above ground principal parking facility, the former is allowed as a permitted use in the B4N district, while the latter is prohibited in the B4N district. The current proposal will require at a minimum rezoning, site plan review, and review by the City's Heritage Preservation Commission. In general, the project design is **not** supportable; changes are required to the project proposal before it can be scheduled for review at a public hearing and approval process. The development site is located at 8th Ave N and Washington Ave N. The site is located on a Commercial Corridor and in a Growth Center as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as Mixed Use which supports residential development, but not above grade principal parking facilities. Multi-family residential would be an appropriate use in the downtown Growth Center and would be in conformance with the comprehensive plan for land use. [Joe Bernard, reviewer]

Praxis Marketplace: The Praxis site is zoned C2 Commercial. It is classified as a "grocery store", which is a permitted use in the C2 District. The current proposal will require site plan review. Other applications may be determined at the time of land use application submittal. In general, the project design is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located on the southeast corner of Penn Avenue and Plymouth Avenue. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as a Neighborhood Commercial Node which supports retail sales and services including a grocery store. A grocery store would be an appropriate use in a Neighborhood Commercial Node and would be in conformance with the comprehensive plan for land use. [Jim Voll, reviewer]

PRG Southside Rehabilitation: The PRG Southside Rehab project is on several scattered sites in south Minneapolis. In all cases, rehabilitating existing housing is allowed by zoning. Land use applications are not likely to be required for these projects. Rehabilitating affordable housing is both consistent with and encouraged by The Minneapolis Plan for Sustainable Growth. [Paul Mogush, reviewer]

Redeemer Family Housing Development: The Redeemer site is zoned R2B Residential with a small part at the southwest corner zoned C1 Commercial. Based on preliminary information provided, the housing and non-residential uses would require a rezoning to the OR2 Office-Residential District. The current proposal will also require site plan review. Other applications may be determined at the time of land use application submittal. In general, the project is supportable, but because a site plan and building renderings are not available at this time there may be changes recommended by staff during the public hearing review and approval process. The development site is located on Glenwood Avenue. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates this part of Glenwood as a Community Corridor which supports medium-density residential and limited retail uses. [Jim Voll, reviewer]

Seward Towers: Seward Towers is located at Franklin and Riverside Avenues. The property is zoned R6. Rehabilitating existing housing is allowed by zoning. Land use applications are not likely to be required for this project. Rehabilitating affordable housing is both consistent with and encouraged by *The Minneapolis Plan for Sustainable Growth*. [Paul Mogush, reviewer]

Superior Plating [former]: The Superior Plating site is zoned C2 Neighborhood Corridor Commercial District. It is classified as a mixed use project, which is a permitted use in the C2 zoning district. Since the project is still in the development review process, the full list of land use applications is yet to be determined. In general, the project design is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located at the corner of 1st Ave NE and University Ave NE. The site is located in the East Hennepin Activity Center as identified in *The Minneapolis Plan for Sustainable Growth*. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as mixed use which supports the current project, including high density residential and commercial. A mixed use project would be an appropriate use in an Activity Center and would be in conformance with the comprehensive plan for land use. [Haila Maze, reviewer]

Thresher Square Hotel: The Thresher Square site is zoned B4N and DP Overlay. It is classified as a Hotel, which is a permitted/conditional use in the B4N district. The current proposal will require at a minimum site plan review. In general, the project design is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located at 3rd Street S and Chicago Ave S. The site is located in a Growth Center as identified in *The Minneapolis Plan for Sustainable Growth*. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Mixed Use which supports a variety of commercial and residential uses, including hotels. A hotel would be an appropriate use in a Growth Center and would be in conformance with the comprehensive plan for land use. [Joe Bernard, reviewer]

Washington-Chicago Development: The Washington Chicago Development site is zoned B4N and DP Overlay. It is classified as a multi-family residential and retail, which are permitted/conditional uses in the B4N. The current proposal will require at a minimum site plan review. In general, the project design is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located at Chicago Ave S and Washington Ave S. The site is located in a Growth Center, Activity Center, and along a Commercial Corridor as identified in *The Minneapolis Plan for Sustainable Growth*. The future land use map in *The Minneapolis Plan for Sustainable Growth* designates the site as Mixed Use which supports a variety of commercial and residential uses, including multi-family residential and general retail. A mixed use residential project would be an appropriate use in an Activity Center/Growth Center/Commercial Corridor and would be in conformance with the comprehensive plan for land use. [Joe Bernard, reviewer]