



**Nokomis Senior Assisted Living  
Redevelopment Plan**

Draft as of February 13, 2009

# Nokomis Senior Assisted Living Redevelopment Plan

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### Exhibits

1. Project Boundary and Land Use Map
2. Project Area Report
3. Site Plan and Elevations

# Nokomis Senior Assisted Living Redevelopment Plan

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## I. Introduction

Two plan documents have been prepared to facilitate the development of a senior assisted living project in the Standish neighborhood of south Minneapolis:

- This Nokomis Senior Assisted Living Redevelopment Plan establishes a new redevelopment project and identifies its boundary, redevelopment objectives and land use provisions.
- The Nokomis Senior Assisted Living Tax Increment Financing Plan establishes a new housing tax increment financing district within the redevelopment project area to help finance various public project costs and to establish a tax increment financing budget.

## II. Description of Project

### A. Boundary of Redevelopment Project

Under the authority of Minnesota Statutes Sections 469.001 to 469.047 (the Housing and Redevelopment Authorities Act), approval of this redevelopment plan establishes a new redevelopment project as defined in Minnesota Statutes Section 469.002, Subdivision 14.

The Nokomis Senior Assisted Living Redevelopment Project Area consists of two tax parcels identified below. The project area is located within the Standish neighborhood and Ward 9 of south Minneapolis.

<b>Property Identification Number</b>	<b>Property Address</b>
01-028-24-34-0176	3733 23 <sup>rd</sup> Avenue South
01-028-24-34-0177	3717 23 <sup>rd</sup> Avenue South

The Project Boundary and Land Use Map is included in this redevelopment plan as Exhibit 1. Documentation of the property's eligibility as a redevelopment project area is presented in the Project Area Report and Documentation of Eligibility (Exhibit 2).

### B. Objectives of Redevelopment Plan

The City of Minneapolis seeks to achieve the following objectives through this redevelopment plan:

- Eliminate blighting influences by facilitating the redevelopment of underutilized land.
- Increase the number of housing units and choices within the city.
- Increase housing density.
- Remedy the shortage of housing for low and moderate income residents.
- Support strong and diverse neighborhoods where people choose to live.
- Create jobs.

**C. Types of Redevelopment Activities**

The objectives of this redevelopment plan may be accomplished through the following public and private redevelopment activities: site preparation, new construction, public improvements, project administration and other related activities.

**D. Public Purpose**

Public purposes of this redevelopment plan include removal of blight or the causes of blight, redevelopment of vacant and underused parcels, and provision of affordable housing.

**E. Citizen Participation**

The Standish Ericsson Neighborhood Association (SENA) is the official neighborhood group for the project area. SENA has reviewed and supports the proposed development described in Section IV A of this redevelopment plan.

SENA and other neighborhood participants will be given the opportunity to review and comment on this redevelopment plan prior to consideration of the plan by the City Council.

The City of Minneapolis will continue to work with SENA throughout the implementation of this redevelopment plan, in accordance with a contract that specifies that the City shall provide SENA an advisory role on development proposals, redevelopment plans and tax increment financing plans. SENA, in turn, is required to ensure that those residents most affected by a proposed development are informed of and provided the opportunity to comment on the proposed activity.

**F. Public Financing**

Potential sources of public financing include tax increment financing, the City's Affordable Housing Trust Fund, and housing revenue bonds.

A description of the proposed use of tax increment financing is presented in Section VII.A of the Nokomis Senior Assisted Living Tax Increment Financing Plan.

**III. Land Use Plan**

**A. Future Land Use**

The proposed reuse of land within the project area is mixed-use.

The Project Boundary and Land Use Map is included in this redevelopment plan as Exhibit 1.

## **B. Conformance with Approved City Plans**

The proposed development conforms to City-approved plans and ordinances.

### **The Minneapolis Plan**

The Minneapolis Plan designates the intersection of 38<sup>th</sup> Street and 23<sup>rd</sup> Avenue South as a neighborhood commercial node and as part of the 38<sup>th</sup> Street Transit Station Area. East 38<sup>th</sup> Street is a community corridor.

The Minneapolis Plan describes neighborhood commercial nodes as follows:

Neighborhood Commercial Nodes are the small-scale service locations and focal points for neighborhoods. Their character is defined by the limited impact and scale of businesses operating in these locations, making them good neighbors to the largely low-density residential areas that surround them. Commercial uses in Neighborhood Commercial Nodes operate with little negative impact on their neighborhoods, such as the production of fumes or noise or negative aesthetics, or even blight through minimal or deferred maintenance of buildings and land. These areas are generally pedestrian oriented in scale and design.

Neighborhood commercial nodes have usually developed at intersections, and the intersecting streets are often designated as community corridors. Related to the city's historical growth pattern, these nodes generally consist of traditional commercial storefront buildings, and maintain a building typology that is appropriate for the surrounding residential neighborhoods.

The proposed development conforms to the following comprehensive plan policies:

#### **4.5 Minneapolis will identify Neighborhood Commercial Nodes that provide a shopping environment of small-scale retail sales and commercial services and are compatible with adjacent residential areas.**

##### **Implementation Steps**

Support the continued presence of small-scale retail sales and commercial services in Neighborhood Commercial Nodes.

Direct other uses that act as neighborhood focal points (institutional, cultural or social) to locate at Neighborhood Commercial Nodes.

Restrict auto-oriented, industrial or manufacturing activities that generate significant vehicular traffic, noise or air-borne impacts on residential neighbors.

Promote medium density residential development around Neighborhood Commercial Nodes (see also Community Corridors policy in this chapter).

Limit the territorial expansion of Neighborhood Commercial Nodes, but encourage rehabilitation and reinvestment in existing buildings.

Ensure that commercial uses do not negatively impact nearby residential areas.

Facilitate the redevelopment of underutilized commercial areas and promote their reuse as infill development, such as office or housing, while maintaining neighborhood compatibility.

Promote traditional urban form in terms of building siting and massing when undertaking new development in Neighborhood Commercial Nodes. (See discussion of traditional urban form in Chapter 9.)

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Preserve traditional commercial storefronts at Neighborhood Commercial Nodes wherever possible.

Develop parking facilities and management strategies that balance the following goals: improved customer access, protection of sidewalk traffic; reduced visual impacts, mitigated impacts on neighboring uses and shared use of parking facilities.

Promote transit stops and bicycle parking and storage in Neighborhood Commercial Nodes.

## **4.9 Minneapolis will grow by increasing its supply of housing.**

### **Implementation Steps**

Support the development of new medium- and high-density housing in appropriate locations throughout the City.

Support the development of infill housing on vacant lots. Use partnerships and incentives to reduce city subsidy level and duration of vacancy.

## **4.18 Minneapolis will encourage both a density and mix of land uses in TSAs that both support ridership for transit as well as benefit from its users.**

### **Implementation Steps**

Explore and pursue opportunities to integrate development with transit stations.

Concentrate highest densities and mixed-use development nearest the transit station and/or along Commercial Corridors, Community Corridors and/or streets served by local bus transit.

Ensure that new development density is well integrated with existing neighborhood character through transitions in scale and attention to design.

Support the development of new housing types in the TSA, including townhomes, mansion apartments, garden apartments, granny flats/carriage houses, and multi-family residential buildings.

Support and encourage small-scale, pedestrian-oriented services and retail uses to locate near stations and within mixed-use buildings to serve transit riders and the immediate neighborhood (e.g., day care centers, cafés, dry cleaners, convenience grocery, etc.).

Recruit land uses that value convenient access to downtown Minneapolis or other institutional or employment centers that are well served by transit.

Discourage automobile services and drive-through facilities from locating or expanding in these designated areas.

## **Small Area Plans**

The 38th Street Station Area Plan was adopted by the City Council on October 20, 2006. Policy 3.1 of the plan indicates that focal points for neighborhood retail and services, whether stand-alone or in mixed-use buildings, shall be concentrated in certain areas, including the 38th Street and 23rd Avenue South node. The plan indicates that “the northwest corner is well suited for new multistory development. Such development should be broken into smaller segments with a scale that does not overwhelm the corner.” It shows a planned land use for this site of townhomes and stacked flats. Policy 6.1 states that “appropriate building height depends on factors that include: size and depth of parcel, existing building heights, the height of adjacent buildings and planned land uses and intensities of the surrounding area.” It further suggests that, in general, three stories would be appropriate for this corner.

## **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 has been rezoned from R4 Residential to OR2 High Density Office Residential, an appropriate zoning to facilitate the above noted goals of the comprehensive plan and the 38th Street Station Area Plan. The City Planning Commission approved the Nokomis Senior Assisted Living project's land use applications on October 1, 2007.

## **C. Land Use Restrictions**

A 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.

## **IV. Project Proposals**

### **A. Proposed Development Activity**

Covenire Care LLC has proposed the development of the Nokomis Senior Assisted Living housing project at 3717 and 3733 23<sup>rd</sup> Avenue South. The approximately 1.8-acre site located at the northeast corner of the intersection of 23<sup>rd</sup> Avenue South and East 38<sup>th</sup> Street is across 23<sup>rd</sup> Avenue South from the Providence Place Skilled Nursing Facility and is currently used by Providence Place as a parking lot. The proposed 77-unit residential development is designed to complement the existing skilled nursing facility, creating a senior housing campus offering seniors a "continuum of care" that will include a nursing home, transitional care, memory support units and other specialty care units. The new development will include 63 assisted living units, seven memory support units and seven care suites. A minimum of 16 units (20 percent of the total) will be for persons with incomes at or below 50 percent of the metropolitan median income (MMI).

The four-story building will include approximately 50 parking spaces in one level of underground heated parking and 41 surface parking spaces. Amenities will include a dining room, a parlor, a café, an activity room, a beauty parlor, a screened porch, an outdoor patio/courtyard, secure entries, and professionally designed and maintained landscaping and walking paths.

A site plan and elevations are included as Exhibit 3 to this redevelopment plan.

### **B. Property Acquisition**

The City of Minneapolis does not currently intend to acquire any property within the project area.

**C. Rehabilitation**

The property within the project area is not occupied by buildings, and therefore rehabilitation will not occur under this redevelopment plan.

**D. Relocation**

It is not anticipated that any businesses or residents will be displaced by public redevelopment activities within the project area.

**E. Redevelopers' Obligations**

The requirements imposed upon redevelopers, their successors or assigns, will be established in a redevelopment contract between the City and the developer of property within the project area.

**V. Official Action to Carry Out Redevelopment Plan**

Minnesota law requires that the Minneapolis City Planning Commission review this redevelopment plan and that its written opinion, if any, accompany the redevelopment plan when it is officially submitted to the City Council for approval (Minnesota Statutes, Section 469.027).

In approving this redevelopment plan, the City Council is responsible for carrying out those elements of the plan requiring official action by the City.

**VI. Procedure for Changes in Approved Redevelopment Plan**

This redevelopment plan may be modified as provided in Minnesota Statutes, Section 469.029, Subdivision 6:

A redevelopment plan may be modified at any time. The modification must be adopted by the authority and the governing body of the political subdivision in which the project is located, upon the notice and after the public hearing required for the original adoption of the redevelopment plan. If the authority determines the necessity of changes in an approved redevelopment plan or approved modification thereof, which changes do not alter or affect the exterior boundaries, and do not substantially alter or affect the general land uses established in the plan, the changes shall not constitute a modification of the redevelopment plan nor require approval by the governing body of the political subdivision in which the project is located.



# Nokomis Senior Assisted Living Redevelopment Plan

## Project Boundary and Land Use Map

-  Project Boundary
-  Land Use: Mixed Use

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**Exhibit 2  
Project Area Report**

The conditions that qualify the proposed Nokomis Senior Assisted Living Redevelopment Project as a redevelopment project as defined in Minnesota Statutes Section 469.002, Subdivision 14 are described below.

**Statutory Definitions**

Minnesota Statutes Section 469.002, Subdivision 14 includes in its definition of a redevelopment project “any work or undertaking to acquire blighted areas and other real property for the purpose of removing, preventing, or reducing blight, blighting factors, or the causes of blight”.

A “blighted area” is defined in Minnesota Statutes Section 469.002, Subdivision 11 as “any area with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light, and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.”

**Description of Project Area**

The proposed project area consists of two tax parcels identified below and shown in the Project Boundary and Land Use Map (Exhibit 1).

<b>Property Identification Number</b>	<b>Property Address</b>
01-028-24-34-0176	3733 23 <sup>rd</sup> Avenue South
01-028-24-34-0177	3717 23 <sup>rd</sup> Avenue South

The approximately 1.8-acre site is located at the northeast corner of the intersection of East 38<sup>th</sup> Street and 23<sup>rd</sup> Avenue South in the Standish neighborhood of south Minneapolis. The parcels are currently used as a surface parking lot for the Providence Place Skilled Nursing Facility located across 23<sup>rd</sup> Avenue South. Site improvements include paving, sidewalks, fencing, and minimal landscaping. The property is zoned OR2 – High Density Office Residential, and is also within a Pedestrian-Oriented Overlay District.

The City’s comprehensive plan designates the intersection of East 38<sup>th</sup> Street and 23<sup>rd</sup> Avenue South as a neighborhood commercial node and as part of the 38<sup>th</sup> Street Transit Station Area. East 38<sup>th</sup> Street is also designated a community corridor.

The properties are located in an area of high traffic with high visibility. The surrounding area is experiencing increased redevelopment activity as a result of its proximity to the 38<sup>th</sup> Street LRT station.

City records indicate there have been three code violations on the property since 2003. A 2003 violation resulted in an order to cut and remove tall grass and weeds on the property. In January 2009, two violations were identified, resulting in orders to remove rubbish, including concrete piled on the north end of the parking lot and two dumpsters full of debris, and discontinue parking or storage of commercial vehicles on the property.

### **Eligibility**

Based on the characteristics of the project area described above, it is determined that the two tax parcels within the project area are underutilized property, which is a blighting influence on the surrounding area. The proposed development of the Nokomis Senior Assisted Living housing project will remove the blighting influence and facilitate the implementation of City land use policies and redevelopment objectives.

Documentation supporting these findings is on file in the office of the City of Minneapolis Development Finance Division, Crown Roller Mill, Suite 575, 105 5<sup>th</sup> Avenue South, Minneapolis, Minnesota 55401.



4 February 2009



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