



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

Date: November 7, 2005
To: Council Member Lisa Goodman, Community Development Cmte.
Council Member Barbara Johnson, Ways and Means/Budget Cmte.
Prepared by: Tiffany Glasper, Senior Project Coordinator, Phone 612-673-5221
Presenter in Committee: Tiffany Glasper, Senior Project Coordinator
Approved by: Chuck Lutz, Deputy CPED Director _____
Elizabeth Ryan, Director, Housing _____
Subject: Public Hearing and Approval of Modification No. 6 to the West
Broadway Redevelopment Plan

RECOMMENDATION: Conduct Public Hearing and Adopt attached resolution
Approving Modification No. 6 to the West Broadway Redevelopment Plan.

Previous Directives: On February 13, 2004, the Minneapolis City Council approved
the Higher Density Corridor Housing Initiative Program. On July 27, 2004 the City
Council authorized Hennepin County through the HCHRA to act within the City and
provide Transit Oriented Development Grant Funds to the Agape Housing Development
project.

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee
Coordinator

Community Impact

Ward: 3, 5

Neighborhood Notification: Copies of Modification No. 6 to the West Broadway
Redevelopment Plan were sent to the affected neighborhood groups. The Agape

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Development team notified the Jordan Area Community Council of this project on July 13, 2005.

City Goals: Foster the development and preservation of a mix of quality housing types that is available, affordable, meets current needs and promotes future growth.

Comprehensive Plan: The Modification will be reviewed by the Planning Commission for consistency with the Comprehensive Plan on November 14, 2005.

Zoning Code: Will comply.

Living Wage/Job Linkage: NA

Other:

BACKGROUND

The West Broadway commercial and residential area is located approximately two miles northwest of the Minneapolis Central Business District. The existing project area encompasses 114 acres of land and is bounded by Interstate 94 on the east, Twenty-first Avenue on the north, Irving Avenue on the west, and Eighteenth Avenue on the south. This Modification expands the existing boundary of the West Broadway Redevelopment Project by adding 15 parcels along the West Broadway frontage between Newton and Logan Avenues N. Objectives have also been added to the redevelopment plan to correspond with planning and community development goals.

For decades, the West Broadway commercial area served as the retail center for North Minneapolis. During the early 1960's, suburbanization had taken its toll on the area, and West Broadway fell from commercial prominence. The combination of aging retail properties and the decline of population densities and relative incomes in the surrounding residential areas severely weakened the residential, commercial, and economic vitality of the area.

The original West Broadway Redevelopment Plan was prepared by the Minneapolis Housing and Redevelopment Authority (predecessor of the MCDA) and approved by the City Council on August 31, 1973. Both the initial objectives and boundaries of the project were established at that time. On December 28, 1973, Tax Increment Financing was established by the City Council as the primary method for financing public redevelopment activity in the project area.

In recent years, a combination of continued disinvestment, a prevalence of livability issues and crime has plagued north Minneapolis. These factors, combined with the fact that this area of Minneapolis is home to a significantly disproportionate number of vacant and boarded buildings and low-income housing units have led to a weakening in

the real estate market in north Minneapolis and a visible lack of quality retail and commercial business activity along West Broadway, the community's main corridor.

Efforts to revitalize business activity on West Broadway along with a diversification of the housing stock will inevitably serve one another well and will encourage both economic development and investment and once again make this area of our city a destination and a place where people want to be.

Many redevelopment efforts along West Broadway have been completed or are currently underway. They include:

- In 2002, the City provided financing for the development of the Lindquist Apartments, 20 units of efficiency and one-bedroom permanent, drug free and sober supportive housing for disabled singles. The project Grand Opening occurred on September 21, 2005.
- In 2003, the City Council approved up to \$6 million in Multifamily Housing Revenue Bonds and additional Affordable Housing Trust Fund dollars for the St. Anne's Senior Housing Project at the 2300 block of West Broadway. This project will create 59 units of affordable senior housing.
- In 2004, Oasis of Love/Agape Child Care purchased and renovated a vacant building from Hennepin County for a new child care facility which opened earlier this year.
- In 2004, the West Broadway road reconstruction project began. This project includes the demolition and reconstruction of the entire roadway between Girard Avenue North and the west City Limits, pedestrian scale lighting and landscaped medians.

Modifications to the West Broadway Redevelopment Plan approved by the Minneapolis City Council facilitated property acquisition for retail and commercial redevelopment (Hawthorne Crossings, Phases I and II, and 1101-1105 West Broadway).

Although the expansion parcels identified in Modification No. 6 are listed as "Property that May be Acquired", inclusion on this list does not indicate an absolute commitment on the part of the City to acquire a property. No TIF districts or development proposals have been identified within the expanded project area. However, the West Broadway Curve area, which exists between James Avenue North and Logan Avenue North along West Broadway, has been identified by staff as a significant potential catalyst for redevelopment along the entire avenue. Redevelopment activities in this area are proposed to consist of higher density rental and ownership housing opportunities consistent with the City's Higher Density Corridor Strategy and Transit Oriented Development concepts.

The Higher Density Housing Program provides funding for CPED acquisition of multifamily housing development sites on or near community, commercial and transit corridors as defined in The Minneapolis Plan. Funds will be used for the assemblage of larger sites for the development of mixed-income rental and ownership housing.

Future Council actions will be required to implement redevelopment activities, establish TIF districts, special service districts, potential rezoning and conditional land use actions.

Staff is requesting and recommending approval of Modification No. 6 to the West Broadway Redevelopment Plan consistent with the attached resolution.