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

Date: August 18, 2009

To: Council Member Lisa Goodman, Chair, Community Development Committee **Referral to:** Council Member Paul Ostrow, Chair, Ways and Means/Budget Committee

Subject: Modification No. 1 to the Urban Village Redevelopment Plan

Recommendation: Hold Public Hearing and adopt attached resolution approving Modification No. 1 to the Urban Village Redevelopment Plan.

Previous Directives: On February 5, 1999, the City Council approved the Urban Village Redevelopment Plan.

Department Information

Prepared by: Tiffany Glasper, Senior Project Coordinator, 673-5221

Approved by: Charles T. Lutz, Deputy Director, CPED _____

Thomas Streitz, Director, Housing Policy & Development _____

Presenter in Committee: Tiffany Glasper, Senior Project Coordinator

Financial Impact

• No financial impact

Community Impact

- Neighborhood Notification: On July 2, 2009, the Lowry Hill East Neighborhood Association was notified of the opportunity to review and comment on the proposed Modification No. 1 to the Urban Village Redevelopment Plan.
- City Goals: One Minneapolis; Connected Communities; Enriched Environment; A Premier Destination
- Comprehensive Plan:
 - 4.1, Encourage reinvestment along major corridors
 - 4.2, Coordinate land use and transportation planning on designated Community Corridor streets through attention to the mix and intensity of land uses, the pedestrian character and residential livability of the streets
 - 4.9, Minneapolis will grow by increasing its supply of housing
 - 4.10, Minneapolis will increase its housing that is affordable to low and moderate income households
 - 4.11, Minneapolis will improve the availability of housing options for its residents
- Zoning Code: All redevelopment projects are required to comply with Minneapolis Zoning Code

Supporting Information

The Urban Village Redevelopment Plan was approved by the City Council in February 1999. Subsequently, multifamily housing development occurred within the original project boundary, north of West 29th Street between Aldrich and Dupont Avenues South.

Modification No. 1 expands the project boundary to include a .75-acre site south of West 29th Street between Lyndale and Aldrich Avenues South, to facilitate the development of Lynlake Creative Community, a five-story new construction mixed-use project with 84 units of affordable live/work housing above retail, restaurant and community arts space. A minimum of 20 percent of the units will be affordable at 50 percent of the metropolitan median income.

The developer, Greco LLC, is in the process of securing Hennepin County Transit-Oriented Development (TOD) Program funds. It is a requirement of the County TOD program that the site be located within a redevelopment project area. At this time, the only form of City assistance that has been requested is to include the site within a project area to make the project eligible for County TOD Program funds.

Land use applications for this project were approved by the City Planning Commission in March 2008 and the rezoning was approved by the City Council in May 2008. Since that time, the developer has changed the project to include more residential units, including a minimum of 17 affordable units. The revised plans were presented to the City Planning Commission at a Committee of the Whole meeting on March 5, 2009. Revised land use applications have not yet been received.

Following transmittal of the proposed Modification No. 1 for review and comment on July 2, 2009, the language in section II.B., Land Use Provisions and Requirements, was revised to add a reference to consistency with the Uptown Small Area Plan. Likewise, the Land Use Map was revised to make it consistent with the Uptown Small Area Plan in addition to the Lyn-Lake Small Area Plan and The Minneapolis Plan for Sustainable Growth. The revised version of the proposed Modification No. 1 was posted on the City's Web site on July 13, 2009.

On July 27, 2009, the City Planning Commission found Modification No. 1 to be consistent with The Minneapolis Plan.

RESOLUTION OF THE CITY OF MINNEAPOLIS

By Goodman and Ostrow

Adopting Modification No 1 to the Urban Village Redevelopment Plan.

Resolved by the City Council of the City of Minneapolis:

Section 1. Recitals

- 1.1. Pursuant to Laws of Minnesota 2003, Chapter 127, Article 12, Sections 31-34, and Minneapolis Code of Ordinances, Chapter 415, the City of Minneapolis (the "City") acting by and through its department of Community Planning and Economic Development, has been granted the authority to propose and implement city development districts, housing and redevelopment projects and tax increment financing districts, all pursuant to Minnesota Statutes, Sections 469.001 through 469.134, and 469.174 through 469.179, as amended, and other laws enumerated therein (collectively, the "Project Laws").
- 1.2. By Resolution duly adopted on February 5, 1999, the City approved the Urban Village Redevelopment Plan, describing the Project Area, the activities to be undertaken, and the property that may be acquired, all pursuant to the Project Laws.
- 1.3. It has been proposed and the City has prepared, and this Council has investigated the facts with respect to, Modification No 1 to the Urban Village Redevelopment Plan (the "Modification"), expanding the project boundary and updating the land use map.
- 1.4. The City has performed all actions required by law to be performed prior to the adoption of the Modification, including, but not limited to, a review of the proposed Modification by the affected neighborhood group and the City Planning Commission, transmittal of the proposed Modification to the Hennepin County Board of Commissioners and the School Board of Special School District No 1 for review and comment, and the holding of a public hearing after published notice as required by law.

Section 2. Findings for the Adoption of the Modification

- 2.1. The Council hereby finds, determines and declares that the actions authorized by the Modification are pursuant to and in accordance with the Project Laws.
- 2.2 The Council further finds, determines and declares that the land in the Project Area would not be made available for redevelopment without the financial aid and public assistance to be sought.
- 2.3. The Council further finds, determines and declares that the Modification will afford maximum opportunity, consistent with the sound needs of the city as a whole, for the redevelopment of the project area by private enterprise.

- 2.4. The Council further finds, determines and declares that the area to be added to the Urban Village Redevelopment Project qualifies as a redevelopment project as defined in Minnesota Statutes, Section 469.002, Subdivisions 14 and 16, and as a blighted area as defined in Minnesota Statutes, Section 469.002, Subdivision 11.
- 2.5. The Council further finds, determines and declares that the Modification conforms to the general plan for the development of the city as a whole. Written comments of the City Planning Commission with respect to the Modification were issued, are incorporated herein by reference, and are on file in the office of the City Clerk.
- 2.6. The Council further finds, determines and declares that it is necessary and in the best interest of the City at this time to approve the Modification.

Section 3. Approval of the Modification

3.1. Based upon the findings set forth in Section 2 hereof, the Modification presented to the Council on this date is hereby approved and shall be placed on file in the office of the City Clerk.

Section 4. Implementation of the Modification

4.1. The officers and staff of the City, and the City's consultants and counsel, are authorized and directed to proceed with the implementation of the Modification, and for this purpose to negotiate, draft, prepare and present to this Council for its consideration, as appropriate, all further modifications, resolutions, documents and contracts necessary for this purpose.