



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

Date: August 22, 2006

To: Council Member Lisa Goodman, Community Development Committee
Council Member Paul Ostrow, Ways & Means Budget/Committee

Subject: Modification No. 1 to the Franklin LRT Station Area Redevelopment Plan (including: Modification No. 15 to the Seward South Urban Renewal Plan, Modification No. 8 to the Franklin Avenue Redevelopment Plan, Modification No. 20 to the Model City Urban Renewal Plan, and Modification No. 4 to the Seward West Urban renewal Plan) and Modification No. 109 to the Common Plan

Recommendation: Approve Modification No. 1 to the Franklin LRT Station Area Redevelopment Plan (including: Modification No. 15 to the Seward South Urban Renewal Plan, Modification No. 8 to the Franklin Avenue Redevelopment Plan, Modification No. 20 to the Model City Urban Renewal Plan, and Modification No. 4 to the Seward West Urban renewal Plan) and Modification No. 109 to the Common Plan

Previous Directives: 1) The *Franklin Avenue-Cedar/Riverside Transit Oriented Development Master Plan* was adopted by the City Council on December 28, 2001; 2) The Franklin LRT Station Area Redevelopment Plan was approved by the City Council on April 23, 2001. 3) On June 22, 2001 the City Council approved \$900,000 from the Transit Oriented Development Program Set-aside for design and construction of infrastructure to support development around the Franklin Avenue LRT station.

Prepared by: Mark Garner, Senior Project Coordinator **Phone:** 612-673-5037

Approved by: Chuck Lutz, Deputy Director CPED _____
Mike Christenson, Director, Economic Policy _____
and Development

Permanent Review Committee (PRC) Approval Not Applicable

Note: To determine if applicable see <http://insite/finance/purchasing/permanent-review-committee-overview.asp>

Presenter in Committee: Mark Garner

Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).
- Action requires an appropriation increase to the Capital Budget or Operating Budget.
- Action provides increased revenue for appropriation increase.
- Action requires use of contingency or reserves.
- Business Plan: Action is within the plan. Action requires a change to plan.
- Other financial impact (Explain):

Request provided to department's finance contact when provided to the Committee Coordinator.

Community Impact (use any categories that apply)

Neighborhood Notification: On July 7, 2006, neighborhood groups were notified of the proposed modifications. The 45-day review and comment period is July 7 through August 22.

City Goals: Connected communities.

Comprehensive Plan: The proposed modifications support implementation of land use policies, community development activities, and street and streetscape modifications proposed in the *Franklin Avenue-Cedar/Riverside Transit Oriented Development Master Plan*, the adopted small area plan for this transit station area, and in subsequent technical studies.

Zoning Code: N/A

Background & Supporting Information

Since 1998, a strong community partnership initiative has been underway to support planning and implementation of transit oriented development around the Franklin Avenue LRT station. The *Franklin Avenue-Cedar/Riverside Transit Oriented Development Master Plan* was adopted by the City Council in December 2001, and provides City policy direction on land use, infrastructure, urban design guidelines and development standards in the station area.

The Franklin Avenue LRT station is located on a relatively isolated segment of Franklin Avenue between the Ventura Village, Seward and East Phillips neighborhoods, and recent community partnership efforts have focused upon 1) identifying strategic infrastructure changes necessary to improve the pedestrian environment and multi-modal access to the station area, 2) refining the land use policies and vision for specific opportunity sites, and 3) promoting catalyst transit oriented development projects to bring transit supportive housing, jobs, and activity closer to the station and bridge the gap between the surrounding neighborhoods and the LRT station.

The area surrounding the Franklin Avenue LRT station has been the focus of extensive public redevelopment activities during the past thirty years and there are currently six redevelopment project areas located within one-half mile of the station. Several of these projects have overlapping boundaries and include land use goals and objectives that are inconsistent with the adopted station area master plan and transit-oriented development land uses. The most recent plan, the Franklin LRT Station Area Redevelopment Plan, was adopted in 2001 to promote transit oriented development and fund modifications to infrastructure immediately adjacent to the LRT station.

In 2005, the Ventura Village Neighborhood Group and the Seward Neighborhood Group both adopted resolutions requesting that the City of Minneapolis approve an expanded redevelopment project area around the LRT station consistent with the new boundaries included in this plan and establish uniform transit oriented development land use goals and objectives for this area.

Modification No. 1 to the Franklin LRT Station Area Redevelopment Plan and concurrent plans

Modification No. 1 to the Franklin LRT Station Area Redevelopment Plan expands the boundaries of the existing Franklin LRT Station Area Redevelopment Project and (through the other concurrent incorporated plan modifications) removes this expansion area from the other overlapping redevelopment project areas (Seward South, Model City, Franklin Avenue, and Seward West). An exhibit to this plan, the Project Area Report and Documentation of Eligibility, identifies existing blighting factors and area conditions that provide the justification to expand the project area.

This plan modification also establishes consistent transit oriented development land use requirements, goals and objectives within the expanded project area. These land use requirements, goals and objectives apply to redevelopment activities undertaken by the City of Minneapolis utilizing its housing and redevelopment powers and also to activities funded or undertaken by Hennepin County under the provisions of a multi-jurisdictional program resolution, such as the Hennepin County Transit Oriented Development (TOD) funding program.

Modification No. 109 to the Common Development and Redevelopment Plan expands the Common Project to include all of the area located within the enlarged Franklin LRT Station Area. This expansion allows for the remaining Common Project funding allocated in 2001 for transit oriented development infrastructure around the Franklin Avenue LRT station (approximately \$340,000) to be expended throughout the enlarged project area. During the past 18 months, City plans and funding commitments have helped leverage more than \$4.5 million in grants from the Federal Government, Metropolitan Council and Hennepin County for new infrastructure or land assembly projects to support transit oriented development around the Franklin Avenue LRT Station.