Modification No. 6
to the
West Broadway Redevelopment Plan

October 6, 2005

Prepared by Development Finance Division, City of Minneapolis
105 5th Avenue South, Minneapolis, Minnesota 55401

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Original Plan	May 1, 1973
Modification No. 1	March 12, 1975; Rev. Oct. 25, 1975
Modification No. 2	July 10, 1980
Modification No. 3	December 16, 1988
Modification No. 4	March 22, 1991
Modification No. 5	January 21, 2003

A. Table of Contents

B. Description of Project

1. Boundaries of Redevelopment Project – **Changed**
2. Project Boundary Map – **Changed**
3. Objectives of the Redevelopment Plan – **Added**
4. Type of Redevelopment Activities – No Change

C. Land Use Plan

1. Land Use Map – **Included**
2. Land Use Provisions and Requirements – No Change

D. Project Proposals

1. Land Acquisition – **Changed**
2. Rehabilitation – No Change
3. Redevelopers' Obligations – No Change

E. Relocation – No Change

F. Official Action to Carry Out the Redevelopment Plan – No Change

G. Procedure for Changes in Approved Redevelopment Plan – No Change

Exhibits

Project Area Report & Documentation of Blight
Boundary Map
Land Use/Acquisition Map

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Introduction

Modification No. 6 to the West Broadway Redevelopment Plan is being completed in order to facilitate the redevelopment of blighted structures and parcels on a section of West Broadway identified by staff as the West Broadway Curve. Redevelopment shall occur through new construction of higher density rental and ownership housing as provided by the City's Higher Density Corridor Housing Initiative Program[1]. The modification expands the existing boundary of the West Broadway Redevelopment Project by adding fifteen parcels along the West Broadway frontage between Newton and Logan Avenues North. While the modification expands the boundary of the West Broadway Redevelopment Project Area, it does not expand the boundary of the existing West Broadway Tax Increment Finance District.

B. Description of Project

1. Boundary of Redevelopment Project – **Changed**

The boundary of the West Broadway Redevelopment Project is expanded to include 15 parcels along the West Broadway frontage between Newton and Logan Avenues North. The parcels to be added to the Redevelopment Project are:

Address	Property ID Number
1904 West Broadway	16-029-24-23-0046
1910 West Broadway	16-029-24-23-0047
1914 West Broadway	16-029-24-23-0048
1918 West Broadway	16-029-24-23-0049
1920 West Broadway	16-029-24-23-0050
1926 West Broadway	16-029-24-23-0051
1930 West Broadway	16-029-24-23-0209
1936 West Broadway	16-029-24-23-0054
2000 West Broadway	16-029-24-23-0055
2004 West Broadway	16-029-24-23-0057
2006 West Broadway	16-029-24-23-0056
2010 West Broadway	16-029-24-23-0058
2014 West Broadway	16-029-24-23-0059
2018 West Broadway	16-029-24-23-0060
2022 West Broadway	16-029-24-23-0206

[1] Approved by the Minneapolis City Council on February 13, 2004

2. Project Boundary Map – **Changed**

The Project Boundary Map, dated October 6, 2005 is attached to this modification as Exhibit #1.

3. Objectives of the Redevelopment Plan – **Added**

The following is a list of objectives to be added to the West Broadway Redevelopment Plan.

- Revitalize commercial and retail economic development in the area to create job opportunities and a variety of goods and services, strengthen the City's tax base, encourage an influx of higher income households and increase household incomes for neighborhood residents;
- Facilitate land assembly and create partnerships to ensure redevelopment that will strengthen the economic vitality of the area;
- Facilitate the creation of rental and homeownership housing opportunities and sustainable businesses in the area;
- Facilitate redevelopment along the West Broadway corridor that is consistent with the City's Higher Density Corridor Housing Initiative;
- Support and facilitate housing growth with a goal of diversifying the location and distribution of affordable and low-income housing.

4. Type of Redevelopment Activities – No Change

C. Land Use Plan

1. Land Use Map – **Included**

Existing uses of the expansion area includes a mixture of residential, commercial, and vacant land. Future land use will be residential.

2. Land Use Provisions and Requirements – No Change

All new development on land acquired by the City of Minneapolis shall conform to the applicable state and local codes and ordinances including the provision of the Minneapolis Zoning Ordinance.

Plan Conformance and Guidance
The intent of this section is to document that the approval of the subject redevelopment plan conforms to City approved plans, as well as to document the guidance that city approved plans offer development in the proposed redevelopment project area.

The Minneapolis Plan

West Broadway Avenue is designated a commercial corridor in The Minneapolis Plan from the Mississippi River to 26th Avenue North. Policies related to commercial corridors support "a mix of uses", including "retail sales, office, institutional, higher density residential . . ., and clean low-impact light industrial. . . ." Housing or mixed use redevelopment in the proposed redevelopment project would be in conformance with the following comprehensive plan policies related to community corridors.

Housing or mixed use redevelopment in the proposed redevelopment project would also be in conformance with the following general policies related to housing.

4.4 Minneapolis will continue to provide a wide range of goods and services for city residents, to promote employment opportunities, to encourage the use and adaptive reuse of existing commercial buildings, and to maintain and improve compatibility with surrounding areas.

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

4.15 Minneapolis will carefully identify project sites where housing redevelopment and or housing revitalization are the appropriate responses to neighborhood conditions and market demand.

Small Area Plans
There are no city-approved small area plans that include the proposed redevelopment project.

Zoning Ordinance
The City's zoning code establishes guidance pertinent to land use, and development intensity. The proposed modification to the West Broadway Redevelopment Plan incorporates land that is primarily in the R5 Multiple-Family District, which would support medium density housing development. Any multifamily housing development proposal in the redevelopment plan area would

be required to go through a formal development review process that would include applications such as a conditional use permit for multi-family housing, and site plan review. This review would also ensure conformance with the city's zoning regulations.

D. Project Proposals

1. Land Acquisition – **Changed**

a. Property Acquisition Map dated October 6, 2005, is attached.

b. List of Property That May Be Acquired – **Changed**

By including in this Redevelopment Plan a list of Property That May Be Acquired, the City of Minneapolis is signifying that it is interested in acquiring the property listed, subject to limitations imposed by availability of funds, developer interest, staging requirements, soil contamination and other financial and environmental considerations. Inclusion on this list does not indicate an absolute commitment on the part of the City to acquire a property.

The list of Property That May be Acquired is amended to include:

Address	Property ID Number	Owner
1904 West Broadway	16-029-24-23-0046	Franklin National Bank
1910 West Broadway	16-029-24-23-0047	David/Roxanne Hall
1914 West Broadway	16-029-24-23-0048	Urban Choice Apts
1918 West Broadway	16-029-24-23-0049	Paulus Vo/Trinh Nguyen
1920 West Broadway	16-029-24-23-0050	Manuel Guambana/Maria Jara
1926 West Broadway	16-029-24-23-0051	City of Minneapolis
1930 West Broadway	16-029-24-23-0209	Hldg Forth/Word of Life Min
1936 West Broadway	16-029-24-23-0054	Hldg Forth/Word of Life Min
2000 West Broadway	16-029-24-23-0055	Hldg Forth/Word of Life Min
2004 West Broadway	16-029-24-23-0057	Hldg Forth/Word of Life Min
2006 West Broadway	16-029-24-23-0056	Hldg Forth/Word of Life Min
2010 West Broadway	16-029-24-23-0058	Hldg Forth/Word of Life Min
2014 West Broadway	16-029-24-23-0059	City of Minneapolis
2018 West Broadway	16-029-24-23-0060	City of Minneapolis
2022 West Broadway	16-029-24-23-0206	Lambert L Motz

State law authorizes the City to acquire property either on a negotiated basis or through the use of its power of eminent domain, if necessary, to carry out a redevelopment plan. The City will seek to acquire property from willing sellers whenever possible, but may use its condemnation authority to acquire property identified as "property that may be acquired" only if the

developer is unable to acquire the property or property interests therein directly.

The conditions that qualify the parcels to be added to the West Broadway Redevelopment project area (the "Project Area") are described herein.

The expansion area of the West Broadway Redevelopment Project was found to be a blighted area, as defined in Minnesota Statutes §469.002, Subd. 11:

> "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 the Site

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 the community's main corridor - West Broadway Avenue.

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 invest and once again make this area of Minneapolis a destination and a place where people want to be.

The site of the proposed expansion area includes fifteen parcels located along the West Broadway frontage between Newton and Logan Avenues North.

Exterior inspections of the property were conducted by Kathleen Murphy, CPED Construction Management Specialist, in August 2005. Field notes from her inspection reveal the following:

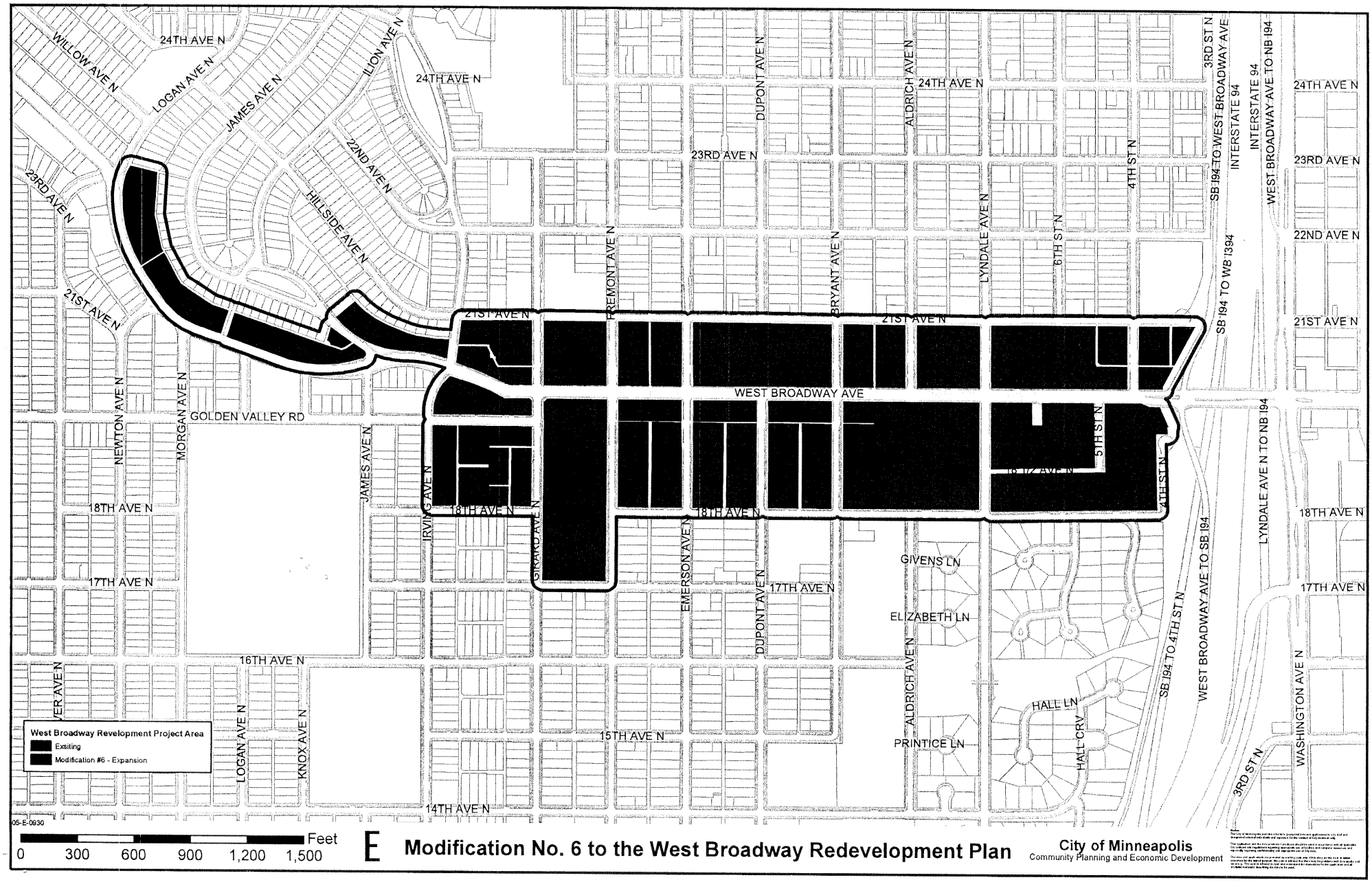
The site contains 15 parcels: nine vacant, undeveloped, unused lots, six structures including one vacant structure and five deteriorated structures. The deteriorated structures contained numerous blighting influences, including peeling paint, boarded buildings and windows, buildings in need of major repair, faulty arrangement, are physically obsolete and incompatible with *The Minneapolis Plan* (Comprehensive Plan) and zoning code, and are not feasible for rehabilitation to accommodate appropriate land use.

Premises were poorly maintained, and contain unusual and difficult land characteristics, numerous scrub trees, overgrown vegetation, and sloping lots. One commercial concrete structure contains broken concrete with many vehicles, trailers and debris on the property. Property has deteriorated roof, rotting overhang and step cracks in block walls, attached house structure with boarded windows. Property is functionally and physically obsolete, contains faulty arrangement, is in need of major repair and lacks ventilation and light. Land is incompatible with surrounding uses and is incompatible with zoning code.

Structures	Deteriorated Structures	Vacant structure	Multifamily dwellings	Vacant land
6	5	1 SF Dwlg	3	9

Location of Documentation

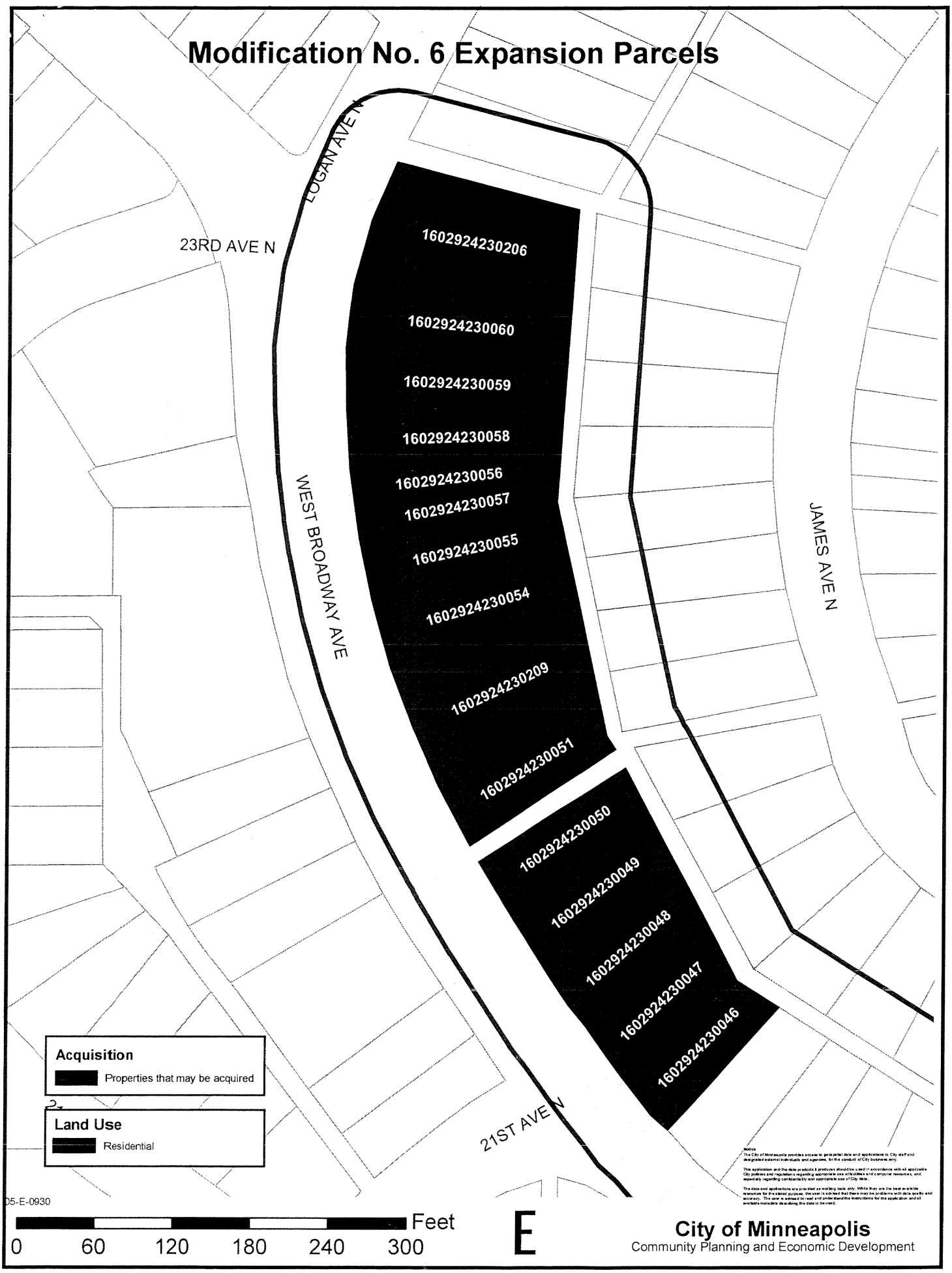
Documentation supporting these findings is on file in the office of the City of Minneapolis Development Finance Division, Crown Roller Mill, Room 575, 105 5th Avenue South, Minneapolis, Minnesota.



E **Modification No. 6 to the West Broadway Redevelopment Plan**

City of Minneapolis
Community Planning and Economic Development

Modification No. 6 Expansion Parcels



05-E-0930

0 60 120 180 240 300 Feet

E

City of Minneapolis
Community Planning and Economic Development