



**Modification No. 1 to the
Urban Village Redevelopment Plan**

Transmitted For Public Review July 2, 2009
Revised July 7, 2009

Modification No. 1 to the Urban Village Redevelopment Plan

Original Plan Approved by City Council February 5, 1999
Modification No. 1 Transmitted for Public Review July 2, 2009; Revised July 7, 2009

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Introduction

Modification No. 1 to the Urban Village Redevelopment Plan expands the project boundary to include a .75-acre vacant site south of West 29th Street between Lyndale and Aldrich Avenues South. The owner of the site, Greco LLC, has proposed the development of Lynlake Creative Community, a five-story new construction mixed-use project with 84 units of affordable live/work housing above approximately 10,000 square feet of commercial space. The commercial space is expected to house retail, restaurant and community arts uses. A minimum of 17 housing units (20 percent of the total units) will be affordable at 50 percent of the metropolitan median income, as required by the City’s Unified Housing Policy. An underground parking garage and a small surface lot under the building will provide approximately 108 parking stalls.

The proposed development will promote transit usage and provide linkages to various transit opportunities. The developer is in the process of securing Hennepin County Transit-Oriented Development (TOD) Program funds to help pay the costs of utilities, landscaping, lighting and site furnishings. It is a requirement of the County TOD Program that the site be located within a redevelopment project area, and this plan modification expands the boundary of the Urban Village Redevelopment Project across the Midtown Greenway and West 29th Street to include the Lynlake Creative Community site. The City may receive future requests for public assistance to the project, including tax increment financing.

The proposed development is consistent with the objectives and land use provisions of the Redevelopment Plan and helps achieve the objectives of promoting transit-oriented development, removing blight, and providing a range of housing options, including affordable housing. Exhibit 3 describes the physical conditions that qualify the site as a redevelopment project.

I. Description of Project – **Changed**

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

[Modification No. 1 adds the following language]

The project boundary is expanded to include the following properties:

<u>Property Address</u>	<u>Property Identification No.</u>
2900 Lyndale Avenue South	33-029-24-44-0002
2910 Lyndale Avenue South	33-029-24-44-0130
2901 Aldrich Avenue South	33-029-24-44-0084

B. Project Boundary Map – **Changed**

[Modification No. 1 replaces the Project Boundary Map]

The Project Boundary Map is included in this plan modification as Exhibit 1.

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C. Objectives of the Redevelopment Plan – **Changed**

[Modification No. 1 adds the following objective]

- Promote transit-oriented development.

D. Types of Redevelopment Activities – No Change

II. Land Use Plan – **Changed**

A. Land Use Map – **Changed**

[Modification No. 1 replaces the Land Use Map]

The Land Use Map is included in this plan modification as Exhibit 2.

B. Land Use Provisions and Requirements – **Changed**

[Modification No. 1 adds the following language]

Land uses in the project area shall be consistent with the Uptown Small Area Plan, the Lyn-Lake Small Area Plan and The Minneapolis Plan for Sustainable Growth.

III. Project Proposals – No Change

A. Land Acquisition Map – No Change

B. Land Acquisition – No Change

C. Rehabilitation – No Change

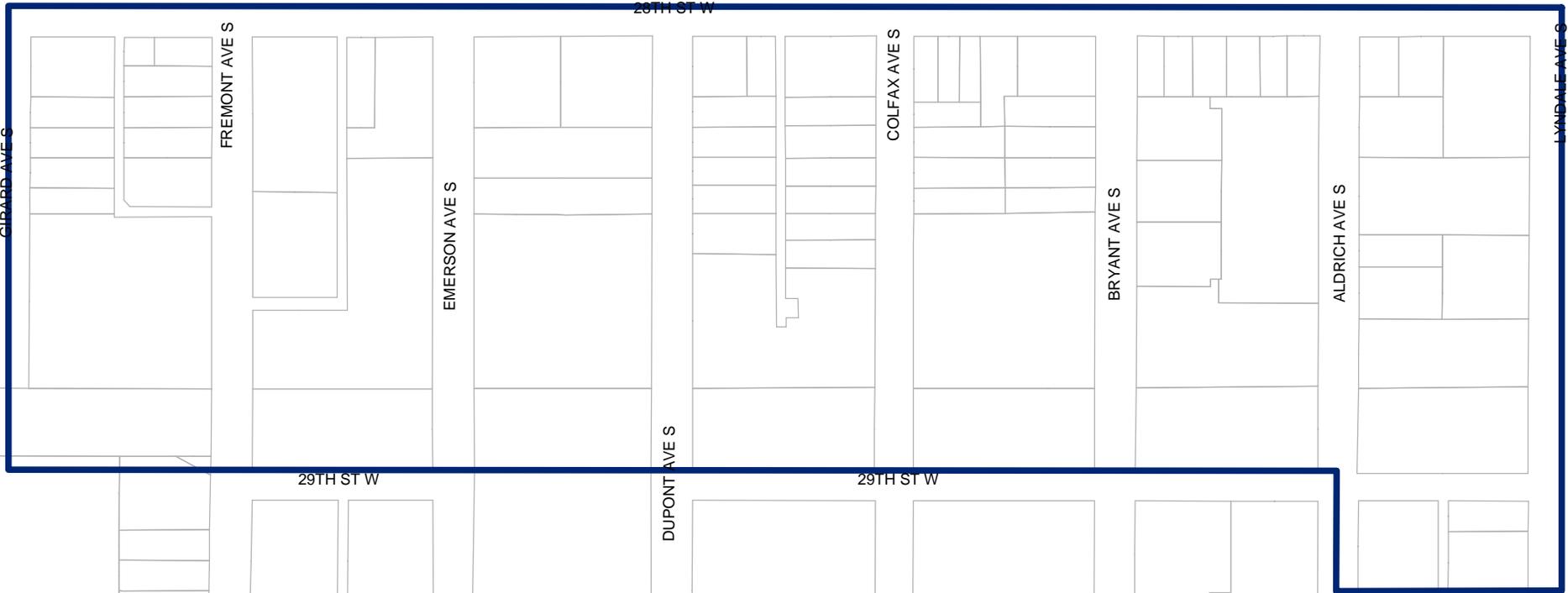
D. Redevelopers' Obligations – No Change

IV. Relocation – No Change

V. Official Action to Carry Out Redevelopment Plan – No Change

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

Urban Village Redevelopment Project, Modification No. 1 Project Boundary Map



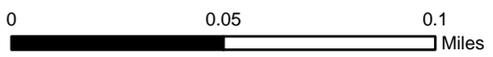
Legend

 Project Boundary

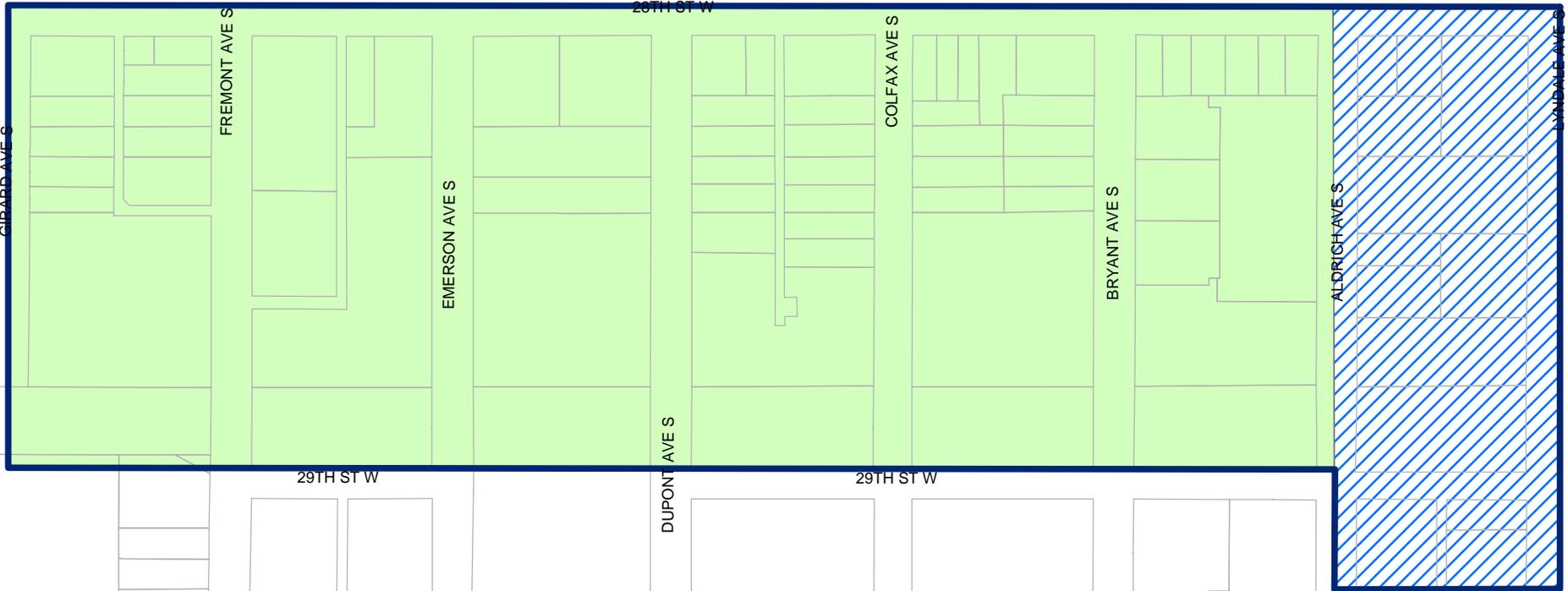


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City of Minneapolis
Development Finance Division
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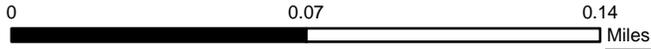


Urban Village Redevelopment Project, Modification No. 1 Land Use Map



-  Project Boundary
-  Future Land Use - Mixed Use
-  Future Land Use - Residential

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Project Area Report and Documentation of Blight

The conditions that qualify the proposed expansion of the Urban Village 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 expansion to the project area consists of the three tax parcels identified below (see Project Boundary Map - Exhibit 1).

<u>Property Address</u>	<u>Property Identification No.</u>
2900 Lyndale Avenue South	33-029-24-44-0002
2910 Lyndale Avenue South	33-029-24-44-0130
2901 Aldrich Avenue South	33-029-24-44-0084

The approximately .75-acre site is located on the south side of West 29th Street between Lyndale and Aldrich Avenues South in the Lowry Hill East neighborhood of south Minneapolis, in an area known as Lyn-Lake.

All three parcels are vacant land and are zoned C3A – Community Activity Center District. Commercial buildings previously located on the site were demolished in 2007.

The vacant parcels have perimeter security fencing, curb cut access and alley access. The security fencing is damaged and cut in some areas, but generally keeps debris and foot traffic off the property. Ground cover on the properties includes grass, dirt, new bituminous, old bituminous, and concrete slab. A recent Phase II Environmental Site Assessment identified contaminated fill at the site.

Neighboring buildings and areas are well-maintained. All but one of the nearby Lyndale Avenue businesses are occupied, and there has been recent development of new high-density housing north and west of the site. Along the Midtown Greenway, several recent high-density residential and mixed-use development projects have replaced previous industrial uses. Lyn-Lake is a thriving commercial and residential area.

Eligibility

Based on the characteristics of the project area described above, it is determined that the three tax parcels within the area to be added to the Urban Village Redevelopment Project are underutilized property, which is a deleterious land use and a blighting influence on the surrounding area. The proposed development of the Lynlake Creative Community 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 5th Avenue South, Minneapolis, Minnesota 55401.