



**Modification No. 1
to the
West Lowry Avenue
Redevelopment Plan**

February 22, 2008

Prepared by:

**Development Finance Division
Finance Department, City of Minneapolis
105 5th Avenue South, Minneapolis, Minnesota 55401**

**Modification No. 1 to the West Lowry Avenue
Redevelopment Plan
February 22, 2008**

Table of Contents

Introduction

Background

Redevelopment Plan

- I. Description of Project
 - A. Boundary of Redevelopment Project – No Change
 - B. Project Boundary Map – No Change
 - C. Objectives of the Redevelopment Plan – No Change
 - D. Types of Redevelopment Activities – No Change

- II. Land Use Plan – No Change
 - A. Land Use Map – No Change
 - B. Land Use Provisions and Requirements – No Change
 1. Permitted Uses
 2. Additional Regulations and Controls or Restrictions to be Imposed on the Sale of Acquired Land
 3. Period During Which Land Use Provisions and Requirements will be in Effect

- III. Project Proposals – Changed
 - A. Rehabilitation
 - B. Redevelopers' Obligations
 - C. Property Acquisition – **Added**

- IV. Relocation – No Change

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

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

EXHIBITS

1. Boundary Map – No Change
2. Land Use Map – No Change

3. Citizen Participation Report – No Change
4. Affirmative Action Policy – No Change
5. Environmental Review – No Change
6. Project Area Report and Documentation of Blight – No Change
7. Preliminary Budget and Method of Financing Proposed – No Change
8. Relocation Plan – No Change
9. Proposed Roadway Design (Lyndale) – No Change
- 10. Acquisition Map (Added)**

Modification No. 1 to the West Lowry Avenue Redevelopment Plan

February 22, 2008

Background

Development on the western half of Lowry Avenue has begun to improve the redevelopment project area. Hennepin County has completed the reconstruction of the roadway from Girard to Interstate 94 and will begin the final two stages (Girard to Queen and Queen to City Limits) in spring 2008. Private development, Penn-Lowry Crossings, opened at Penn Avenue in January 2008. This redevelopment plan modification place property into acquisition status so that City assisted development can continue.

REDEVELOPMENT PLAN

I. Project Description

This Redevelopment Plan was created to facilitate redevelopment on several blocks along Lowry Avenue, between Interstate 94 on the East, and Vincent Avenue on the West. Because of the sheer size of the Lowry Corridor, this is a multi-phased multi-year project. This Modification to the Redevelopment Plan only addresses the designation of three parcels at the Northeast corner of the Penn and Lowry intersection.

III. Project Proposals – Changed

C. List of Property that may be acquired

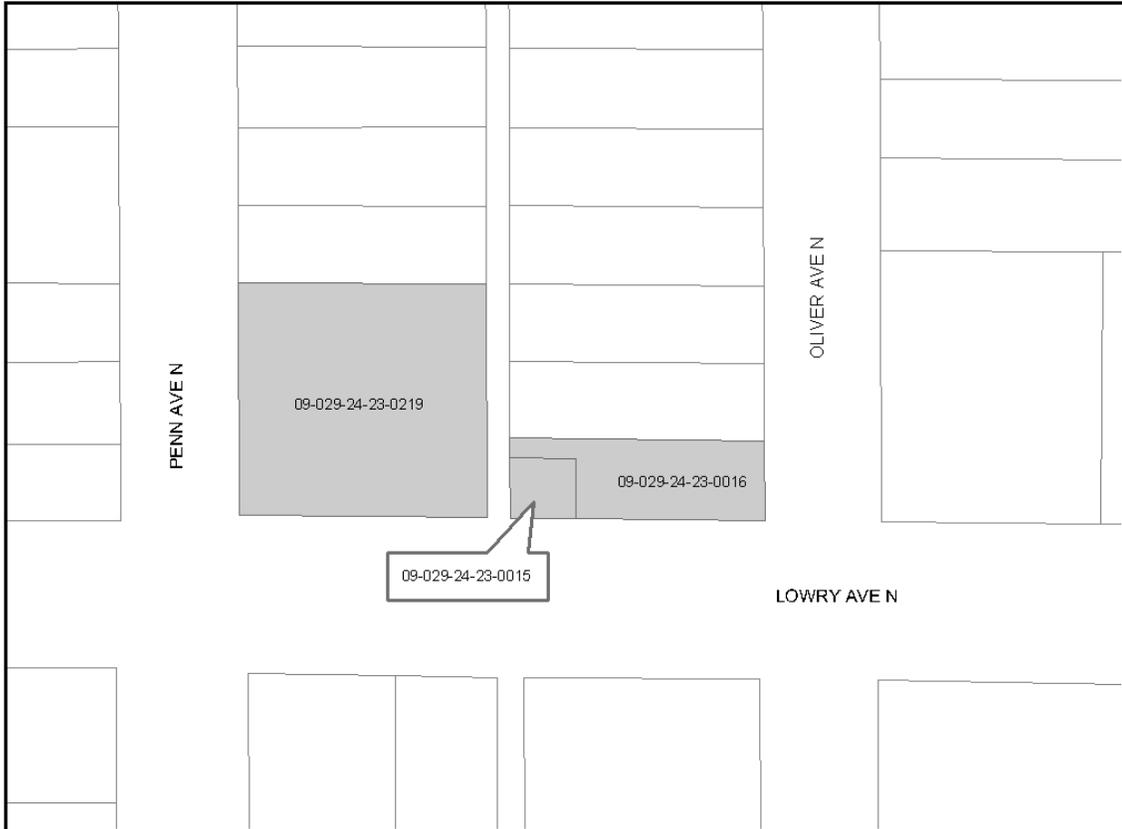
By including in this Redevelopment Plan a list of Property That May Be Acquired, the City of Minneapolis is signifying that it is interested in acquiring the property listed, subject to limitations imposed by law, availability of funds, developer interest, staging requirements, soil contamination and 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 Acquired¹ includes:

¹ See Exhibit #10 on page 5

<u>Property Identification No.</u>	<u>Property Address</u>
09-029-24-23-0015	2136 Lowry
09-029-24-23-0016	3201 Oliver Av. N.
09-029-24-23-0219	3200 Lowry

State law authorizes the City to acquire property either on a negotiated basis or, in certain situations, 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.



**Modification No. 1 to the
West Lowry Avenue Redevelopment Plan
Property Acquisition Map
February 22, 2008**

