



**Dwell at Calhoun Greenway
Redevelopment Plan**

Draft for Public Review
May 4, 2012

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I. Introduction

The Dwell at Calhoun Greenway Redevelopment Plan has been prepared to facilitate the redevelopment of a vacant tax-forfeited property at 3129 Ewing Avenue South, along the Midtown Greenway and the Southwest LRT alignment in southwest Minneapolis.

Bigos Management proposes to construct a six-story, 187-unit market rate rental apartment building, an expansion of the existing 151-unit Calhoun Greenway Apartments. The development site will include 3129 Ewing Avenue South (the parcel included in the Dwell at Calhoun Greenway Redevelopment Project area) and a portion of an adjacent parcel at 3140 Chowen Avenue South (not included in the Redevelopment Project area). Including the .8-acre 3129 Ewing Avenue South parcel in the development site will make it possible for the developer to provide a better-designed and denser development with a higher property tax base.

It is proposed that the City of Minneapolis (the “City”) acquire the tax-forfeited property from Hennepin County and convey it to Bigos Management. No City financial assistance will be provided for the project.

This Redevelopment Plan establishes a new redevelopment project and identifies its boundary, redevelopment objectives, land use provisions and property that may be acquired by the City.

II. Description of Project

A. Boundary of Redevelopment Project

Under the authority of Minnesota Statutes Sections 469.001 to 469.047 (the Housing and Redevelopment Authorities Act), approval of this Redevelopment Plan establishes a new redevelopment project as defined in Minnesota Statutes Section 469.002, Subdivision 14.

The Dwell at Calhoun Greenway Redevelopment Project area consists of one tax parcel identified below. The project area is located within the West Calhoun neighborhood and Ward 13 of southwest Minneapolis.

Property Identification Number	Property Address
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05-028-24-22-0141	3129 Ewing Avenue South
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The Project Boundary and Future Land Use Map is included in this Redevelopment Plan as Exhibit 1. Documentation of the property’s eligibility as a redevelopment project area is presented in Exhibit 3.

B. Objectives of Redevelopment Plan

The City of Minneapolis seeks to achieve the following objectives through this Redevelopment Plan:

- Eliminate blighting influences.
- Clean a contaminated property.

- Increase the number of housing units and choices within the city.
- Increase housing density.
- Promote transit-oriented and sustainable development in partnership with Hennepin County.
- Increase the property tax base.

C. Types of Redevelopment Activities

The objectives of this Redevelopment Plan may be accomplished through the following public and private redevelopment activities: acquisition, site preparation, environmental remediation, public improvements, new construction, project administration and other related activities.

D. Public Purpose

Public purposes of this Redevelopment Plan include removal of blight or the causes of blight, redevelopment of an underused parcel, remediation of a contaminated property, provision of housing units, promotion of transit-oriented and sustainable development, and tax base enhancement.

E. Citizen Participation

The West Calhoun Neighborhood Council (WCNC) is the recognized neighborhood group for the project area.

WCNC will be given the opportunity to review and comment on this Redevelopment Plan prior to consideration of the plan by the City Council.

F. Public Financing

No City financial assistance will be provided for the project. It is expected that the City's land sale proceeds will exceed its costs associated with acquisition of the property.

III. Land Use Plan

A. Future Land Use

This Redevelopment Plan's designated future land use for the project area is High-Density Residential.

The Project Boundary and Future Land Use Map is included in this Redevelopment Plan as Exhibit 1.

B. Conformance with Approved City Plans

The proposed development conforms to City-approved plans and ordinances.

The Minneapolis Plan for Sustainable Growth

The Minneapolis Plan for Sustainable Growth, the City's comprehensive plan, designates the future land use of the property at 3129 Ewing Avenue South as Urban Neighborhood. The proposed development is consistent with the definition of the Urban Neighborhood land use category, which is a predominantly residential area with a range of densities, with highest densities generally to be concentrated around identified nodes and corridors.

The proposed development conforms to the following comprehensive plan policies:

Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

Policy 1.13: Support high-density development near transit stations in ways that encourage transit use and contribute to interesting and vibrant places.

Policy 3.1: Grow by increasing the supply of housing.

3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.

Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

Small Area Plan

The Midtown Greenway Land Use and Development Plan was approved by the City Council on February 23, 2007. It has since been incorporated as part of *The Minneapolis Plan for Sustainable Growth*. The Dwell at Calhoun Greenway development site falls within the plan's study area and recommendations.

The proposed use is consistent with the small area plan. The future land use for the site is shown on the plan's land use map as "High-density housing (40-120 DU/acre)". The small area plan also calls for a "Transit-Oriented" development intensity, with larger-scale buildings that may exceed five stories.

Zoning Ordinance

The City's zoning code regulates land use and development intensity in order to carry out the policies of the City's comprehensive plan.

Dwell at Calhoun Greenway Redevelopment Plan

The proposed project area is zoned R6 (Multiple Family) District, an appropriate zoning to facilitate the goals of the comprehensive plan, the Midtown Greenway Land Use and Development Plan, and this Redevelopment Plan.

The developer intends to apply for a Conditional Use Permit for a Planned Unit Development, Site Plan Review, and a preliminary and final plat. These applications will be considered by the City Planning Commission.

C. Land Use Restrictions

A redevelopment contract between the City and the developer of property within the project area will contain specific requirements regarding terms and conditions, including land use restrictions.

IV. Project Proposals

A. Proposed Development Activity

The Dwell at Calhoun Greenway Redevelopment Plan has been prepared to facilitate the redevelopment of a vacant tax-forfeited property at 3129 Ewing Avenue South, along the Midtown Greenway and the Southwest LRT alignment in southwest Minneapolis.

Bigos Management proposes to construct a six-story, 187-unit market rate rental apartment building, an expansion of the existing 151-unit Calhoun Greenway Apartments. The development site will include 3129 Ewing Avenue South (the parcel included in the Dwell at Calhoun Greenway Redevelopment Project area) and a portion of an adjacent parcel at 3140 Chowen Avenue South (not included in the Redevelopment Project area). Including the .8-acre 3129 Ewing Avenue South parcel in the development site will make it possible for the developer to provide a better-designed and denser development with a higher property tax base.

The six-story, 187-unit apartment building will be constructed with five stories of wood framing over a concrete lower level and first floor. A total of 322 parking stalls will be provided, and will replace 108 stalls currently serving the existing Calhoun Greenway Apartments that will be lost due to construction of the new building. The building will have below-grade parking and parking within a portion of the first floor.

The project will provide bicycle parking and indoor amenities to support the new apartments and exterior amenities facing the Midtown Greenway, including an outdoor pool, fire pit, barbeque areas and access to the Midtown Greenway.

It is proposed that the City acquire the tax-forfeited property from Hennepin County and convey it to Bigos Management. No City financial assistance will be provided for the project.

A site plan and rendering of the anticipated development are provided in Exhibit 4.

B. Property Acquisition

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 Acquired includes:

Property Identification Number	Property Address
05-028-24-22-0141	3129 Ewing Avenue South

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.

The Property Acquisition Map is included in this Redevelopment Plan as Exhibit 2.

C. Relocation

It is not anticipated that any businesses or residents will be displaced by public redevelopment activities within the project area.

D. Redevelopers' Obligations

The requirements imposed upon redevelopers, their successors or assigns, will be established in a development agreement between the City and the developer of property within the project area.

V. Official Action to Carry Out Redevelopment Plan

Minnesota law requires that the Minneapolis City Planning Commission review this Redevelopment Plan and that its written opinion, if any, accompany the Redevelopment Plan when it is officially submitted to the City Council for approval (Minnesota Statutes, Section 469.027).

In approving this Redevelopment Plan, the City Council is responsible for carrying out those elements of the plan requiring official action by the City.

VI. Procedure for Changes in Approved Redevelopment Plan

This Redevelopment Plan may be modified as provided in Minnesota Statutes, Section 469.029, Subdivision 6:

Dwell at Calhoun Greenway Redevelopment Plan

A redevelopment plan may be modified at any time. The modification must be adopted by the authority and the governing body of the political subdivision in which the project is located, upon the notice and after the public hearing required for the original adoption of the redevelopment plan. If the authority determines the necessity of changes in an approved redevelopment plan or approved modification thereof, which changes do not alter or affect the exterior boundaries, and do not substantially alter or affect the general land uses established in the plan, the changes shall not constitute a modification of the redevelopment plan nor require approval by the governing body of the political subdivision in which the project is located.

Dwell at Calhoun Greenway Redevelopment Plan Project Boundary and Future Land Use Map

EWING AVE S

31ST ST W

Midtown Greenway

32ND ST W

Legend

- Parcels
- Project Boundary
- High-Density Residential



Dwell at Calhoun Greenway Redevelopment Plan Property Acquisition Map

EWING AVE S

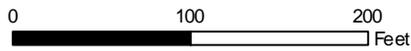
31ST ST W

Midtown Greenway

32ND ST W

Legend

-  Parcels
-  Project Boundary
-  Property that May be Acquired



Dwell at Calhoun Greenway Redevelopment Plan

Project Area Report

The conditions that qualify the proposed Dwell at Calhoun Greenway Redevelopment Project as a redevelopment project as defined in Minnesota Statutes Section 469.002, Subdivision 14 and Section 469.028, Subdivision 3 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.”

Minnesota Statutes Section 469.028, Subdivision 3 provides that “a redevelopment project may include any work or undertaking to acquire open or undeveloped land determined to be blighted by virtue of the following conditions:

- (1) unusual and difficult physical characteristics of the ground;
- (2) the existence of faulty planning characterized by the subdivision or sale of lots laid out in disregard of the contours or of irregular form and shape or of inadequate size; or
- (3) a combination of these or other conditions which have prevented normal development of the land by private enterprise and have resulted in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare.”

Description of Project Area

The proposed project area consists of one tax parcel identified below and shown on the Project Boundary and Future Land Use Map (Exhibit 1).

Property Identification Number	Property Address
05-028-24-22-0141	3129 Ewing Avenue South

The approximately .8-acre irregularly shaped parcel is located along the Midtown Greenway west of Chowen Avenue South and north of 32nd Street West in the West Calhoun neighborhood of southwest Minneapolis. The parcel is an unused tree and vegetation-covered undeveloped site. There is no street access to the parcel.

The parcel is tax-forfeited property previously owned by the Hennepin County Regional Rail Authority. The property is not needed for the future construction of the Southwest Light Rail Transit (LRT) line, and is therefore excess rail property.

Numerous contaminants have been identified in the site’s soil and groundwater, including petroleum, asbestos, volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), arsenic, lead, mercury and diesel range organics (DROs). A Remediation Action Plan

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for the site describes the removal and off-site disposal of fill soil and debris removed during excavation of the site and treatment of contaminated groundwater during construction dewatering.

The parcel is located within an area designated as Urban Neighborhood by the City's comprehensive plan, a category described as a predominantly residential area with a range of densities, with highest densities generally to be concentrated around identified nodes and corridors. The property is zoned R6 (Multiple Family) District.

Eligibility

Based on the characteristics of the project area described above, it is determined that the irregularly shaped parcel at 3129 Ewing Avenue South is excess rail property, contaminated, and underutilized and unproductive land, and therefore a blighting influence on the surrounding area.

The proposed development described in the Dwell at Calhoun Greenway Redevelopment Plan 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.

Site Area	197,950 SF
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Site Area Breakdown:	
• Bldg Area (40,574 SF+ 32,771 SF)	73,345 SF
• Paved Area	46,300 SF
• Non-Bldg Area	78,305 SF
	197,950 SF

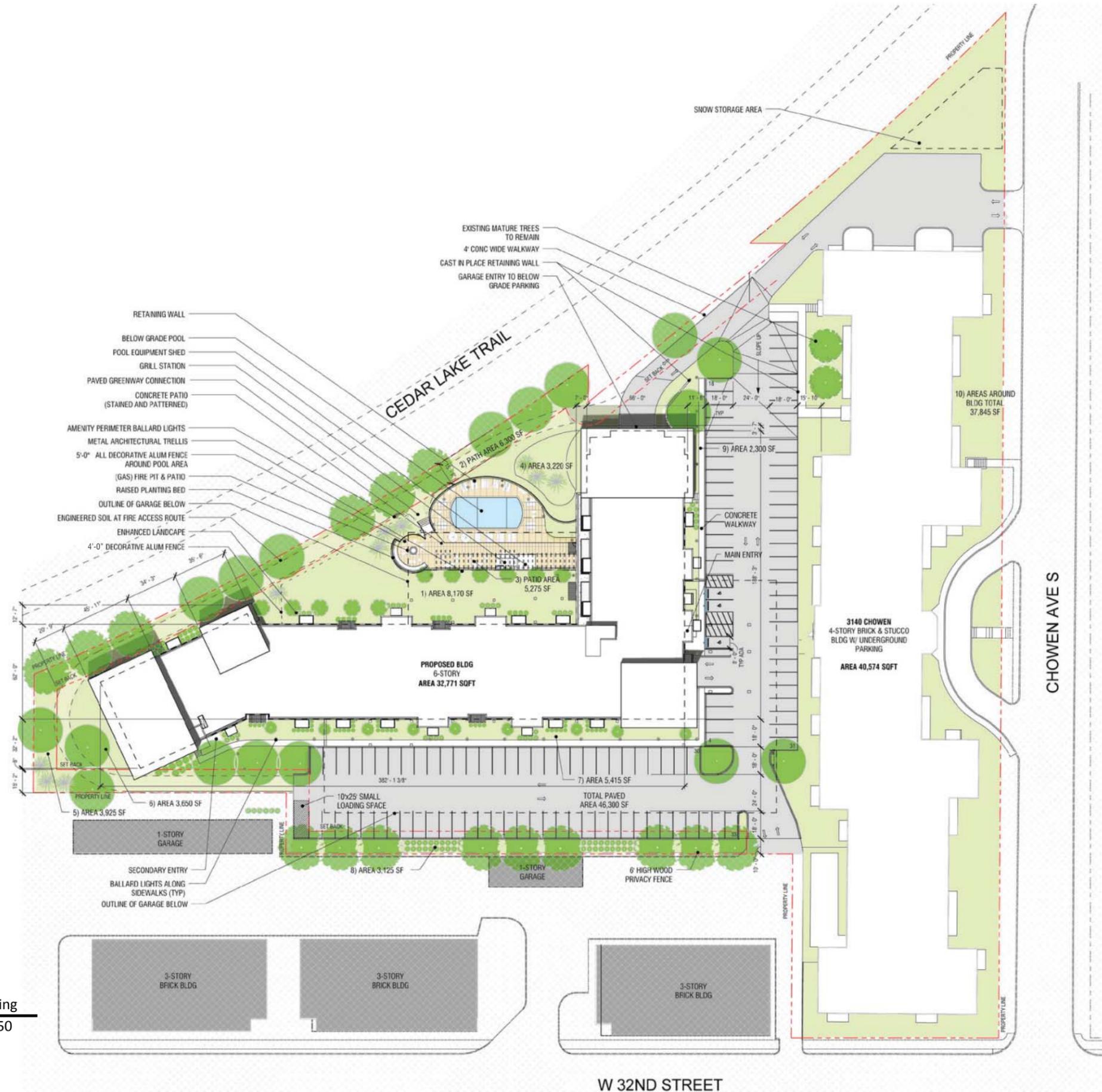
Total Open Space (46,300 + 78,305)	124,605 SF
30% Minimum Required	37,382 SF
Provided Non-Building Area	78,305 SF
50% of Open Space to be Continuous (37,382 x (0.50))	18,691 SF
Continuous Open Space Provided	35,955 SF ¹

¹Continuous Space Calculation:

- Area 1: 8,170 SF
- Area 2: 6,300 SF
- Area 3: 5,275 SF
- Area 4: 3,220 SF
- Area 5: 3,925 SF
- Area 6: 3,650 SF
- Area 7: 5,415 SF
- Total: 35,995 SF

PARKING SUMMARY

	Surface Parking	Underground Parking	
Existing Building	108	76	
Existing Surface Parking to be removed for New Building	-108		
New Building	117	257	
			Total Parking
Total	117	333	450



SITE PLAN

L101

DATE 04/03/2012
PROJECT # 11-0086
PHASE DD

Bigos MANAGEMENT **DWELL** at CALHOUN GREENWAY

SUBMITTED TO COMMITTEE OF THE WHOLE 04/03/12



DWELL AT CALHOUN GREENWAY
PROJECT DESCRIPTION

Dwell, a new 163 unit apartment building, is to be located on the site with an existing 151 unit apartment building, called Calhoun Greenway. The existing building is a four story brick and stucco building that includes below grade parking, indoor pool and other associated amenities.

The new building is 5 stories of wood construction over a concrete lower level and first floor. The building has below grade parking and parking within a portion of the first floor. The parking provided totals 325 stalls (208 are enclosed and 117 are surface). The reason for the amount of parking is to improve the parking needs of the existing 151 unit apartment building. The project will provide bicycle parking at 1:1. In addition there will be indoor amenities to support the new apartments as well as exterior amenities that face the Midtown Greenway; outdoor pool, fire pit and barbeque areas.

The footprint of the building is a modified L-shape. The exterior materials include brick and storefront systems on the first floor and a combination of stucco and painted fiber-cement panels on the upper floors. The windows and exterior doors for the residential units will be fiberglass. There will be 5' deep balconies for all units. At certain locations there will be substantial roof overhangs with wood soffits.

The site design considers the Midtown Greenway as the front yard and locates exterior amenities to this side. In addition the site plan will clean up the existing edge to the Midtown Greenway and formalize access from the development.

APPLICATIONS

- SITE PLAN REVIEW
- LAND USE APPLICATION
- PUD - MULTIPLE BUILDINGS ON PROPERTY
- RE-PLAT

