



**Lyndale Green
Redevelopment Plan
August 29, 2008**

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

Lyndale Green Redevelopment Plan
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Table of Contents

Introduction and Background

Redevelopment Plan

I. Description of Project

- A. Boundary of Redevelopment Project
- B. Project Boundary Map
- C. Objectives of the Redevelopment Plan
- D. Types of Redevelopment Activities
- E. Public Purpose
- F. Citizen Participation
- G. Public Financing

II. Land Use Plan

- A. Land Use Map
- B. Conformance with Approved City Plans
- C. Period during which Land Use Provisions and Requirements Will Be In Effect

III. Project Proposals

- A. Property Acquisition
- B. Rehabilitation
- C. Redevelopers' Obligations

IV. Relocation

V. Official Action to Carry Out Redevelopment Plan

VI. Procedure for Changes in Approved Redevelopment Plan

EXHIBITS

- 1. Project Boundary Map
- 2. Land Use Map
- 3. Project Area Report and Documentation of Eligibility

Lyndale Green Redevelopment Plan

August 29, 2008

Introduction

The proposed Lyndale Green Redevelopment is a mixed-use project that currently consists of a vacant, boarded church, a 1960s addition to the church, and a parking lot. The original church, built in 1904, will be renovated and preserved and the later additions to the church will be demolished. Adjacent to the church, a new four-story “L”-shaped building with a primary façade along Lyndale Avenue will be constructed. The new four-story building will consist of approximately 9,000 square feet of commercial space on the first floor and three floors of rental housing space for a total of 65 units. Once constructed, the project will have a total of 105 parking spaces, 57 of which will be underground.

The Lyndale Green Redevelopment Plan establishes a new redevelopment project area, redevelopment objectives and land use recommendations.

REDEVELOPMENT PLAN

I. Description of Project

A. Boundary of Redevelopment Project

Under the authority of 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 Project Area Report and Documentation of Eligibility is attached as Exhibit 3.

The Lyndale Green Redevelopment project area consists of one tax parcel identified below. The project area is located within the Whittier Neighborhood in Ward 6 of south Minneapolis and is 1.27 acres in size.

Property Identification Number	Address
34-029-24-32-0062	610 W. 28 th Street

B. Project Boundary Map

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

C. Objectives of the Redevelopment Plan

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

- eliminate blighting influences;
- clean contaminated land to provide a site for a use that achieves the City's redevelopment objectives;
- stabilize an historic resource;
- support the goals related to Commercial Corridors articulated in The Minneapolis Plan for Sustainable Growth;
- increase the City's property tax base;
- create jobs;
- increase the supply of housing choices;
- support neighborhood retail services;
- encourage a mix of uses to create a vibrant, transit-oriented community; and
- support redevelopment efforts that enhance and preserve unique urban features and amenities.

D. Types of Redevelopment Activities

The objectives of the redevelopment plan may be accomplished through the following actions: demolition, new construction, rehabilitation, environmental cleanup, project administration, and other related activities.

E. Public Purpose

Public purposes of the Lyndale Green Redevelopment Plan include: (1) removal of blight or the causes of blight, (2) stabilization of an historic structure, (3) redevelopment of vacant and underused parcels, (4) contamination cleanup, (5) increased property tax generation, (6) provision of affordable housing, and (7) job creation.

F. Citizen Participation

The Whittier Alliance is the official neighborhood group for the project area, and will be given the opportunity to review and comment on the Redevelopment Plan prior to consideration of the plan by the City Council.

The City of Minneapolis will continue to work with this group throughout the implementation of the redevelopment plan.

G. Public Financing

Potential sources of public financing include tax increment financing, the City's Affordable Housing Trust Fund, housing revenue bonds, and transit-oriented development and environmental investigation and cleanup funds Hennepin County, the Metropolitan Council and the State of Minnesota.

II. Land Use Plan

A. Land Use Map

The Land Use Map is included in this redevelopment plan as Exhibit 2. Future land use on property within the project area will be mixed-use.

B. Conformance with Approved City Plans

All development on land acquired by the City of Minneapolis shall conform to the Minneapolis Zoning Code. Properties within the project area are currently zoned R2B/Two-Family. The land use provisions and building requirements of this redevelopment plan shall be applied in addition to official codes, ordinances, and other legal controls in the City of Minneapolis and the State of Minnesota. Where there is a conflict between any of the existing official codes, ordinances or other legal controls of the City of Minneapolis or State of Minnesota and these land use provisions and building requirements, the stricter and more limiting requirement shall apply.

C. Period during which Land Use Provisions and Requirements Will Be In Effect

The requirements and provisions of Section II B of this redevelopment plan shall apply to all of the property located in the project area, except where strict compliance thereto would in the judgment of the City either not be in the best interest of the project or the City or would not contribute to the achievement of the objectives of this redevelopment plan. These requirements shall remain in effect for 20 years from the date of conveyance of disposition parcels.

III. Project Proposals

A. Property Acquisition

The developer, Brighton Development, is purchasing the site from Salem English Evangelical Lutheran Church of Minneapolis, and has a current purchase agreement. The buildings on the site are currently vacant. There are no residents or businesses to be relocated.

B. Rehabilitation

Although the church was built in 1904 and has historic features that the developer is committed to preserve through the renovations, historic designation will not be sought. The developer has indicated that historic designation would complicate the interior renovations that are necessary to accommodate the two congregations that will occupy the renovated church building (Salem English Lutheran Church and Lyndale United Church of Christ).

C. Redevelopers' Obligations

The general requirements imposed upon redevelopers, their successors or assigns, will be established in development agreements. A redevelopment contract between the City and the developer of property within the project area will contain specific requirements regarding the terms and conditions under which City assistance is provided, including land use restrictions.

IV. Relocation

Because the buildings on the property are vacant, there will be no displacement of business or residential uses.

V. Official Action to Carry Out the Redevelopment Plan

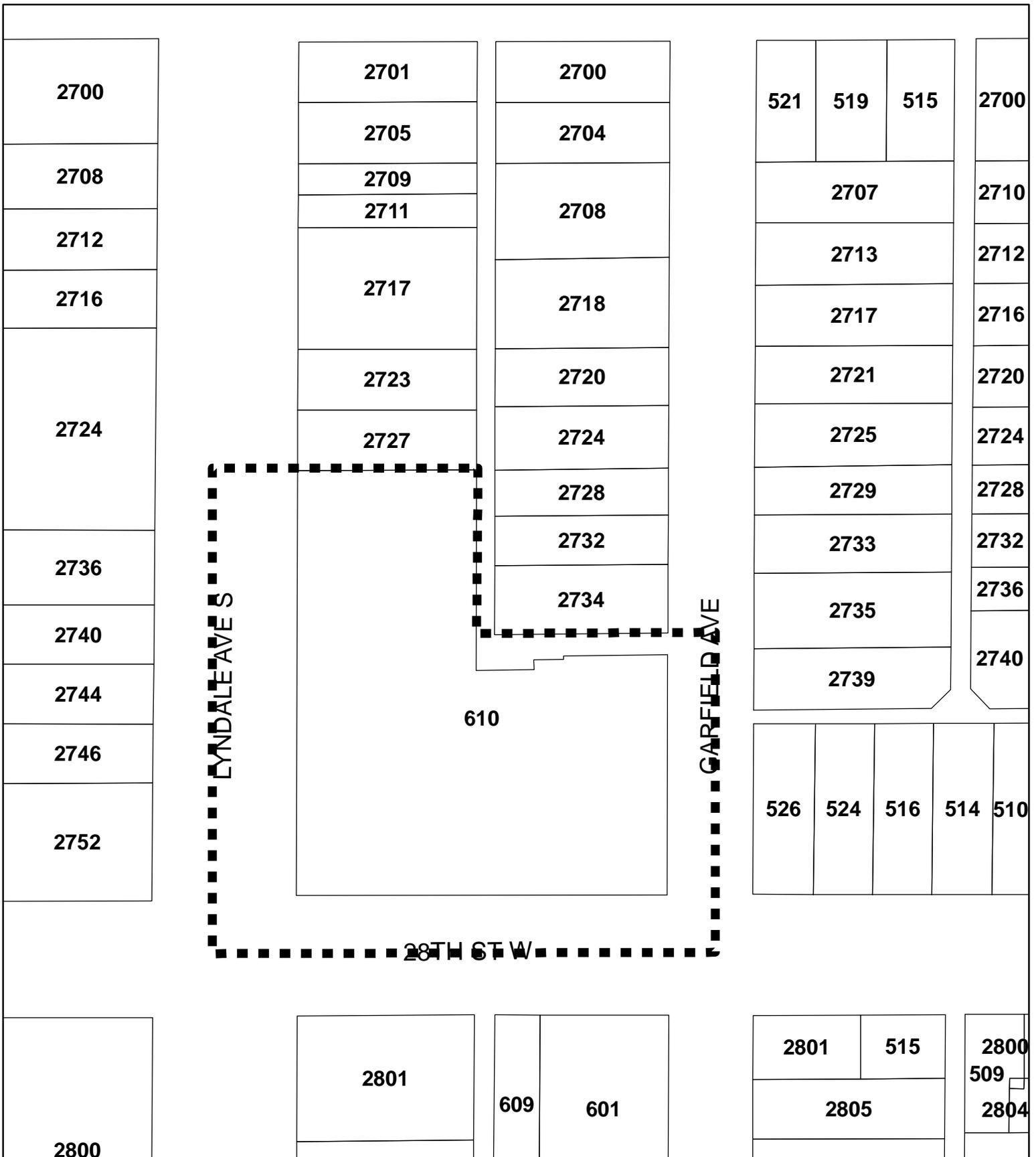
Minnesota law requires that the Minneapolis City Planning Commission review this redevelopment plan and that its written opinion, if any, accompany the redevelopment plan when it is officially submitted to the City Council for approval (Minnesota Statutes, Section 469.027).

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.

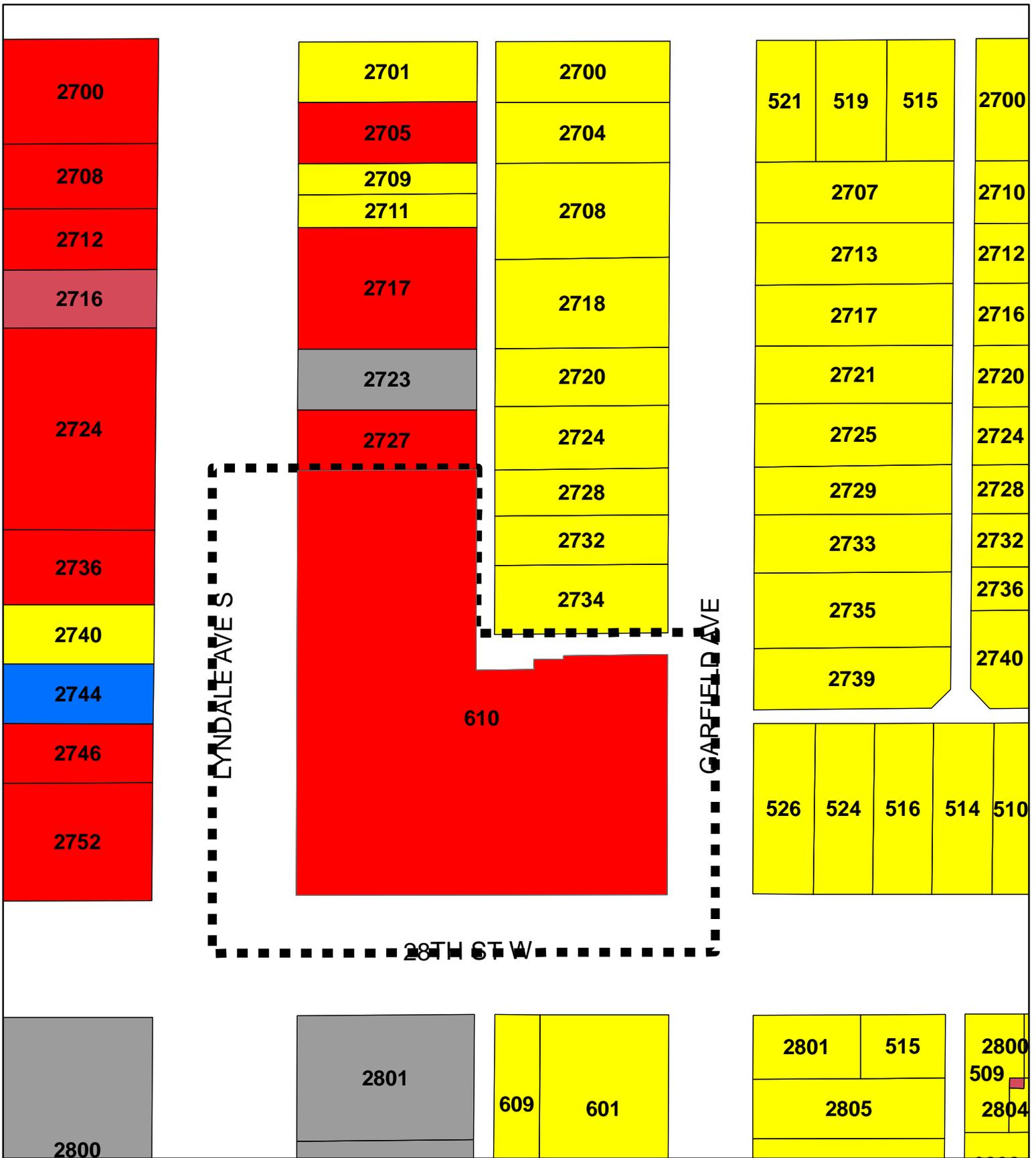
“A redevelopment plan may be modified at any time. The modification must be adopted by the authority and the governing body of the political subdivision in which the project is located, upon the notice and after the public hearing required for the original adoption of the redevelopment plan. If the authority 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.”



Lyndale Green Project Boundary
August 29, 2008

 Project Boundary





Lyndale Green Redevelopment Plan Land Use Map

August 29, 2008

Project Boundary

Land Use

- Institutions
- Industrial

- Retail, Mixed Use
- Single Family Residential
- Recreation Facility
- Vacant, Utility
- Miscellaneous, Vehicle

0 0.005 0.01 0.02 Miles

EXHIBIT 3
Lyndale Green Redevelopment Plan
Project Area Report and Documentation of Eligibility
August 29, 2008

This Project Area Report and Documentation of Eligibility describes the conditions that qualify the Lyndale Green site as a redevelopment project.

The Lyndale Green Redevelopment Project will be a redevelopment project as defined in the Minnesota Housing and Redevelopment Authorities Act (Minnesota Statutes, Section 469.002, Subdivision 14 and 16). According to Subdivision 14, Paragraph 1, redevelopment projects are established “for the purpose of removing, preventing, or reducing blight, blighting factors, or the causes of blight.” The redevelopment project area therefore must be found to be a blighted area, which is defined in Section 469.002, Subd. 11 of the Act 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.”

Area Characteristics

The site of the Lyndale Green project is located in the Whittier neighborhood. The property is east of downtown Minneapolis in close proximity to the 29th Street Greenway and bike path. The Whittier neighborhood is located in Minneapolis’ near south side and is bounded on the north by Franklin Avenue, on the east by I-35W, on the south by West Lake Street and on the east by Lyndale Avenue South.

Findings of Blight within the Proposed Redevelopment Project Area

CPED Senior Construction Management Specialist James Edin conducted exterior inspections of the proposed redevelopment project area in August 2008. He examined a vacant church building, the attached annex and the exterior grounds surrounding the building. The parcel is zoned R-2B, defined as Two-Family Residential District, which permits two family dwellings as well as cluster developments.

The subject property is an older traditional church building sited on a lot approximately 55,142 square feet in size. The site consists of a surface parking lot fronting Lyndale Avenue South and commercial buildings used as office and classrooms as an auxiliary use of the church at 610 E. 28th Street. The church structure is situated on the northwest corner of West 28th Street and Garfield Avenue South and extending to Lyndale Avenue South.

The buildings appear to be boarded, vacant and underutilized. Photos were taken to document the overall condition at the time of the site visit. Vacant property provides an

attractive nuisance for urban thrill seekers, graffiti artists and other inappropriate activities, as well as a detriment to the vibrant redevelopment efforts taking place in the neighborhood.

The overall condition of the parcel and structure is fair to poor. Public records indicate no significant construction permits in the last five years and a significant number of police calls recorded in past years. The building does not meet energy conservation standards, lacks compliance with ADA regulations and fire suppression systems essential for new construction, and is not in compliance with current International Building Codes and Standards. Due to the age and condition of the structure, lead paint and asbestos are anticipated and removal is mandatory. The building lacks utility service and basic sanitary provisions. The building for the most part is abandoned property and some areas have been boarded for protection from the elements.

In 2006, the building was inspected by an architecture firm and it was clear that there is a bow on the north wall of the church structure. A retail gasoline filling station was present on the southwest corner of the site from approximately 1938 to 1957. Based on a visual inspection by a licensed abatement contractor, there are numerous building materials that are suspected to contain asbestos. The developer has applied for funds to perform environmental investigation on the site to assess potential soil contamination associated with the former gasoline station, an existing fuel oil UST and former structures.

Eligibility Findings

The building conditions in the proposed project area were surveyed pertinent to the Minnesota Statutory requirements to determine if there is sufficient evidence to establish and qualify a Redevelopment Project Area under the Housing and Redevelopment Authorities Act (Minnesota Statutes, Section 469.002, Subdivision 14 and 16).

Staff found that the proposed project area qualifies for inclusion in a redevelopment project under Minnesota Statutes 469.001 through 469.047. This property is detrimental to the safety, health, morals or welfare of the community by reasons of dilapidation, obsolescence, overcrowding, faulty arrangement, lack of ventilation and structural damage as demonstrated by the photographs of the site, structures and damage therein. It is the determination of staff that the subject property is substandard, meets the criteria for blighted condition due to abandonment, and will require significant costs to remedy the existing code violations and to bring the structures into compliance with current Building and Construction Codes noted at the property.

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