

2nd Avenue North and Van White Memorial Boulevard Redevelopment Plan

Draft for Public Review
November 20, 2015

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I. Introduction

The 2nd Avenue North and Van White Memorial Boulevard Redevelopment Plan has been prepared to facilitate redevelopment of an approximately 7.5-acre former industrial area just west of Downtown Minneapolis, on either side of Van White Memorial Boulevard south of 2nd Avenue North. The project area includes vacant land owned by the City of Minneapolis, unused railroad property, and one privately owned commercial property. The City's goals for the area include site assembly for commercial and mixed-use transit-oriented development, cleanup of contaminated soil, job creation, tax base enhancement, and revitalization of the area. The construction of Van White Memorial Boulevard, completed in 2012, was a significant public investment in the area. Substantially more public infrastructure investment is planned, including stations to be constructed at two points along Van White Memorial Boulevard for two new light rail lines, Southwest and Bottineau.

This Redevelopment Plan establishes a new redevelopment project and identifies its boundary, redevelopment objectives, land use provisions and properties 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 2nd Avenue North and Van White Memorial Boulevard Redevelopment Project area consists of 11 parcels and a portion of a twelfth parcel within the Harrison neighborhood of north Minneapolis. The roughly 7.5-acre irregularly shaped area is south and east of the intersection of 2nd Avenue North and Humboldt Avenue North.

Properties within the project area are identified below by their property identification (PID) numbers and property addresses. As indicated in the Project Boundary Map (Exhibit 1), only that portion of 105 Fremont Avenue North west of Van White Memorial Boulevard is included in the project area.

PID Number	Property Address
21-029-24-43-0007	210 Girard Avenue North
21-029-24-43-0013	1221 2 nd Avenue North
21-029-24-43-0066	214 Humboldt Avenue North
21-029-24-43-0067	210 Humboldt Avenue North
21-029-24-43-0088	1215 2 nd Avenue North
21-029-24-43-0089	1207 2 nd Avenue North
21-029-24-43-0090	1131 2 nd Avenue North
21-029-24-43-0092	221 Emerson Avenue North
21-029-24-43-0095	205 Girard Avenue North
21-029-24-43-0096	1129 2 nd Avenue North
21-029-24-43-0106	212 Girard Avenue North
21-029-24-43-0118	105 Fremont Avenue North (western portion)

Documentation of the area's eligibility as a redevelopment project is presented in the Project Area Report (Exhibit 4).

B. Objectives of Redevelopment Plan

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

- Provide sites for commercial, mixed use, transit-oriented and sustainable development.
- Eliminate blighting influences.
- Clean contaminated sites.
- Correct poor soil conditions.
- Increase employment opportunities.
- Increase the property tax base.
- Increase the number of housing units and provide diversity in housing types, densities and affordability levels.

C. Types of Redevelopment Activities

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

D. Public Purpose

Public purposes of this Redevelopment Plan include removing blight or the causes of blight, redeveloping underutilized parcels, providing employment opportunities, providing housing units, promoting transit-oriented and sustainable development, and enhancing the tax base.

E. Citizen Participation

The Harrison Neighborhood Association and the West Market District Business Association 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

Potential sources of public financing may include but are not limited to the City's Capital Acquisition Revolving Fund and Development Account; tax increment financing; TOD, development, and contamination cleanup grants from Hennepin County, the Metropolitan Council, and the state Department of Employment and Economic Development; New Markets Tax Credits; and federal transportation funds.

III. Land Use Plan

A. Future Land Use

The designated future land use within the 2nd Avenue North and Van White Memorial Boulevard Redevelopment Project area is Urban Neighborhood, as adopted in the City's comprehensive plan, *The Minneapolis Plan for Sustainable Growth*.

- Urban Neighborhood – Predominantly residential area with a range of densities, with highest densities generally to be concentrated around identified nodes and corridors. May include undesignated nodes and some other small-scale uses, including neighborhood-serving commercial and institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. More intensive non-residential uses may be located in neighborhoods closer to Downtown and around Growth Centers. Not generally intended to accommodate significant new growth, other than replacement of existing buildings with those of similar density.

The Future Land Use Map is included in this Redevelopment Plan as Exhibit 2, and reflects the parcel-specific future land uses as shown in *The Minneapolis Plan for Sustainable Growth*.

B. Conformance with Approved City Plans

Uses within the 2nd Avenue North and Van White Memorial Boulevard Redevelopment Project area shall conform with adopted City land use plans, including the comprehensive plan and the *Bassett Creek Valley Master Plan*, which is a subset of the comprehensive plan. Uses shall also conform with the Minneapolis Zoning Ordinance.

The Minneapolis Plan for Sustainable Growth

Van White Memorial Boulevard is designated as a Community Corridor in *The Minneapolis Plan for Sustainable Growth*, the City's comprehensive plan. Community Corridors support new residential development from low- to high-density in specified areas, as well as increased housing diversity in neighborhoods. Community Corridors support limited commercial uses that are frequently concentrated in Neighborhood Commercial Nodes. Proposed commercial uses are evaluated according to their impacts on residential character.

Bassett Creek Valley is a designated Growth Center (that covers an area larger than the redevelopment project area) just outside of Downtown Minneapolis that is anticipated to experience intensive office and residential development. Guided by the approved *Bassett Creek Valley Master Plan*, and with large tracts of City-owned land that are available for development, the area is proposed to include a large new park along Bassett Creek, a neighborhood retail node at Glenwood Avenue and Van White Memorial Boulevard, and high-rise office and residential development along Interstate 394. Redevelopment priorities include ensuring affordable housing, creating living wage jobs, and promoting good design. The City is partnering with public and private entities to assist in this major redevelopment project.

The individual parcels within the Redevelopment Project area are designated as Urban Neighborhood, as described in Section III.A. above.

Small Area Plan

The *Bassett Creek Valley Master Plan* is adopted by reference into the comprehensive plan, and is the basis for the parcel-specific future land use designations. The plan shows the project area as medium-density residential (30-110 dwelling units per acre). It should be noted that while the plan calls for medium-density, at 30-110 dwelling units per acre, the comprehensive plan defines medium-density as 20-50 dwelling units per acre and high-density as 50-120 dwelling units per acre, so developments categorized as high-density by the comprehensive plan would be in conformance with the medium-density category of the *Bassett Creek Valley Master Plan*.

The *Metro Blue Line Extension Van White Station Area Plan* (draft) proposes that the parcels in the redevelopment project area be designated as mixed-use, which would allow for commercial, office, and limited production and processing uses in addition to medium-density residential.

Zoning

Current zoning of the 2nd Avenue North and Van White Memorial Boulevard Redevelopment Project area is R5 Multiple-family, with the exception of the 105 Fremont Avenue North parcel, which is zoned I1 Light Industrial. All of the parcels within 1,000 feet of Bassett Creek are also covered by the SH Shoreland overlay District. For the parcels zoned R5, a rezoning to a commercial district will be required in order to achieve commercial or mixed-use development.

C. Land Use Restrictions

Redevelopment contracts between the City and any developers of property within the project area will contain specific requirements regarding terms and conditions, including land use restrictions.

IV. Project Implementation

A. Project Overview

Redevelopment activities will be undertaken to achieve the objectives of this Redevelopment Plan, the City's comprehensive plan, and the *Bassett Creek Valley Master Plan*.

There are no specific development proposals under consideration by the City at this time. It is anticipated that new development occurring within the project area will include commercial and mixed-use development. Following additional site assembly, the City will likely issue a formal Request for Proposals.

B. Property Acquisition

By including in this Redevelopment Plan a list of properties that may be acquired, the City of Minneapolis is signifying that it is interested in acquiring the properties 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.

Properties that may be acquired are identified below and on the Property Acquisition Map (Exhibit 3).

PID Number	Property Address
21-029-24-43-0007	210 Girard Avenue North
21-029-24-43-0088	1215 2nd Avenue North
21-029-24-43-0092	221 Emerson Avenue North
21-029-24-43-0106	212 Girard Avenue North

All of the remaining properties in the project area are owned by the City of Minneapolis.

C. Relocation

It is not anticipated that any businesses or residents will be displaced by public redevelopment activities 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).

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.

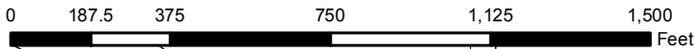
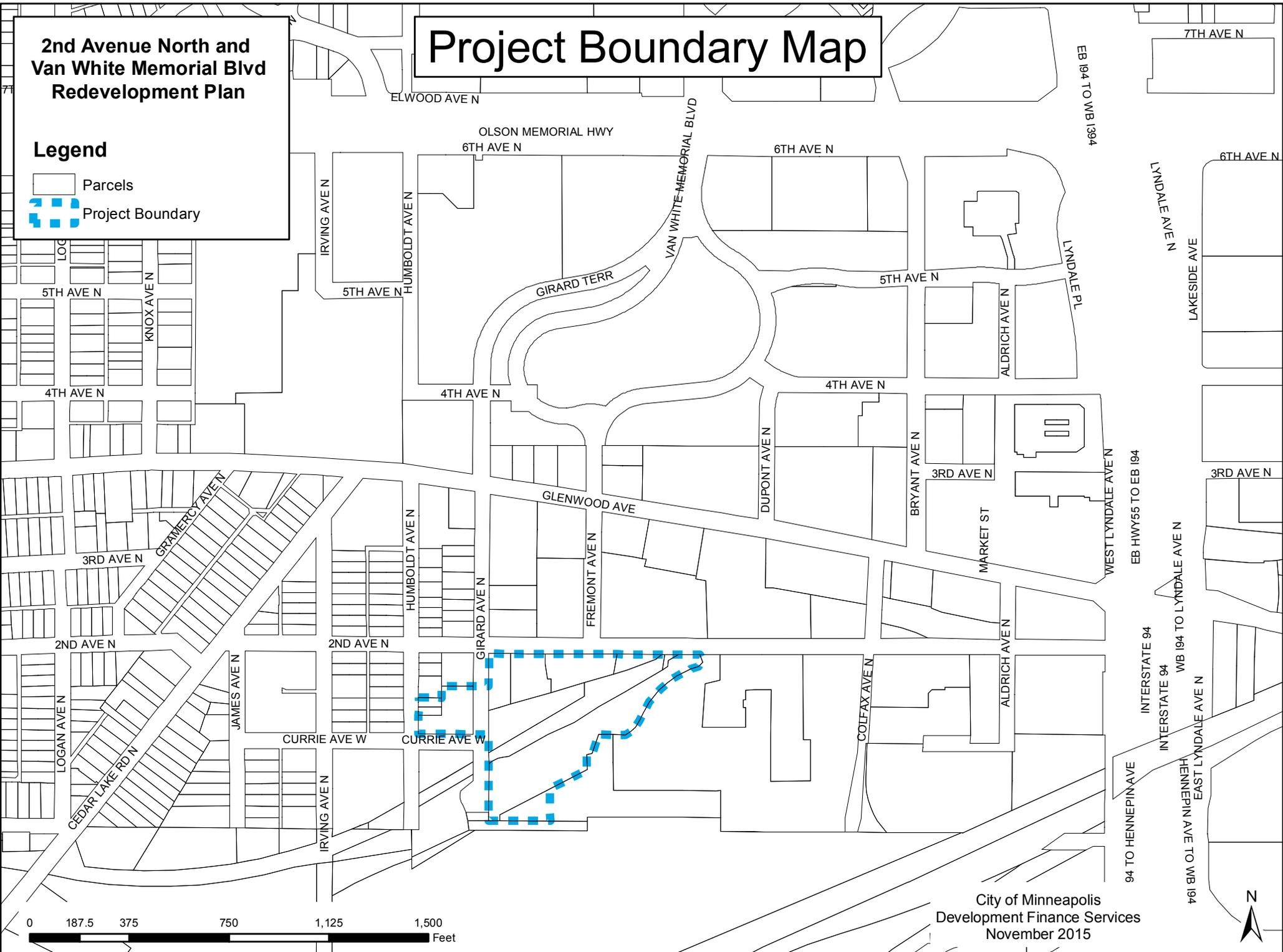
If the authority determines the necessity of changes in an approved redevelopment plan or approved modification thereof, which changes do not alter or affect the exterior boundaries, and do not substantially alter or affect the general land uses established in the plan, the changes shall not constitute a modification of the redevelopment plan nor require approval by the governing body of the political subdivision in which the project is located.

2nd Avenue North and Van White Memorial Blvd Redevelopment Plan

Legend

- Parcels
- Project Boundary

Project Boundary Map



Future Land Use Map

**2nd Avenue North and
Van White Memorial Blvd
Redevelopment Plan**

Legend

- Parcels
- Urban Neighborhood
- Project Boundary

HUMBOLDT AVE N

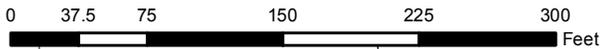
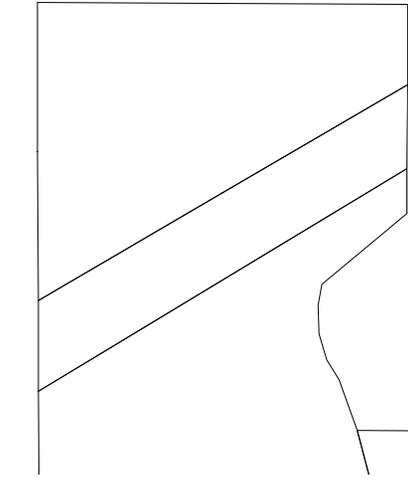
GIRARD AVE N

FREMONT

2ND AVE N

CURRIE AVE W

VAN WHITE MEMORIAL BLVD



Property Acquisition Map

2nd Avenue North and Van White Memorial Blvd Redevelopment Plan

Legend

- Parcels
- Project Boundary
- Property That May Be Acquired

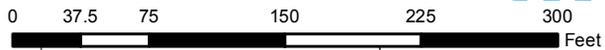
GIRARD AVE N

2ND AVE N

HUMBOLDT AVE N

CURRIE AVE W

VAN WHITE MEMORIAL BLVD



Project Area Report

This report describes the conditions that qualify the proposed 2nd Avenue North and Van White Memorial Boulevard area as a redevelopment project as defined in Minnesota Statutes Section 469.002, Subdivision 14.

Sources of information for this report include City of Minneapolis records, including data from the Assessor's Office, Regulatory Services and Community Planning and Economic Development (CPED), and Hennepin County tax records.

CPED Construction Management staff conducted exterior and interior inspections, took photographs and completed a blight analysis worksheet for each parcel in the project area in October and November 2015. These records are available for review in City of Minneapolis offices at 105 5th Avenue South, Minneapolis, Minnesota.

General Description of Project Area

The proposed project area consists of 11 parcels and a portion of a twelfth parcel within the Harrison neighborhood of north Minneapolis. The roughly 7.5-acre irregularly shaped area is south and east of the intersection of 2nd Avenue North and Humboldt Avenue North.

The Project Boundary Map is Exhibit 1 to the 2nd Avenue North and Van White Memorial Boulevard Plan. A list of property addresses and property identification numbers within the project area is included in Section II.A. of the Redevelopment Plan.

One tax parcel within the project area, 1215 2nd Ave. N., is a privately owned commercial industrial site containing four structures built in or slightly after 1947. Of the remaining parcels, eight are vacant City-owned land, and three are owned by Soo Line Railroad.

Property Conditions

Exterior and interior inspections conducted by CPED Construction Management staff in October and November 2015 identified numerous blighting factors throughout the proposed project area.

Blight or blighting factors noted by exterior and interior inspection or through City records include the following:

- Deteriorating building conditions.
- Visible structural settlement.
- Lack of conformance with the current building codes and energy standards.
- Premises poorly maintained; debris accumulation and other maintenance issues.
- Few or no building permits issued for particular properties in recent years, indicating lack of investment.
- Vacant buildings.
- Vacant railroad right-of-way.

- Vacant, unused, underused, inappropriately used rail yards.
- Soil problems.
- Vacant land.
- Deleterious land use.
- Incompatible land uses.

The condition rating assigned to the main building at 1215 2nd Avenue North by the City Assessor’s Office is 6 – Fair on the following scale:

1 – Excellent	5 – Average Minus
2 – Good	6 – Fair
3 – Average Plus	7 – Poor
4 – Average	Uninhabitable

Eligibility

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.”

The proposed 2nd Avenue North and Van White Memorial Boulevard area is determined to be a blighted area, based on the characteristics described above. Indicators of blight observed in the project area include dilapidation, obsolescence, faulty arrangement or design, and deleterious land use.

Redevelopment activities in the project area will remove blighting factors and facilitate the implementation of City land use policies and redevelopment objectives.

Location of Documents

Documentation supporting these findings is on file in City of Minneapolis offices. Detailed records for individual parcels, including maps, photographs, tax records, inspections records, and the specific violations and blighting conditions found on each parcel, are available for inspection in City offices at 105 5th Avenue South, Minneapolis, Minnesota.