



Request for City Council Committee Action from the Department of Community Planning and Economic Development

Date: October 21, 2014

To: Council Member Lisa Goodman, Chair, Community Development
& Regulatory Services Committee

Subject: Exclusive Development Rights for Baraka Plaza, LLC for the Baraka
Place Mixed-Use Project

Recommendation:

Authorize Exclusive Development Rights for 24 months on five (5) City-owned parcels located at 726 and 730 East Franklin Avenue and 1913, 1919 and 1929 Columbus Avenue South.

Previous Directives:

None.

Department Information

Prepared by:	Tiffany Glasper, Sr. Project Coordinator, 673-5221	
Approved by:	Cathy Polasky, Director, Economic Development	_____
	Charles T. Lutz, CPED Deputy Director	_____
Presenters in Committee:	Tiffany Glasper, Senior Project Coordinator	

Financial Impact

- Other financial impact: The developer will pay for property management expenses during the holding period, thereby eliminating the City's cost.

Community Impact

- Neighborhood Notification: The Ventura Village Neighborhood Organization has provided input and is in support of the proposed project.
- City Goals: A Safe Place to Call Home; Jobs & Economic Vitality; Livable Communities, Healthy Lives
- Sustainability Targets: Affordable Housing
- Comprehensive Plan: Future redevelopment will comply with all applicable City approved plans
- Zoning Code: Will Comply

Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>PIN</u>
21-9, 10B, 1	726 East Franklin Avenue	26-029-24-33-0054
21-9, 10B, 1	730 East Franklin Avenue	26-029-24-33-0103
TF-492	1913 Columbus Avenue South	26-029-24-33-0051
TF-493	1919 Columbus Avenue South	26-029-24-33-0052
21-2	1929 Columbus Avenue South	26-029-24-33-0055

The properties at 726 and 730 East Franklin Avenue were acquired by the City in June 1990 via a condemnation action. The parcels were purchased from a private party for \$118,500 each. Each parcel contained a blighted building which the City subsequently demolished.

The properties at 1913 and 1919 Columbus Avenue South were purchased via tax forfeiture in March 2000 for \$1 each. Each parcel contained a blighted structure which the City subsequently demolished.

The property at 1929 Columbus Avenue South was purchased in November 2002 from a private owner for \$95,000. The parcel contained a blighted structure which the City subsequently demolished.

These five (5) City-owned properties are proposed to be part of an assemblage with the adjacent properties at 732 East Franklin Avenue and 1910 Chicago Avenue South, which are both owned by the developer (see Exhibit A). The two developer-owned properties are the current site of the Chicago Crossings project, which was developed with City support back in 1992. Chicago Crossings is home to the Baraka Child Care Center and several other small retail operations along with a surface parking lot fronting the corner of Chicago and Franklin Avenues. The site currently contains approximately 10,350 square feet of commercial/retail space and no residential component.

The developer plans to enlarge and reconfigure the site such that the retail businesses front both Franklin and Chicago and the surface parking is at least partially hidden behind the new building. Their plans also include approximately 80 units of new rental housing in a mix of 1, 2, and 3 bedroom units with all commercial/retail space on the ground floor. The proposal increases the commercial/retail square footage to approximately 16,700 square feet.

The developer is currently leasing the City properties at 1913 and 1919 Columbus for the purposes of installing a playground to serve the day care center. As of the writing of this report, the playground is approximately 40% complete (see Exhibit B), with completion expected by mid-November 2014.

The developer has been in ongoing discussions with City staff for several months regarding this proposed project and they have also met twice with the Ventura

Village Neighborhood Organization and Council Member Warsame. All parties are excited about and supportive of this proposal though we will continue to work to refine specifics such as site and building design and determining the exact right numbers for the housing unit count and bedroom composition.

CPED staff believe this is an excellent location for this type of development project considering its proximity to transit and public green space. Additionally, the location is in close proximity to high frequency bus route number 5, sits at the intersection of two commercial corridors and has easy access to interstate 35W.

Baraka Plaza, LLC is requesting and we are recommending exclusive development rights for the City properties at 726 and 730 East Franklin Avenue and 1913, 1919, and 1929 Columbus Avenue South for a period of 24 months. The developer will pay holding costs of \$2,000 per lot for the 24-month period.

