



Rainbow Village Redevelopment Discussion

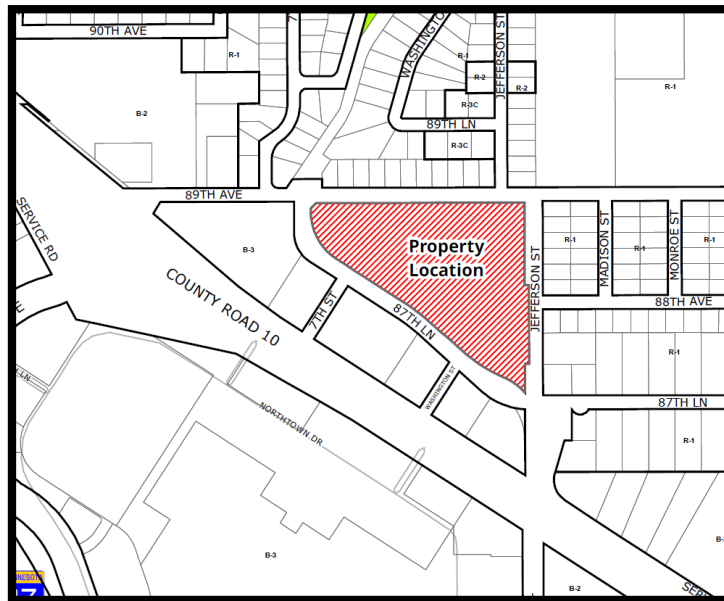
June 14, 2021

Site Overview

Rainbow Village is located north and east of 87th Lane and west of Jefferson Street.

Rainbow Foods was the large anchor on the east end of the building.

Constructed approximately 40 years ago with minimal upgrades over the years.



Owner/Developer Information

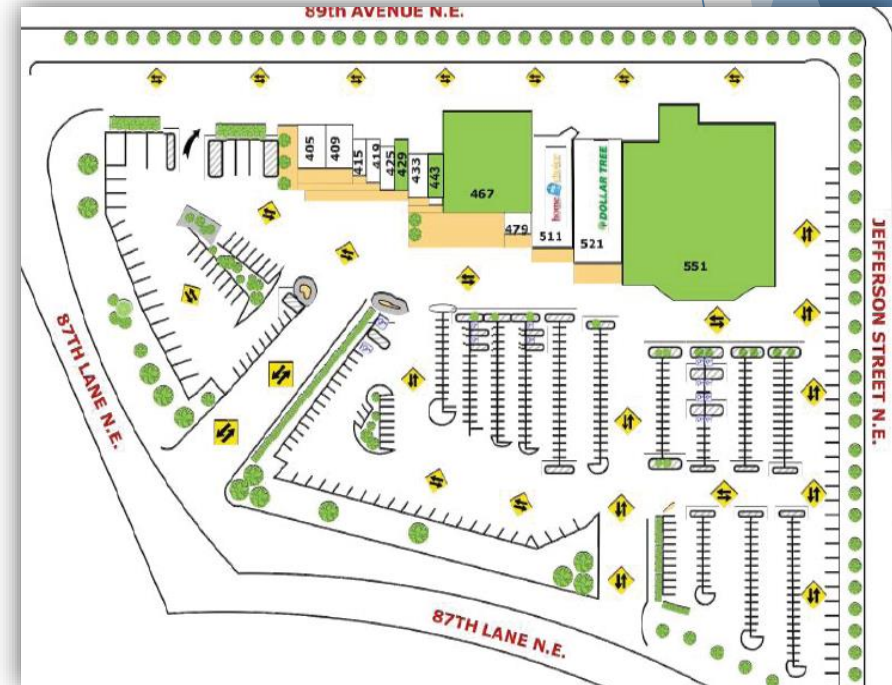


Rainbow Village and Northtown Center (Former Toys R Us building, now Salvation Army) were purchased in December 2020 by Atlantic Funding and Silverstone Realty.

Site consists of 96,421 square feet of tenant space.

Proposed Improvements:

- ▶ Rename center to Blaine Lakes Center.
- ▶ New elevations for all tenant spaces.
- ▶ New center signage.
- ▶ Parking lot lighting upgrades.
- ▶ Landscaping upgrades.
- ▶ Demolish former Rainbow space and new use concepts for the former Rainbow site.



Proposed Apartment Use



Two concepts for apartments on the Rainbow grocery store site.

- ▶ 250 apartments
- ▶ Surface and underground garage parking
- ▶ Amenities similar to Lexington Meadows Apartments
- ▶ 2 buildings – four stories each



Existing Zoning/Land Use

- ▶ Existing land use = CC (Community Commercial)
- ▶ Existing zoning = B-3 (Regional Commercial)
- ▶ Proposed land use = HDR-2 (High Density Residential) due to density of the project.
- ▶ Proposed zoning = DF (Development Flex) due to the unique setbacks and site conditions.



Questions for Council

1. Is the City Council willing to review a high density project in this area that is bordered by commercial and existing residential uses?
 - ▶ Very close to existing residential uses.
 - ▶ Much taller building than what exists currently.
 - ▶ This change could substantially increase traffic to a commercial area that needs revitalization.



Questions for Council (continued)

2. Is the Council willing to consider the newly created HDR-2 land use designation for this location?
 - ▶ Density of approximately 43 units per acre. Lower density than Lexington Meadows but higher than Berkshire apartments.
 - ▶ HDR-2 the only land use that could be applied for this project as HDR only allows 32 units per acre.
 - ▶ HDR-2 still needs to be approved by Met Council - application currently being reviewed.



Questions for Council (continued)



3. Would the City Council be willing to provide financial assistance for this project?
 - ▶ Monetary ask information has not been provided.
 - ▶ Developer has indicated it will be needed.
 - ▶ Proposed average rents for the community are: \$1,190 for studio, \$1,525 for 1 bedroom, and \$1,825 for 2 bedrooms, all of which fall below the published Met Council's index for 80% AMI.

Questions for Council (continued)



4. Is the Council willing to review this project prior to the Northtown Redevelopment/Revitalization planning process is completed?
 - ▶ It would not be unexpected to have a residential component to the redevelopment/revitalization plan in this area in the future.
 - ▶ Additional density would drive further commercial development.
 - ▶ Could be incorporated into the Northtown plan since process hasn't started yet.

Process for Approvals



- ▶ Applications: comprehensive land use plan amendment, rezoning, preliminary and final plat, and a conditional use permit.
- ▶ Prior to city application, an application must be submitted to the Coon Creek Watershed District and concurrence must be provided. Likely storm water infiltration requirements on site.
- ▶ 60 - 90 days through Planning Commission and City Council process.
- ▶ Met Council approval process.
- ▶ Site Plan approval and building permit.

Conclusion



1. Is the City Council willing to review a high density project in this area that is bordered by commercial and existing residential uses?
2. The land use change would require the conversion of the commercial land use of the property to HDR-2, the City's new land use designation that allows up to 60 units per acre. Is this acceptable in this area?
3. Is the City Council willing to review a financial ask for this type of project?
4. Given the upcoming Northtown planning process, is the City Council willing to proceed with this project if that process is not completed? Staff believes the proposal would be consistent with the future plan for the Northtown area.