

**ECONOMIC DEVELOPMENT AUTHORITY**

AGENDA SECTION	OTHER BUSINESS
MEETING DATE	SEPTEMBER 7, 2021

ITEM:	Discuss Potential Redevelopment of 2201 37th Avenue NE
DEPARTMENT: Community Development	BY/DATE: Aaron Chirpich – 9-2-2021

BACKGROUND:

At the August 2nd, EDA meeting, staff presented a redevelopment concept plan for the former Unique Thrift Store site at 2201 37th Avenue NE. The project presented included a full redevelopment of the site into a multifamily apartment community with no commercial or retail space. The board was generally receptive to redevelopment of the property with high-density residential housing, but wanted to see a commercial component integrated into the plans to create a mixed-use project. The board was also concerned with the lack of development credentials for the developer proposing the plan.

Since the August meeting, the developer has revised their plans to include a 2,400 square foot commercial tenant space on the first floor that would be intended for a coffee shop/bistro use. The developer has not partnered with an experienced development firm at this time. Rather, the developer is requesting that staff present the revised plans to gauge interest from the EDA. If the EDA is interested in taking the concept further, the developer is prepared to seek out project partners for the project.

ATTACHMENT(S):

- **Revised Site Plan**