

**INSERT BOARD OR COMMISSION NAME**

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	AUGUST 2, 2021

ITEM:	Discuss Redevelopment Concept for 2201 37th Avenue NE		
DEPARTMENT: Community Development		BY/DATE: Aaron Chirpich – 7/29/2021	

BACKGROUND:

Staff has been contacted by a developer that is interested in constructing a market rate/workforce apartment community in Columbia Heights. Staff discussed the City's priority areas for redevelopment, and the developer has expressed interest in the former Unique Thrift Store site at 2201 37th Avenue NE. The property is approximately 3.0 acres in size and currently zoned GB – General Business. From a redevelopment perspective, staff believes that the site has the potential to support a vertical mixed-use project that includes small scale commercial/retail spaces with high density residential. The Comprehensive Plan supports high density residential and commercial redevelopment in this area and identifies the site as an area of opportunity. The Comprehensive Plan also stresses the importance of creating an attractive and welcoming site design, as the property serves as an entry point into Columbia Heights.

The developer is currently interested in a housing only redevelopment concept and has submitted a preliminary site plan that is consistent with the development standards found in the City's R-4 residential zoning guidelines. The site plan includes 112 market rate units of varying sizes with a mix of underground parking, surface parking, and above ground garages to accommodate the parking requirements of the City. Staff has encouraged the developer to consider a mixed-use concept for the site. However, the developer has requested that the City consider a housing only redevelopment concept and provide feedback before moving forward with changes to the plan and potential acquisition of the property.

Staff would like to introduce the redevelopment concept to the EDA to begin a conversation on what the City would like to see for the site and gauge interest in the project that has been proposed.

ATTACHMENT(S):

1. **Location Map**
2. **Concept Site Plan**
3. **Sample Rendering**