

MIDLAND PLAZA/LAKEVIEW TERRACE REDEVELOPMENT

This redevelopment project stems from the ULI/RCM Opportunity City Pilot Program, which included a site analysis for the Midland Terrace Apartment Complex redevelopment site, 3529 Owasso Street. The City and property owner, Tycon Companies, worked together redeveloping an obsolete retail center with a higher-end new apartment building, diversifying rental housing opportunities and expanding lifecycle rental housing opportunities in the city. The plan included demolishing the retail center, realigning the adjoining street network, and creating a waterfront redevelopment parcel on which the high-density apartment building was constructed. This new apartment product is not available in the adjoining Midland Terrace complex or other Shoreview apartment complexes.



Extensive work related to the realignment of Owasso Street including redesign of Victoria Street and County Road E continued in 2011. Ramsey County alerted the City mid-year that the initial feasibility study and design did not meet their requirements or approval. The County, City and developer met on numerous occasions and finally agreed upon a new design for the intersections impacted by the development. In addition, Ramsey County agreed to finance approximately \$620,000 of the total project cost estimated at \$2,100,000.

The City sought assistance through the Livable Communities Demonstration Account Grant Program. In December, the Metropolitan Council awarded the City of Shoreview \$655,000 to assist with the public local road improvements to facilitate the redevelopment project.

Additional financial assistance may come from the establishment of a redevelopment tax increment financing district in 2012. In anticipation of the new TIF District, the City in cooperation with the developer completed a qualifying inspection of the retail strip center. The inspection is used to determine if the structures to be demolished, meet statutory requirements for blight. Furthermore, the City passed a reimbursement resolution that would allow for the road improvements and other qualifying costs to be financed using existing tax increment from TIF District No. 1 and then repaid by the new development upon completion and certification of the new redevelopment TIF district.

Lakeview Terrace Apartments

In what is the first new market rental apartment project in Shoreview in decades, construction began in 2013 for the upscale Lakeview Terrace apartments located at the southeast corner of Victoria Street and County Road E. The six-story 104 unit apartment building is the end result of a private-public partnership between an ownership group from the adjacent Midland Terrace complex and the City of Shoreview. The City, through the



EDA, provided approximately \$3 million in financial support for the public improvements necessary for the project through a combination of a new tax increment financing district and a Livable Communities Grant through the Metropolitan Council. The developer is investing over \$20 million into luxury apartment building, which will include a variety of amenities including underground parking, which they hope will attract young professionals and “empty-nesters” looking to downsize but remain in the community.

The redevelopment project involved the tear-down of the old Midland Plaza strip center at Owasso and Victoria Streets and the relocation of Owasso Street to align with County Road E in order to create a development parcel for the new apartments. The redevelopment will provide benefits of removing an old retail center, creating new higher end market rental housing choices for the community, and traffic safety improvements in the project area. The majority of the public road improvements are expected to be completed in late 2013, with construction of the high-end apartment building slated for completion by fall, 2014.

