



FRIDLEY PLANNING COMMISSION

WEDNESDAY, AUGUST 19, 2020

7:00 P.M.

AGENDA

CALL TO ORDER

ROLL CALL

APPROVE PLANNING COMMISSION MEETING MINUTES: JULY 15, 2020

PUBLIC HEARING:

1. Consideration of a Rezoning, ZOA #20-01, by Roers Fridley Apartments Owner LLC, to have the property at 6530 University Avenue rezoned from C-3, General Shopping to S-2, Redevelopment District to allow for the construction of a multi-family rental housing building and a stand-alone commercial building.
2. Consideration of a Plat, PS #20-03, by Roers Fridley Apartments Owner LLC, to replat the property at 6530 University Avenue to create (2) new lots to allow for the redevelopment of the property.

ACCEPTANCE OF MINUTES FROM OTHER COMMISSIONS – THROUGH ONE MOTION

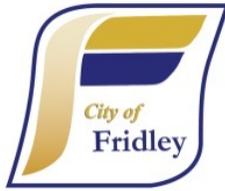
Motion to accept the minutes from the following Commission meetings:

1. June 9, 2020, Environment Quality & Energy Commission
2. June 1, 2020, Parks & Recreation Commission
3. June 4, 2020, Housing & Redvelopment Authority Commission

OTHER BUSINESS:

ADJOURN

NEXT PLANNING COMMISSION MEETING DATE:
SEPTEMBER 16, 2020



FRIDLEY PLANNING COMMISSION-via Zoom

WEDNESDAY, JULY 15, 2020

7:00 P.M.

FRIDLEY CIVIC CAMPUS, COUNCIL CHAMBERS

7071 UNIVERSITY AVENUE N.E.

CALL TO ORDER

Chairperson Kondrick called the Planning Commission Meeting to order at 7:00 p.m.

ROLL CALL

PRESENT: David Kondrick, Mark Hansen, Ryan Evanson, Brad Sielaff, and Terry McClellan

ABSENT: Mike Heintz

OTHERS PRESENT: Stacy Stromberg, Planning Manger
Mark Krogh, 6290 Highway 65 LLC
Dave Brown, 1040 – 64th Avenue

APPROVE MINUTES

May 20, 2020

Motion by Commissioner Evanson to approve the minutes. Seconded by Commissioner McClellan.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING:

1. Consideration of a Plat, PS #20-01, by Java companies, to replat the properties at 6290 and 6310 Highway 65 to provide additional land to the vacant parcel at 6290 Highway 65, to allow for the construction of a Caribou Coffee Cabin.

Motion by Commissioner Hanson to open the public hearing. Seconded by Commissioner McClellan.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS OPENED AT 7:02 P.M.

Stacy Stromberg, Planning Manager, stated the petitioner, Mark Krogh of Java Properties, is requesting to have the properties at 6290 and 6310 Highway 65 NE replatted which will provide the additional land area needed for 6290 Highway 65 NE to be developed.

Ms. Stromberg stated the petitioner plans to develop the land by constructing a Caribou Coffee Cabin. This Caribou will have no interior seating; however, there will be a drive-thru and a walk-up window to serve guests. An outdoor patio with tables will also be on site to encourage patrons to stay and enjoy their beverage. Of note: A Caribou Coffee Cabin like the one proposed in this request is already under construction at 8094 University Avenue, the former Midas property.

Ms. Stromberg stated the C-3, General Shopping zoning district requires a minimum lot size of 35,000 square feet. To meet this lot size requirement, the petitioner is requesting this replat. The replat will combine the vacant parcel at 6290 Hwy 65 with the vacant parcel to the west and an 18-foot by 232-foot strip of land lying north of the vacant two properties. This strip of land is owned by Asset Properties LLC and is occupied by Banquets of Minnesota. After the replat, the new lot will be 35,237 square feet, which meets the 35,000 square feet minimum required by code. The Banquets of Minnesota lot size will be reduced by 4,176 square feet and will be 143,928 (3.3 acres) in size.

Ms. Stromberg stated the Planning Commission will recall that this project also received a variance to reduce the front yard setback. The City Council approved that variance at their June 8, 2020 meeting.

Ms. Stromberg stated City Staff recommends approval of this preliminary plat request as replatting the property will create two conforming commercial parcels and will allow for the development of 6290 Highway 65 NE.

Chairperson Kondrick stated the petitioner was interested in getting that other piece of property, part of the parking lot, from the other business to the north. The 18-foot strip.

Ms. Stromberg stated, yes, it is 18 feet by 232 feet.

Chairperson Kondrick asked why was that crucial for him to get? Is it for turnaround space or what was the reason for him being interested in that?

Ms. Stromberg replied, he needed it to create a lot that is 35,000 square feet which meets the minimum.

Chairperson Kondrick stated he has no questions. It seems clear cut to him.

Commissioner McClellan stated he thinks it was covered at the last meeting that this 18 feet was going to be needed to develop the site.

Commissioner Sielaff asked if there is something they can do as far as stop signs, speed bumps, etc.?

Commissioner Evanson stated he thinks Commissioner Sielaff is referring to a letter that came from someone in the neighborhood, and the Commission hasn't discussed that yet. At this point they have been discussing the petitioner having to acquire the property from Banquets. They should discuss that letter as well but at this point he does not have any questions about the replat request.

Chairperson Kondrick asked Ms. Stromberg if she had a copy of the letter?

Ms. Stromberg replied, she did have a copy of the letter from Dave and Cheri Brown. She e-mailed it to the Commission this afternoon and stated it should be received into the record. They seem that they are in favor of the project and would like to see the redevelopment, but they do have concerns about potential traffic into their neighborhood on the north. That is their main concern, and they provided some ideas for the Council or Commission to investigate to help alleviate potential traffic.

Commissioner McClellan stated that does not necessarily have any bearing on the replatting.

Commissioner Hansen stated he agrees. Those are items the City can follow up separately on.

Chairperson Kondrick stated he agreed.

Commissioner Evanson stated it looks like they are referring to truck traffic which pertains more to Banquets. A few years ago, he worked with a business in Fridley, and they had large commercial trucks that would come through a residential neighborhood. As business owners they said, please do not drive your truck on this street; route this way. The solution to the letter may be to direct the trucks to exit and enter onto Highway 65.

Chairperson Kondrick stated that problem can easily be rectified by proper communication and some simple adjustments.

Commissioner Evanson stated he thinks so. It is something the Commission should be mindful of, and he wants to add it to the record. At the same time, he does not think it would change his opinion whether they should go forward with this. It is good to hear that there is maybe another issue that frankly is more Banquets' issue than Caribou's.

Chairperson Kondrick asked Ms. Stromberg if she had their address?

Ms. Stromberg replied, it is 1040 – 64th Avenue and Dave and Cheri Brown.

Motion by Commissioner Sielaff accepting the letter of interest from Dave and Cheri Brown. Seconded by Commissioner Evanson.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

Chairperson Kondrick asked the petitioner, Mr. Krogh, if he had anything to add?

Mark Krough, 6290 Highway 65 LLC, replied the purpose of the replat was to create 35,000 square feet so they can do the development. They are ready to move forward.

Chairperson Kondrick asked Mr. Krogh but he has no problems with what they have been talking with here?

Mr. Krogh replied to the north is the Banquet Hall and they don't anticipate traffic from Caribou to go north. They can further address it offline with City staff.

Commissioner Hansen asked Mr. Krogh whether the majority of the traffic is going to be going southbound?

Mr. Krogh stated that is why they are developing the lot, because this side of Hwy 65 is critical. Grab your coffee and go to work, most of the traffic is in the morning.

Commissioner Sielaff asked Mr. Krogh whether they are just going to have coffee, or will they have anything like sandwiches, etc.?

Mr. Krogh replied, they will have the full menu of Caribou. Sandwiches, pastries, etc.

Commissioner Evanson asked Mr. Krogh he is just dealing with the real estate portion of this? The operating company is still going to be Caribou corporate. They will control the menu and all of that, is that correct?

Mr. Krogh replied, yes, he is just the developer.

Ms. Stromberg stated she was able to talk to the Director of Public Safety, Brian Weierke, today and the Director of Public Works, Jim Kosluchar about Mr. and Mrs. Brown's letter. They said that generally they have not heard a lot of complaints or concerns from this neighborhood before, but they are certainly willing to put in one of those speed trackers

to help address the neighbors' concerns. If it is warranted after that they can do some traffic counts, predevelopment, and post-development, and ask for Caribou's assistance in that. However, this is the first time they had heard about this, but they said they would be willing to do whatever they could to make sure the neighborhood was okay.

Dave Brown, 1040 – 64th Avenue, stated he just wanted to clarify it is not just the semi-trucks that are going through. It is used as a short cut off of Mississippi Street by people going off to work on Central Avenue or they will come through on Taylor and come through on Baker, then they come down 64th to come around the curve. The stop sign that is at Banquets going south is by the building. If you are stopped at the stop sign there, you do not see anyone coming out of Banquets; and you must inch up there to see if anybody is coming out of Banquets. It is just a concern that there is going to be more traffic coming through with the addition of Caribou. He is a Caribou fan, but they have noticed an increase in traffic with people using this short cut, therefore he gave some options with his letter. He thought this would be a good place to start. Economic growth is a great thing for Fridley. He just wanted to make all of them aware of the problems they have seen as residents and their neighbors.

Chairperson Kondrick stated to Mr. Brown his letter of course will be forwarded to the City Council for their review.

Motion by Commissioner Evanson to close the public hearing. Seconded by Commissioner Hansen.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS CLOSED AT 7:20 P.M.

Motion by Commissioner Evanson approving Plat, PS #20-01, by Java companies, to replat the properties at 6290 and 6310 Highway 65 to provide additional land to the vacant parcel at 6290 Highway 65, to allow for the construction of a Caribou Coffee Cabin. Seconded by Commissioner McClellan.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

ACCEPTANCE OF MINUTES FROM OTHER COMMISSIONS – THROUGH ONE MOTION:

Motion to accept the minutes from the following Commission meetings:

1. March 10, 2020, Environment Quality & Energy Commission

2. March 5, 2020, Housing and Redevelopment Authority Commission
3. May 7, 2020, Housing and Redevelopment Authority Commission

Motion by Commissioner Hansen to accept the minutes. Seconded by Commissioner Evanson.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS:

1. Elect Chair and Vice Chair

Chair Kondrick stated that he's been doing the chair position for a while, he doesn't mind doing it and would like to continue to do it, if the Commission thinks it's a good idea.

Motion by Commissioner Sielaff for Chairperson Kondrick to continue being the Chair. Seconded by Commissioner Hansen.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

Chair Kondrick stated that the person, LeRoy Oquist, that has been the Vice-Chair position for a number of years, has decided to retire. He's a very smart, bright and competent individual, so we need to find a new Vice-Chair. He would like to nominate Mark Hansen for this job. He is smart, on-time, aware of what is going on in the City and think he'd be a good Vice-Chair.

Commission McClellan stated he agrees. He likes the idea of having someone who may have a longer tenure on the Commission.

Commissioner Evanson stated, he agrees.

Commission Sielaff stated, he would second the nomination.

Motion by Chairperson Kondrick nominating Chairperson Hansen as Vice Chair. Seconded by Commissioner Sielaff.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS:

Ms. Stromberg stated Mr. Oquist couldn't join us tonight and he retired as of July 10th. She wanted to acknowledge that he served on a Commission with the City for 46 years, which is quite a milestone and he needs to be congratulated.

Commissioner McClellan stated congratulations to him and the City is better for his dedication.

Ms. Stromberg stated the next meeting will be August 19, 2020.

Commissioner McClellan asked for any update regarding the old City Hall site.

Ms. Stromberg replied, they have issued the building permit just this week. It will be happening sooner than later. There was some back and forth with Fairview related to the parking lots and ownership of those lots; but it will be closing soon so they should see construction start soon.

Commissioner Sialaff asked whether they are going to be using those underground garages?

Ms. Stromberg replied, they are. They are going to use them for storage or maybe a wood shop or something for the residents of the assisted living facility. They thought they could utilize them.

ADJOURN:

Motion by Commissioner Hansen to adjourn the meeting. Seconded by Commissioner Evanson.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:35 P.M.

Respectfully submitted,

Denise M. Johnson
Recording Secretary

City of Fridley Land Use Application

ZOA #20-01 and PS #20-03

August 19, 2020

GENERAL INFORMATION

Applicant:

Roers Fridley Apartments Owner LLC
Shane LaFave
110 Cheshire Lane #120
Minnetonka MN 55305

Requested Action:

Rezoning from C-3 to S-2
Plat to create 2 lots

Location:

6530 University Avenue

Existing Zoning:

C-3, General Shopping

Size:

344,874 sq. ft. 7.94 acres

Existing Land Use:

Holly Center Shopping Center

Surrounding Land Use & Zoning:

N: Single Family & R-1
E: Walgreens and Single Family & S-2 and R-1
S: Christenson Crossing Townhomes & S-2
W: Multi-Family and Commercial & R-2 and R-3

Comprehensive Plan Conformance:

2030 and 2040 Future Land Use Map designates this area as Redevelopment.

Legal Description of Property:

See attached preliminary plat

Building and Zoning History:

1957 – Lot platted.
1957 – Building constructed.
1985 – Addition to the building
There have been several interior modifications since the building was constructed.
1984 – SUP issued for Champion Auto
2007 – SUP issued for Bernie's Automotive

Public Utilities:

Existing building is connected, utilities are available

Transportation:

Property is accessed from a slip off from University Avenue and Mississippi Street

SPECIAL INFORMATION

Physical Characteristics:

Flat lot with the Holly Center building and large parking lot

SUMMARY OF REQUEST

The petitioner, Shane LaFave of Roers Companies, is requesting to have the property located at 6530 University Avenue rezoned from C-3, General Shopping to S-2, Redevelopment District to allow for the construction of new multi-family rental housing development and a free-standing commercial building. The petitioner is also requesting to have the property replatted to create new lots for each use.

STAFF RECOMMENDATION

City Staff recommends approval of the Rezoning to S-2, Redevelopment District, with stipulations.

- Meet the goals highlighted in Comprehensive Plan

City Staff also recommends approval of the plat request.



Subject Property

CITY COUNCIL ACTION/60 DAY ACTION DATE

City Council – September 14, 2020

60 Day Date – September 14, 2020

Staff Report Prepared by Stacy Stromberg

Land Use Applications

Rezoning Request #20-01 and Plat Request #20-03

The Request

The petitioner, Shane LaFave, Director of Development with Roers Companies is requesting two land use items to allow for the redevelopment of the Holly Center property, located at 6530 University Avenue NE. The land use items are:

1. *Rezoning Request to S-2, and Subsequent Master Plan* – The subject property is currently zoned C-3, General Shopping and the petitioner is requesting to have the property rezoned to S-2, Redevelopment District. When a property is zoned S-2, Redevelopment District, a master plan also needs to be approved for the site.
2. *Plat* – In order to accommodate the redevelopment of the property, the petitioner would like to create 2 new lots.

The petitioner is asking for approval of the above referenced land use items to allow for the construction of a 261-unit multi-family rental housing development and a free-standing commercial building.

History

In 1957, the Holly Shopping Center building was constructed. In 1959 a gas station was constructed on the southeast corner of University Avenue and Mississippi Street. Throughout the 1960's and 1970's there were a wide variety of retail shops that included a grocery store, sporting goods, hardware, camera and film shop, and clothing stores at the Holly Shopping Center. The gas station closed at some time in the early 1980's and then in 1985, the owners of the station worked with the City to demolish the gas station that was on the site to improve traffic flow on Mississippi Street by reducing entrance points and installing turn lanes. At this time the City liquor store was relocated to the shopping center and the Old Country Buffet opened to help revitalize the center.



The site was purchased by the existing owner in 2000. Over the past 10-15 years

several well-known tenants moved out of the building, including Old Country Buffet, Snyder Drug, Cost Cutters and SMW Credit Union and the overall condition of the property has deteriorated. In 2018, the existing owner put the property up for sale and in the fall of 2019, Roers Companies started discussion a potential purchase of the property with the owners.

Roers Companies has a letter of intent to purchase the property contingent upon these land use items being approved.

Proposed Project

The City's 2030 Comprehensive Plan guides the subject property as redevelopment and the 2040 Comprehensive Plan that is the process of Met Council's approval process further defines the redevelopment of the site as a mixed-use development of multi-family and commercial.

As described by the petitioner, "the University Redevelopment is a transformation of an existing aged retail strip center into a new mixed-use development. The many on-site and in-unit amenities, the proximity to



retail and recreational attractions and the ease of access to transportation will make this project stand out in the market. It will include a 4-story workforce apartment community comprising of 261 residential apartments and 189 underground parking stalls and 202 surface stalls. Workforce housing is market rate housing, just not the high-end luxury version of market rate. One of the most unique aspects of this project is that it is to target the underserved workforce population of renters. Without sacrificing finish levels and amenities the rent levels in the project will be set at about 80% of what a traditional high-end market rate new construction project would try to achieve. The surrounding area has a large population of renters who have very few options for newer apartment buildings. This project will provide those renters with a new housing option at a rate that won't prohibit entry. It's also a project that won't require an income qualification or section 8 vouchers to occupy the building."

A free-standing 10,000 sq. ft. commercial building is also proposed to be constructed along the west side of the property, with 87 surface parking stalls.

Of the 260 units, 67 units will be studios, 109 units will be 1-bedroom, 59 units will be 2-bedrooms and 26 units will be 3-bedrooms. Included in each unit will be a washer and dryer, stainless steel applications, granite countertops, tile backsplashes and 9 ft. ceilings. Common area amenities in the building include multiple community rooms, and multiple outdoor patios (one on the top floor with view of the downtown skyline), resident storage areas, a dog wash station, and a game room. Outdoor amenities include a playground, dug run area, seating/gazebo area, and sidewalk connections.

What is Workforce Housing?

The City has received a number of inquiries over the rents and target market for this project, wondering if this is an “affordable” or “workforce” housing project. Part of the confusion stems from the developer, and others, referring to the project as “workforce housing” without providing a definition.

The term “workforce housing” is defined by the Urban Land Institute (ULI) as housing affordable to households earning anywhere between 60% and 120% of the area median income (AMI). In Fridley, that translates to a household of one making between \$43,440 and \$87,360. For a household of four, that translates to incomes between \$62,040 and \$124,800. In total, Fridley households have a median income of 63% of the area median income. To put this in perspective, nearly half of Fridley’s existing households would be cost burdened (paying over 30% of their income) to live in “workforce housing”.

The chart below shows the 2020 income limits, based on 60% to 120% of AMI, based on household size, put together by the US Department of Housing and Urban Development (HUD). This chart shows the incomes that meet the ULI definition for “workforce housing”. **The text in red, “63%” is Fridley’s median income.**

Income Limit	1 Person HH	2 Person HH	3 Person HH	4 Person HH
120%	\$87,360	\$99,850	\$112,320	\$124,800
110%	\$79,534	\$91,000	\$102,366	\$113,740
100%	\$72,310	\$82,730	\$93,060	\$103,400
90%	\$65,070	\$74,450	\$83,750	\$93,060
80%	\$57,920	\$66,240	\$74,480	\$82,720
70%	\$50,680	\$57,960	\$65,170	\$72,380
63%	\$45,550	\$52,120	\$58,630	\$65,142
60%	\$43,440	\$49,680	\$55,860	\$62,040

What is Affordable Housing?

The Federal Reserve Bank, HUD, Met Council, and others tend to define “affordable housing” as housing that is affordable to low- and moderate-income households. Low income is typically considered households making 50% or less of AMI, while moderate income is considered those making between 51% to 80% of AMI.

For housing to be considered “affordable” the rent/mortgage payment must be 30% or less of the household’s gross monthly income. The chart below, shows the maximum monthly rent (including utilities) that would be considered affordable for households of different income levels.

Income Limit	1 Person HH	2 Person HH	3 Person HH	4 Person HH
80%	\$1,448	\$1,656	\$1,862	\$2,068
70%	\$1,267	\$1,449	\$1,630	\$1,809
63%	\$1,139	\$1,303	\$1,465	\$1,628
60%	\$1,086	\$1,242	\$1,396	\$1,550

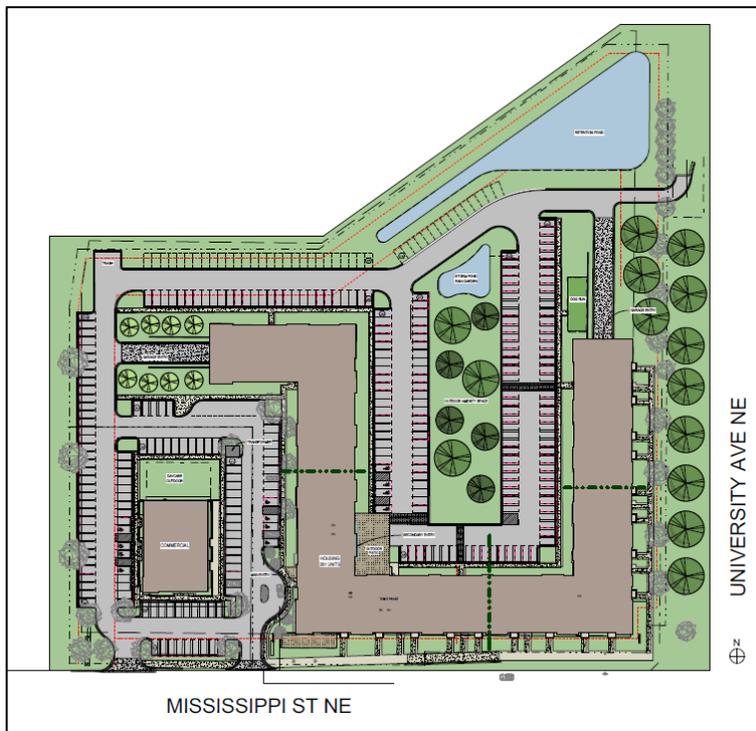
Is this project affordable, workforce or market rate?

This project is market rate, non-subsidized, non-rent restricted, with rents that will still be affordable to many in the workforce. The proposed project is aiming to keep its rental rates to approximately 80% of new luxury rental buildings. Estimated rents will range from \$1,100 for an efficiency unit up to \$1,800+ for a three-bedroom unit.

In order to not be cost burdened by their housing, a household would need an income of approximately \$44,000 for an efficiency unit, \$48,000 for a 1 bedroom unit, \$63,000 for a 2 bedroom unit, and \$72,000 for a 3 bedroom unit.

Site Plan Analysis

As stated above, the proposed project will involve the construction of a 261-unit multi-family housing building which will be a mix of studios, 1 bedroom, 2 bedrooms, and 3 bedrooms. A 10,000 sq. ft. commercial building will also be constructed. Based on City code requires, 454 parking stalls is required for both uses. The petitioner is showing 478 total stalls on site, of which 189 of those will be underground, therefore meeting code requirements for parking.



The existing site is 366,588 sq. ft. in size and 86% of that is currently covered with impervious surface (building, parking areas). The proposed development includes the construction of 2 storm water ponds and an open space area, which reduces the impervious surface area to 60% of the overall site.

Access to the site will continue as it is today, with the slip-off from

University Avenue and two access points on Mississippi Street. The slip-off of University Avenue has been redesigned and widened to allow fire truck access to the site. The location of the

Mississippi Street access points will be modified slightly, but there will continue to be 2 of them. The one that is furthest west will be a full intersection and the one to the east will be a right in/right out only.

The proposed multi-family building will be 4-stories with a height of 42 ft. 6 in. The R-3, Multi-Family and the C-3, General Shopping zoning districts requires a maximum height of 65 ft. or 45 ft. when within 50 ft. of an R-1, Single Family zoning district. The petitioner is placing the building to abut the corner of University Avenue and Mississippi Street to achieve a similar feel of the other projects recently approved in the City's Transit Oriented Development District. The building at this location also places the building further away from the residential homes to the north, which will create a nice buffer. The petitioner plans to keep and repair the existing fence and save as many trees as possible along the northern property line.

The petitioner proposes to mimic the fencing across the street at Christenson Crossing, with the brick bollards and iron fencing, on the corner and along University Avenue. Landscaping will also be installed along the edges of the development to add visual interest along this prominent intersection.

[Rezoning to S-2, Redevelopment District and Master Plan Analysis](#)

The City's zoning ordinance and official zoning map are the mechanisms that help the City achieve the vision laid out in the Comprehensive Plan. The law gives the City the authority to "rezone" property from one designated use to another, so long as the zoning is in conformance with the Comprehensive Plan.

During the 2030 and 2040 Comprehensive Planning process, City staff continued to hear from Fridley citizens that something needs to be done with the Holly Center property. Many concerns raised were related to the condition of the structure, façade, parking, and landscaping. The fact that the site is surrounded by residential properties yet doesn't provide pedestrian access and that the site is also over-parked for the type of businesses located in the building and is therefore used informally as a park and ride site.

The Comprehensive Plan's 2030 future land use map designates this area as



“Redevelopment.” The 2040 Comprehensive Plan that is in the approval process with the Met Council also guides this property as “Redevelopment” and further specifies mixed use multi-family and commercial.

In 2016, University of Minnesota students completed a Transportation Study for the City and identified the Holly Center as having a high potential for redevelopment into a mixed-use development.

The City encouraged the developer to consider a building with retail/commercial users on the bottom floor of the building, however the current market is showing that this mix isn’t always viable, and developers are struggling to find commercial tenants to occupy that space.

Rezoning the property to S-2, Redevelopment District achieves what the City was hoping to see happen to the property in the last two Comprehensive Planning processes. If the rezoning and subsequent master plan are approved by the City Council, any modification of the site plan would need to go back to the City Council for review and approval.

Review and Recommendation is also required by the HRA to the City Council before the master plan can be approved. The HRA has seen the plans and will further review them and the redevelopment agreement at their September 3, 2020 meeting.

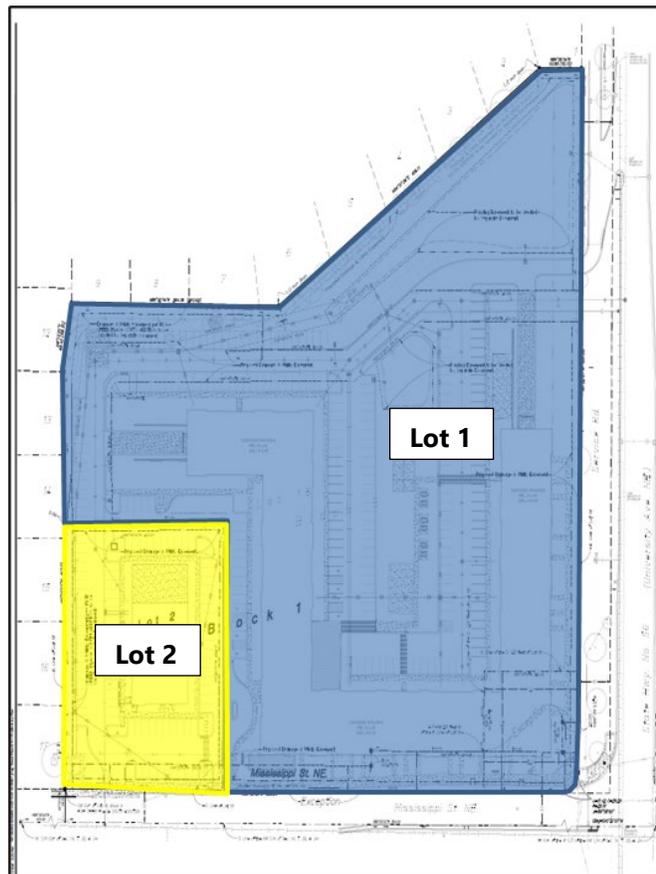
Preliminary Plat Analysis

To accommodate the redevelopment of the subject property, the petitioner would like to create 2 new lots, one for the multi-family housing project and one for the commercial building.

Lot 1 (blue) will be for the multi-family housing project and will be approximately 313,801 sq. ft. (7.21 acres) in size. The City is still working the Anoka County to make sure enough right-of-way, or an easement is obtained to protect the existing utilities, sidewalk and lighting that currently exists along Mississippi Street. A condition will be placed on that plat to make sure that is resolved prior to final plat approval. Lot 2 (yellow) will be approximately 52,812 sq. ft. (1.21 acres) in size and will be occupied by a commercial user.

Traffic Study

The petitioner hired Swing Traffic Solutions to complete a Travel Demand Management Plan. They analyzed the intersection of University



Avenue and Mississippi Street and Mississippi Street and East River Road. Each intersection is given a letter designation from "A" representing the best operation conditions to "F", representing the best. Generally, Level of Service "D" represents the threshold for acceptable overall intersection operation conditions during a peak hour.

The new development will generate 82 inbound and 121 outbound trips during the morning traffic peak hour and will generate 122 inbound trips and 103 outbound trips during the afternoon traffic peak hours. The numbers are based off the 261-unit multi-family building and a daycare use. If the commercial building is occupied by a commercial user other than a daycare, the numbers will likely go down.

In the No Build Scenario and the Build Scenario, each intersection gets a letter grade of "B" in the am and "C" in the pm, so both are and will continue to operate well, according to the study.

Due to the sites proximity to trails, bus transit and the commuter rail station, the owners of the development will have a Travel Demand Management Liaison that will keep the apartment community aware of travel and commuting options to help limit the amount of parking/driving needed.

Staff Recommendation

City Staff recommends approval of the Rezoning to S-2, Redevelopment District, ZOA #20-01 and the subsequent master plan, with stipulations.

- Proposed use meets the goals highlighted in the 2030 Comprehensive Plan.

City Staff recommends approval of preliminary plat, PS #20-03.

Stipulations

City staff recommends the following stipulations on Rezoning and Master Plan, ZOA #20-01.

1. *The property shall be developed in accordance with the site plan submitted for "Fridley Multi-Family", page #C2-1, by Loucks, dated 08/12/2020.*
2. *The exterior building elevations shall be developed in accordance with the architectural exterior elevation's sheets submitted by Kaas Wilson Architects.*
3. *The petitioner shall meet all requirements set forth by:*
 - a. *The Building Code*
 - b. *The Fire Code*
 - c. *The City's Engineering department – related to grading, drainage, storm pond maintenance agreement, utilities, and utility connection fees*
 - d. *The City's Planning department – related to landscaping, signage, parking, setback, and sidewalk/trail connections.*
 - e. *The Rice Creek Watershed District*
 - f. *The Minnesota Department of Transportation*
 - g. *Anoka County*
4. *If the square footage of the footprint of any of the buildings proposed changes by more than 10%, a S-2 master plan amendment shall be required.*

5. *The petitioner shall dedicate a trail easement along the eastern property line that connects the residential neighborhood to the north to the sidewalk on the southeast corner of the site, if it is determined that the trail connection is required to be solely or partially on the subject property.*
6. *The parking formula for this project requires that the 189 underground parking stalls are assigned to a rental unit through that unit's lease to assure adequate parking overall on this development site.*
7. *A shared parking and access easement shall be filed with Anoka County on Lot 1 and Lot 2.*

City staff recommends approval of the following stipulation on Plat, PS #20-03.

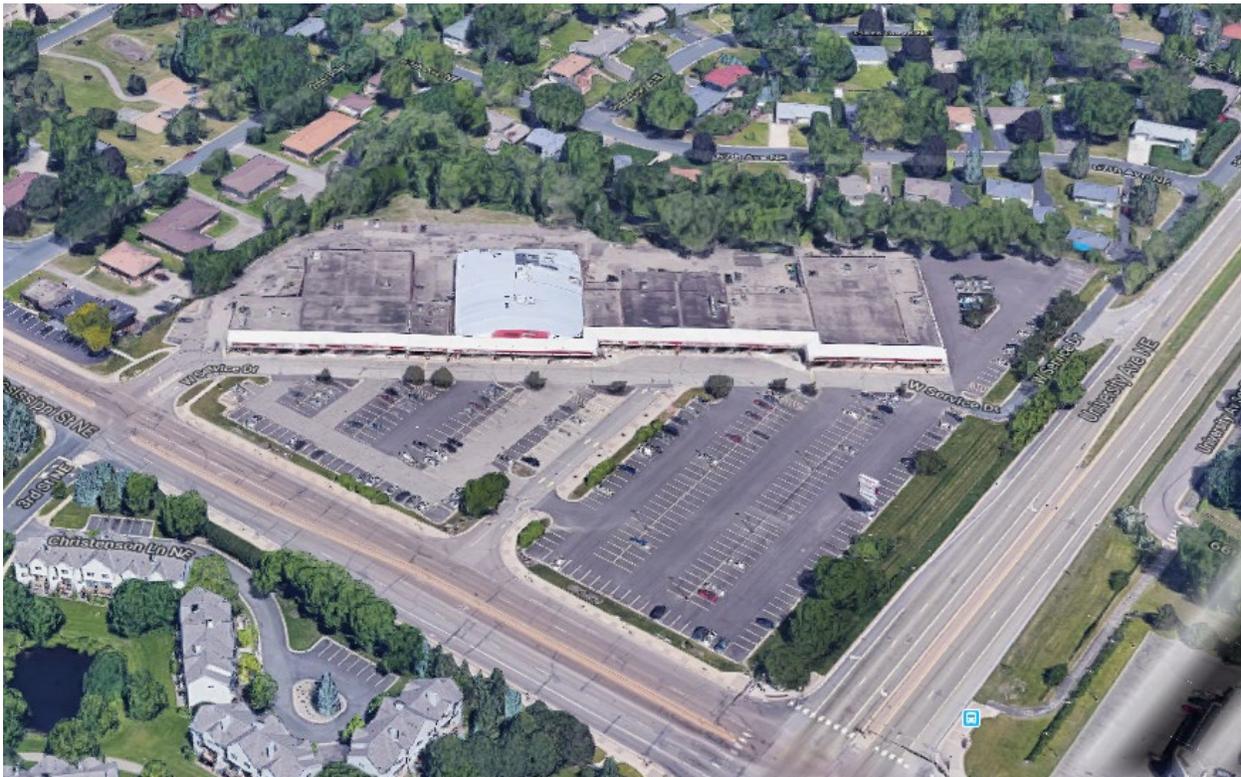
1. *Right-of-Way dedication or easement dedication for utilities, sidewalk and lighting shall occur with final plat approval.*

UNIVERSITY REDEVELOPMENT Land Use Application – Project Narrative

Project Address: 6554 University Ave NE

Current Owner: Roscoli Properties LLC

Current Use: Single story retail strip center, surface parking



Proposed Owner/Developer/Manager: Roers Companies LLC

Proposed Use: 261 apartments in a 4-story building + 1 level of underground parking. A separate building to be occupied by a childcare provider will be constructed on the SW corner of the site.

Timeline: Begin construction in Q4 2020, finish in summer 2022.



Residential Unit Mix

<u>Type</u>	<u>No.</u>	<u>Percentage</u>
Studio	67	26%
1 Bedroom	109	42%
2 Bedroom	59	23%
3 Bedroom	26	10%
Total	261	100%

PARKING

Underground, indoor 188 Stalls

Dear Councilmembers, Commissioners, Staff and Community Stakeholders,

Roers is pleased to present this application for the redevelopment of the property located at the NW corner of University Ave and Mississippi St, commonly known as the Holly Center.

The **University Redevelopment** is the transformation of an existing aged retail strip center into a new mixed-use development. The project will include a workforce apartment community comprising approximately 261 residential apartments and 188 underground parking stalls. The Project will bring a unique mixture of quality residential product combined with affordable rent levels to an area that has seen little development in the last 25 years. Its many on-site and in-unit amenities, proximity to retail and recreational attractions, and ease of access to transportation will stand out in a market dominated by older properties. The project will bring new energy and activity to a highly visible and trafficked site along the University corridor.

The Project's 261 units include a range of options including multiple space configurations, and one of the few apartments in the city offering top floor amenity space. The 261 units are comprised of studio, one, two and three bedroom apartment options. Included in each unit will be a washer and dryer, stainless steel appliances, granite countertops, tile backsplashes, and 9' ceilings. Common area amenities in the building include multiple community rooms, multiple outdoor patios (one on the top floor with view of the downtown skyline), resident storage areas, a dog wash station, and game room. Outdoor amenities include a playground, dog run area, and seating/gazebo area.

One of the most unique aspects of this project is that it is built to target the underserved workforce population of renters. Without sacrificing finish levels and amenities the rent levels in this project will be set at about 80% of what a traditional market-rate new construction project would try to achieve. The surrounding area has a large population of renters who have very few options for newer apartment buildings. This project will provide those renters with a new housing option at a rate that won't prohibit entry.

The requested rezoning is to accommodate the change in use of the property as well as to accommodate the requested parking ratios in the new development project.



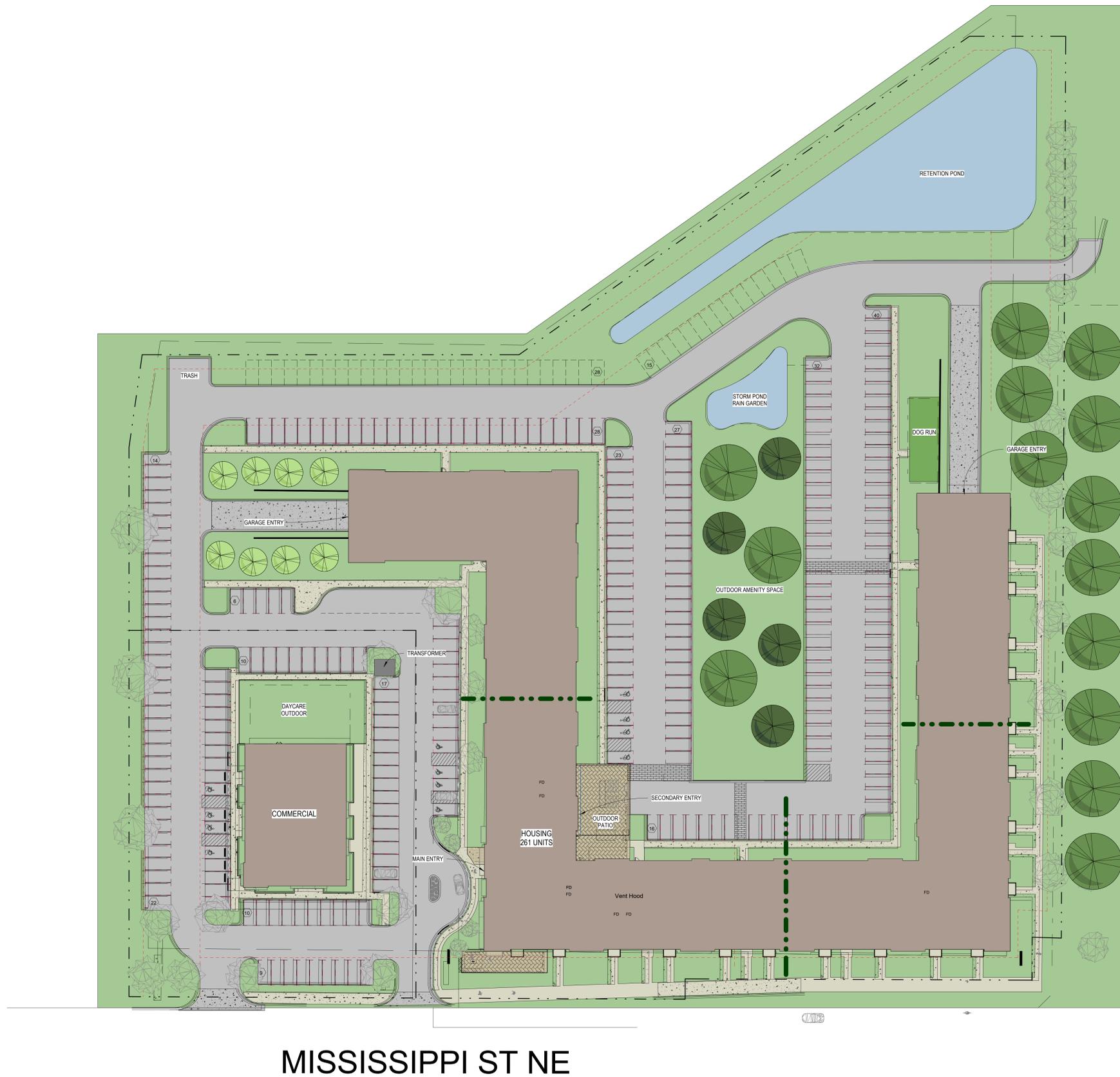
Site Plan



MISSISSIPPI ST NE

UNIVERSITY AVE NE





GROSS AREA - TOTAL	
Level	Area
Level 4	62,367 ft ²
Level 3	62,989 ft ²
Level 2	62,989 ft ²
Level 1	62,989 ft ²
Level -1	63,902 ft ²
Commercial	
Level 1	9,901 ft ²
Grand total	325,137 ft ²

PARKING		
Level	Type	Count
Level 1	Commercial	82
Level 1	Resident	198
Level -1	Resident	186
		466

UNIT MIX - GROSS AREA				
Name	Count	Unit Gross Area	Total Area	%
0 BR (Studio)				
Unit 0-0	67	504 ft ²	33,768 ft ²	26%
1BR				
Unit 1-0	106	743 ft ²	78,810 ft ²	41%
Unit 1-0	3	743 ft ²	2,230 ft ²	1%
Type A				
2BR				
Unit 3-0	56	967 ft ²	54,179 ft ²	21%
Unit 3-0	3	967 ft ²	2,902 ft ²	1%
Type A				
Unit 3-1	10	1,302 ft ²	13,022 ft ²	4%
Unit 3-2	16	1,311 ft ²	20,981 ft ²	6%
Grand total	261		205,893 ft ²	

MISSISSIPPI ST NE

UNIVERSITY AVE NE

① Site Plan
1/32" = 1'-0"

EXISTING	PROPOSED

SITE PLAN LEGEND

	CONCRETE SIDEWALK
	HEAVY-DUTY BITUMINOUS PAVEMENT
	HEAVY-DUTY CONCRETE PAVEMENT

SITE DATA

CURRENT ZONING:	C-3 GENERAL SHOPPING
PROPOSED ZONING:	S-2 REDEVELOPMENT DISTRICT - FOLLOW R-3
PROPERTY AREA:	366,588 SF
EXISTING IMPERVIOUS AREA:	315,903 (86.17%)
PROPOSED IMPERVIOUS AREA:	221,345 (60.38%)

ELEVATION NOTES

864.00 = ARCHITECTURAL 100' (VERIFY WITH ARCHITECTURAL)

OFF-STREET PARKING CALCULATIONS

TOTAL PROPOSED SURFACE PARKING PROVIDED	= 289 STALLS
PROPOSED GARAGE LOWER LEVEL	= 181
TOTAL ABOVE GROUND STALLS	= 478 STALLS

PROPOSED HANDICAPPED STALLS	= 12 STALLS (ABOVE GROUND)
REQUIRED HANDICAP STALLS FOR 200-300 STALLS	= 7 STALLS (ABOVE GROUND)

SITE NOTES

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS AND STATE/LOCAL JURISDICTION REQUIREMENTS.
- ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- TYPICAL FULL SIZED PARKING STALL IS 9' X 18' WITH A 24" WIDE TWO WAY DRIVE UNLESS OTHERWISE NOTED.
- ALL CURB RADIUS SHALL BE 3.0' UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
- SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
- ANY EXISTING CONCRETE INFRASTRUCTURE IN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO PUBLIC SIDEWALKS, CURB AND GUTTER, AND ADA PEDESTRIAN RAMPS, THAT IS EITHER CURRENTLY DEFECTIVE OR THAT IS DAMAGED DURING THE TIME OF SITE RE-DEVELOPMENT, MUST BE REMOVED AND REPLACED AT THE TIME OF SITE RE-DEVELOPMENT.
- SNOW TO BE REMOVED FROM SITE AS NEEDED TO KEEP ALL PARKING STALLS OPEN.

CADD QUALIFICATION

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SUBMITTAL/REVISIONS

06/12/20	CITY SUBMITTAL
07/17/20	CITY RE-SUBMITTAL
07/24/20	WATERSHED SUBMITTAL
08/04/20	WATERSHED SUBMITTAL
08/12/20	CITY RE-SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

PRELIMINARY

QUALITY CONTROL

Locks Project No.	202368
Project Lead	PJD
Drawn By	PJD
Checked By	PJD
Review Date	08/12/20

SHEET INDEX

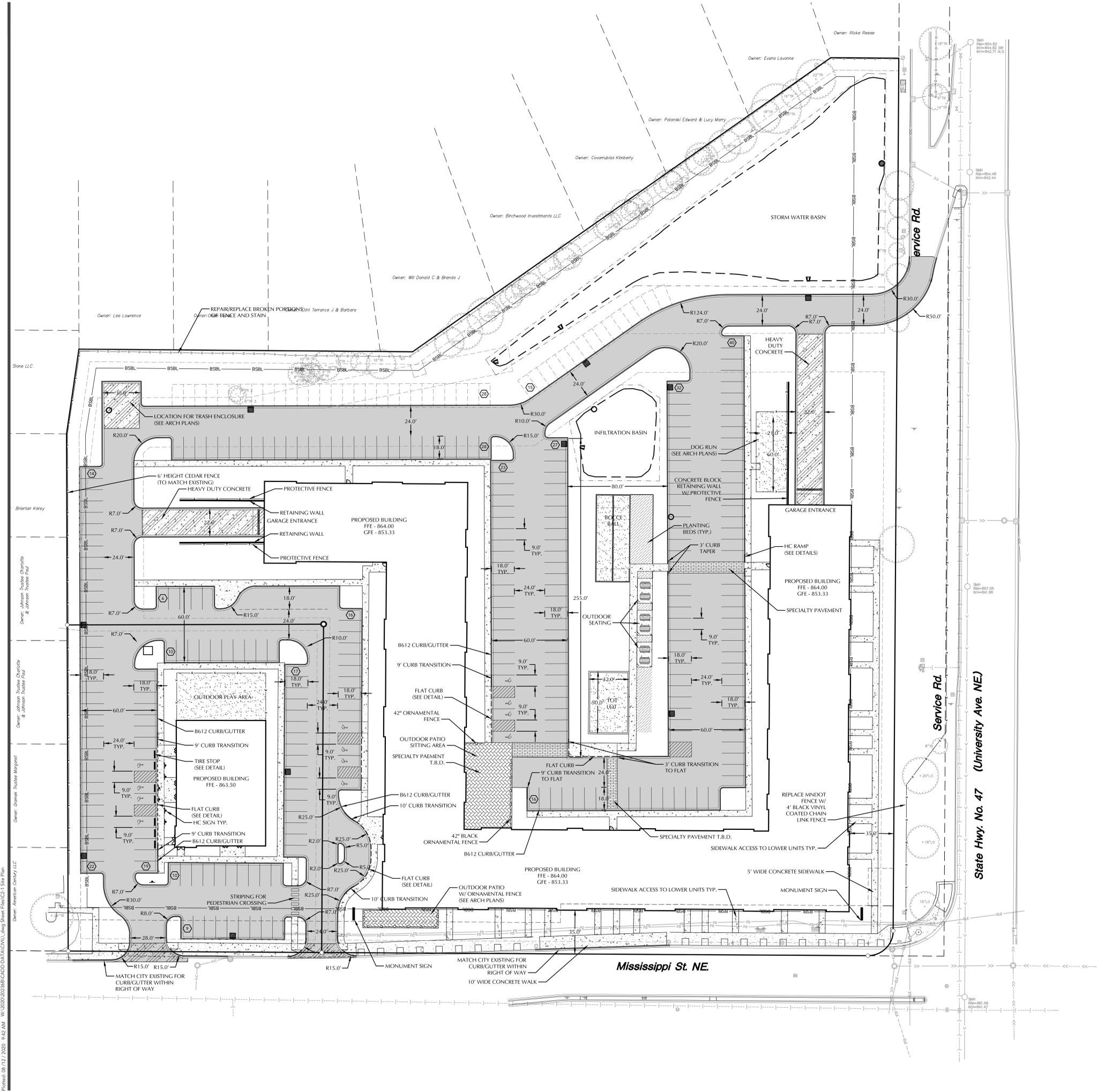
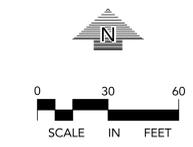
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C3-3	SWPPP NOTES
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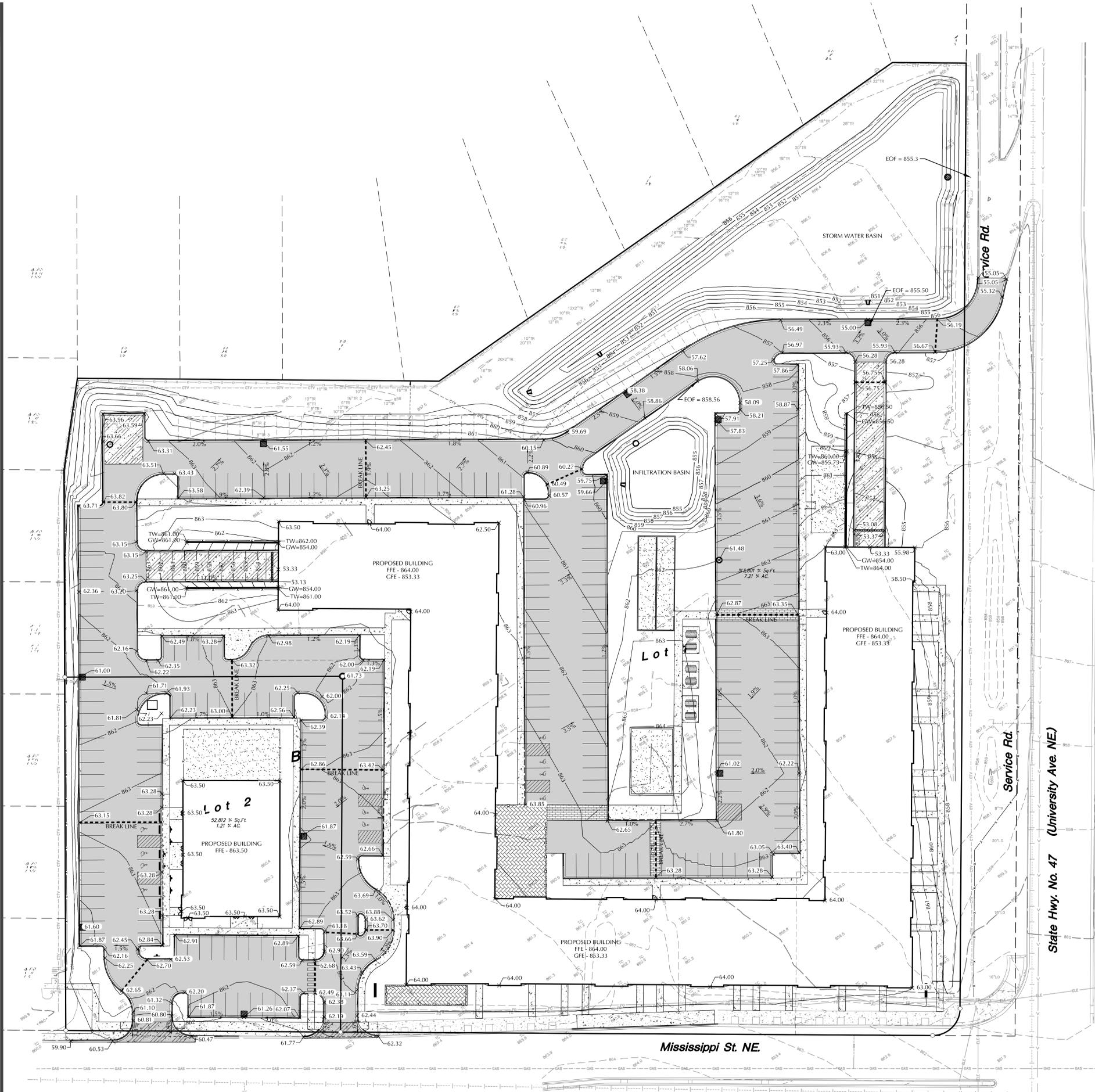
Gopher State One Call
TWIN CITY AREA 651-454-0002
TOLL FREE 1-800-252-1166

WARNING:

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PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Licensed Professional Engineer: PE 49933
Date: 08/12/20

QUALITY CONTROL

Locks Project No: 202368
Project Lead: PJD
Drawn By: DDL
Checked By: PJD
Review Date: 08/12/20

SHEET INDEX

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GRADING, DRAINAGE & EROSION CONTROL NOTES

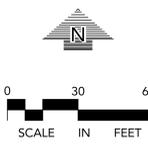
- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTERFLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOIL. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
- FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), AND "GW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- RETAINING WALLS OVER 4 FEET IN HEIGHT WILL REQUIRE A BUILDING PERMIT.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLANS FOR WATER, STORM AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- A POST CONSTRUCTION TEST ON THE FILTRATION TANKS AND RAIN GARDEN WILL BE CONDUCTED BY FILLING THE BASIN TO A MINIMUM DEPTH OF 6 INCHES WITH WATER AND MONITOR THE TIME NECESSARY TO DRAIN. THE COON CREEK WATERSHED DISTRICT SHALL BE NOTIFIED PRIOR TO THE TEST TO WITNESS THE RESULTS.
- NO GROUNDWATER PUMPING IS ANTICIPATED. IF PUMPING IS REQUIRED CONTRACTOR TO PROVIDE WELL-FIELD LOCATION, RATES, DISCHARGE LOCATION, SCHEDULE AND QUANTITIES. APPLY FOR DNR WATER APPROPRIATION PERMIT.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA 651-454-0002
TOLL FREE 1-800-252-1166

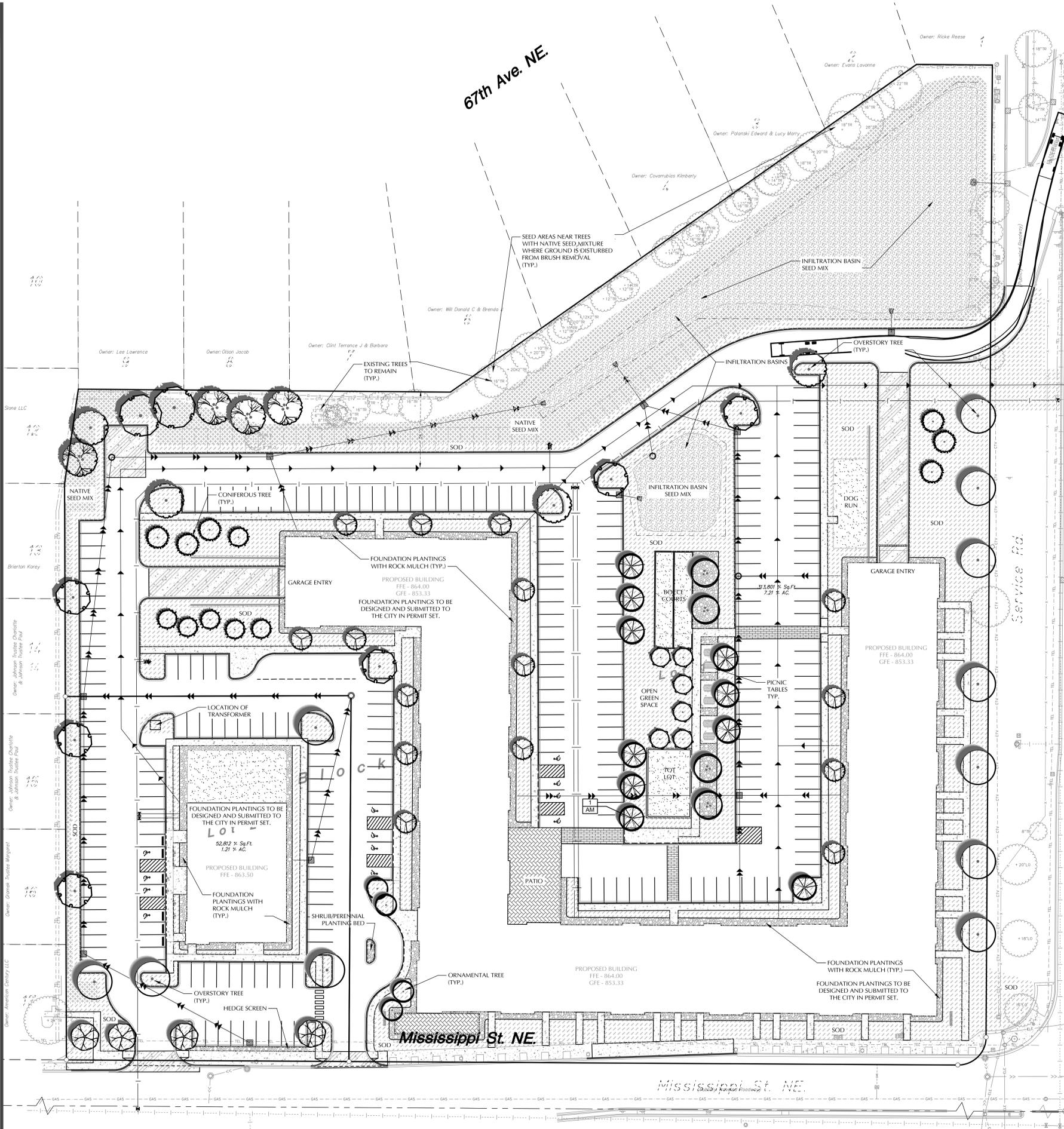


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67th Ave. NE



PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
	AM	10	ARMSTRONG MAPLE	Acer freemanii 'Armstrong'	B & B	2.5'Cal
	SGM	11	SIENNA GLEN MAPLE	Acer freemanii 'Sienna Glen'	B & B	2.5'Cal
	RB	4	RIVER BIRCH CLUMP	Betula nigra	B & B	
	CH	2	COMMON HACKBERRY	Celtis occidentalis	B & B	2.5'Cal
	KCE	4	KENTUCKY COFFEETREE ESPRESSO	Gymnodiaudus dioica 'Espresso'	B & B	2.5'Cal
	QB	6	SWAMP WHITE OAK	Quercus bicolor	B & B	2.5'Cal
	BO	4	BURR OAK	Quercus macrocarpa	B & B	2.5'Cal
	GL	4	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'	B & B	2.5'Cal
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
	BS	6	BLACK HILLS SPRUCE FULL FORM	Picea glauca 'Densata'	B & B	6' MIN. HGT.
	AP	6	AUSTRIAN PINE FULL FORM	Pinus nigra	B & B	6' MIN. HGT.
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
	TH	6	THORNLESS HAWTHORN	Crataegus crus-galli 'Inermis'	B & B	1.5'Cal
	PC	15	PRAIRIFIRE CRABAPPLE	Malus x 'Prairifire'	B & B	1.5'Cal
	SSC	4	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	B & B	1.5'Cal
GROUND COVERS	COMMON NAME	BOTANICAL NAME				
	STONE MULCH					
	CRUSHED GRAY ROCK 3/4" MINUS 3" DEPTH					
	NATIVE SEED MIX					
	MNDOT SEED MIX 35-241					
	MESIC PRAIRIE GENERAL					
	INFILTRATION SEED MIX					
	MNDOT SEED MIX 33-262					
	DRY SWALE / POND					
	TURF SOD					

LANDSCAPE REQUIREMENTS:

SITE REQUIREMENTS:
 PERIMETER LANDSCAPING GREATER OF:
 (1) TREE/1,000 BUILDING FLOOR AREA = 171,015 SF / 1,000 = **71 TREES**
 OR
 (1) TREE/50 LF. OF SITE PERIMETER = (2,569 LF / 50) = **52 TREES**

INTERIOR PARKING LOT: 180 SF MIN. AREA. TO BE LANDSCAPED WITH TREES/GROUND COVER.
 (1) TREE PER (15) SURFACE PARKING STALLS = (289/15) = **20 TREES**

PROPOSED TREES: 45 DECIDUOUS, 12 CONIFEROUS, 25 ORNAMENTAL = **82 TREES PROPOSED**
 (50 EXISTING TREES SAVED) = **91 TREES REQUIRED**

GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND / OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS / GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB / GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND / OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

FOUNDATION PLANTINGS TO BE DESIGNED AND SUBMITTED TO THE CITY IN PERMIT SET.

FRIDLEY MULTI-FAMILY
FRIDLEY, MN

ROERS COMPANIES

110 Cheshire Lane, Suite 120
Minnetonka, MN 55305

LOUCKS
 PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL
 7200 Hemlock Lane, Suite 300
 Maple Grove, MN 55369
 763.424.5505
 www.louckscinc.com

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SUBMITTAL/REVISIONS

06/12/20 CITY SUBMITTAL
 07/17/20 CITY RE-SUBMITTAL
 07/24/20 WATERSHED SUBMITTAL
 08/04/20 WATERSHED SUBMITTAL
 08/12/20 CITY RE-SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect in the State of Minnesota.

Licen. No. 45591
 Date: **PRELIMINARY**

QUALITY CONTROL

Locks Project No. 202368
 Project Lead PJD
 Drawn By DDL
 Checked By DDL
 Review Date 08/12/20

C1-1 DEMO PLAN
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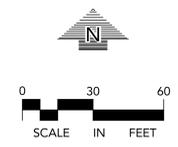
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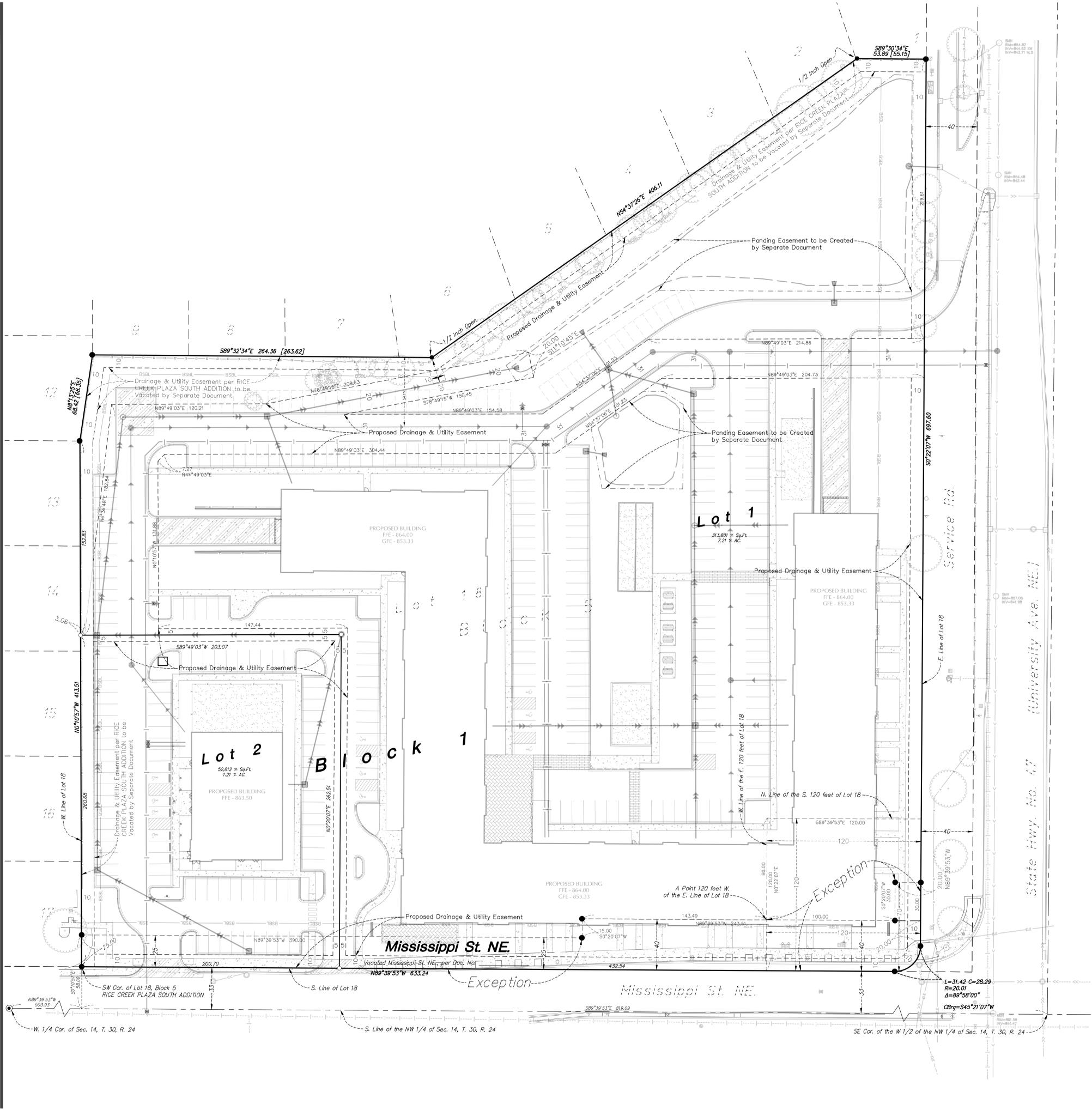
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LANDSCAPE PLAN
L1-1



EXISTING	PROPOSED

LEGAL DESCRIPTION
 Lot 18, Block 5, Rice Creek Plaza South Addition, according to the plat thereof on file and of record in the office of the County Recorder, Anoka County, Minnesota, except the South 120 feet of the East 120 feet thereof, and except that part of said Lot 18 described as follows:

Beginning at the Southwest corner of said Lot 18; thence North along the West line of said Lot 18, a distance of 25 feet; thence East parallel with and 25 feet North of the South line of said Lot 18, a distance of 390 feet; thence North at right angles a distance of 15 feet; thence East parallel with and 40 feet North of the South line of said Lot 18 to a point 120 feet West of the East line of said Lot 18; thence South parallel with and 120 feet West of the East line of said Lot 18 to the South line of said Lot 18; thence West along said South line to the point of beginning.

And that part of Lot 18, Block 5, Rice Creek Plaza South Addition described as follows:
 Beginning at a point on the East line of Lot 18 distance 70 feet North of the Southeast corner of said Lot 18; thence West parallel with and 70 feet North of the South line of said Lot 18 a distance of 20 feet; thence South at right angles, a distance of 30 feet; thence West along a line parallel with and 40 feet North of the South line of said Lot 18 a distance of 100 feet; thence North parallel with and 120 feet West of the East line of said Lot 18 a distance of 80 feet; thence East parallel with and 120 feet North of the South line of said Lot 18 to the East line of said Lot 18; thence South along said East line to the point of beginning.

Anoka County, Minnesota
 Abstract Property

- GENERAL NOTES**
- SURVEYOR:**
 Loucks
 7200 Hemlock Lane, Suite 300
 Maple Grove, MN 55330
 763-424-5505
- OWNER/DEVELOPER:**
 Roers Companies
 110 Cheshire Lane, Suite 120
 Minnetonka, MN 55305
 763-285-8795
- Prepared June 12, 2020.
 - The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 4530 University Ave. NE, Fridley, MN 55432.
 - This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27003C0384E, Community Panel No. 270013 0384 E, effective date of December 16, 2015.
 - The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1986 Adjust).
 - Benchmark: MnDOT 0205 K (GSID Sta. #485). A benchmark disk located in between northbound and southbound University Ave. NE, lying east of Satellite Ln. NE, and lying west of 64th Ave. NE. Elevation = 859.87 (NGVD29).
 Site Benchmark: Invert of catch basin located near the southwest corner of the property as shown hereon.
 Elevation = 857.92 (NGVD29)
 - The field work was completed on June 3, 2020.

SITE DATA

Area:	
Net Property Area	= 345,814 +/- square feet or 7.94 +/- acres
Right of Way Taking Area	= 20,799 +/- square feet or 0.48 +/- acres
Gross Property Area	= 366,613 +/- square feet or 8.42 +/- acres
Proposed Lots	
Lot 1, Block 1	= 52,812 +/- square feet or 1.21 +/- acres
Lot 2, Block 1	= 313,801 +/- square feet or 7.21 +/- acres

ZONING INFORMATION
 Current Zoning: C-3 General Shopping

Current Setbacks:
 Front 80 feet
 Side not less than 15 feet
 Rear not less than 40 feet
 Height six (6) stories not to exceed sixty-five (65) feet.
 No building exceeding 45 feet within 50 ft of R-1 or R-2.

Proposed Zoning: R-3 General Multiple Units (Per Civil Plans)

Proposed Setbacks:
 Front 35 feet
 Side 15 feet
 Rear 15 feet
 Height maximum of three (3) stories, but not to exceed forty-five (45) feet

WARNING:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

Gopher State One Call
 TWIN CITY AREA 651-454-0002
 TOLL FREE 1-800-252-1166

SCALE
 0 30 60
 IN FEET

PRELIMINARY PLAT
C9-1

FRIDLEY MULTI-FAMILY
 FRIDLEY, MN

ROERS COMPANIES
 110 Cheshire Lane, Suite 120
 Minnetonka, MN 55305

LOUCKS
 PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL
 7200 Hemlock Lane, Suite 300
 Maple Grove, MN 55369
 763.424.5505
 www.loucksinc.com

CADD QUALIFICATION
 CADD files prepared by the Consultant for this project are prepared in accordance with the Consultant's standards for use solely with respect to this project. These CADD files shall not be used for any other project, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intended or unintended revisions, additions, or deletions to these CADD files shall be made in the field of the project and shall not be made in the Consultant's office. The user shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

06/12/20	CITY SUBMITTAL
07/17/20	CITY RE-SUBMITTAL
07/24/20	WATERSHED SUBMITTAL
08/04/20	WATERSHED SUBMITTAL
08/12/20	CITY RE-SUBMITTAL

PROFESSIONAL SIGNATURE
 I hereby certify that this survey, plan, or map was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Minnesota.

 License No. 54850
 Date: 06/12/20

QUALITY CONTROL

Loucks Project No.	20236
Project Lead	MLS
Drawn By	KMM
Checked By	SFH
Field Crew	MJA

VICINITY MAP

C1-1	DEMO PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	SANITARY AND WATERMAIN
C4-2	STORM SEWER
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
C9-1	PRELIMINARY PLAT
L1-1	LANDSCAPE PLAN
L2-1	LANDSCAPE DETAILS



RENDERINGS - MISSISSIPPI AND UNIVERSITY CORNER LOOKING NW



RENDERINGS - SW SITE CORNER LOOKING NE



Community Development Department
 7071 University Avenue NE
 Fridley MN 55432
 763-572-3592
 Fax: 763-571-1287
www.fridleymn.gov

REZONING APPLICATION

Property Information

Address: 6530 University Ave. NE, Fridley, MN 55432
 Anoka County Property Identification Number (PIN #): 14-30-24-23-0098
 Legal Description: _____
 Current Zoning: C-3 General Shopping Square footage of Parcel: 7.95 acres
 Proposed Zoning: S-2 Redevelopment District - follow R-3 General Multiple Units guidelines

Reason for Rezoning (one sentence summary, please attached full description)

Conversion of Commercial zoning to High Density Residential

Fee/Property Owner Information (as it appears on property title)

****Fee owner must sign this form prior to processing**

Name (please print): Roscoli Properties LLC
 Mailing address: 3539 Douglas Dr.
 City: Crystal State: MN Zip code: 55422
 Daytime Phone: _____ Fax Number: _____
 Cell Phone: _____ E-mail address: _____

Signature/Date: *[Signature]* 6/7/2020

Petitioner Information

Company Name (please print): Roers Fridley Apartments Owner LLC
 Contact Person's Name (please print): Shane LaFave
 Mailing address: 110 Cheshire Ln #120
 City: Minnetonka State: MN Zip code: 55305
 Daytime Phone: 763.285.8795 Fax Number: _____
 Cell Phone: 763.300.1861 E-mail address: Shane@roerscompanies.com

Signature/Date: *[Signature]* 7.21.2020

FOR OFFICE USE ONLY

Fees

\$1,500 - _____
 Application Number: 20A-20-01 Receipt #: _____ Received By: _____
 Application Date: 7-17-20
 15 Day Application Complete Notification Date: 7-31-20
 Scheduled Planning Commission Date: 8-19-20
 Scheduled City Council Date: 9-14-20
 60 Day Date: 9-14-20
 60 Day Extension Date: 11-12-20



Community Development Department
 7071 University Avenue NE
 Fridley MN 55432
 763-572-3592
 Fax: 763-571-1287
www.fridleymn.gov

SUBDIVISION APPLICATION FOR:

Plat X Lot Split

Property Information

Address: 6530 University Ave NE
 Anoka County Property Identification Number (PIN #): 14-30-24-23-0098
 Legal Description: See Survey
 Current Zoning: C-3 General Shopping Square footage of Parcel: 345,814

Reason for Subdivision (one sentence summary, please attached full description)

To Re-Plat lot into two properties

Fee/Property Owner Information (as it appears on property title)

****Fee owner must sign this form prior to processing**

Name (please print): Roscoli Properties LLC
 Mailing address: 3539 Douglas Drive
 City: Crystal State: MN Zip code: 55422
 Daytime Phone: _____ Fax Number: _____
 Cell Phone: _____ E-mail address: _____

Signature/Date: 7.21.20

Petitioner Information

Company Name (please print): Roers Fridley Apartments Owner LLC
 Contact Person's Name (please print): Shane LaFave
 Mailing address: 110 Cheshire Ln, Suite 120
 City: Minnetonka State: MN Zip code: 55305
 Daytime Phone: 763.285.8795 Fax Number: _____
 Cell Phone: _____ E-mail address: shane@roerscompanies.com

Signature/Date: 7.21.20

FOR OFFICE USE ONLY

Fees
 Plat: \$1,500 for 20 Lots, \$15.00 for each additional lot X
 Lot Split: \$1,250
 Application Number: PS 20-03 Receipt #: _____ Received By: _____
 Application Date: 7-17-20
 15 Day Application Complete Notification Date: 7-31-20
 Scheduled Planning Commission Date: 8-19-20
 Scheduled City Council Date: 9-14-20
 60 Day Date: 9-14-20
 60 Day Extension Date: 11-17-20

PUBLIC HEARING
BEFORE THE
PLANNING COMMISSION AND CITY COUNCIL

Notice is hereby given that there will be a public hearing of the Fridley Planning Commission at the Fridley Civic Campus, 7071 University Avenue N.E. on **Wednesday, August 19, 2020, at 7:00 p.m.**

The public hearing of the Fridley City Council meeting will be on **Monday, September 14, 2020, at 7:00 p.m.** at Fridley Civic Campus, 7071 University Avenue N.E.

For the purpose of:

Consideration of a Rezoning, ZOA #20-01, by Roers Fridley Apartments Owner LLC, to have the property at 6530 University Avenue rezoned from C-3, General Shopping to S-2, Redevelopment District to allow for the construction of a market rate rental housing building and a stand-alone daycare center, the legal description is on file and available at the City of Fridley Civic Campus.

Any and all persons desiring to be heard shall be given an opportunity at the above stated time and place. Any questions related to this item may be referred to Stacy Stromberg, Planner, at 763-572-3595.

Hearing impaired persons planning to attend who need an interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at 763-572-3500 no later than **August 12, 2020, for the Planning meeting, and September 4, 2020, for the City Council meeting.** The TDD number is 763-572-3534.

DAN TIENTER,
CITY CLERK
CITY OF FRIDLEY

Publish: August 7, 2020

PUBLIC HEARING
BEFORE THE
PLANNING COMMISSION

Notice is hereby given that there will be a public hearing of the Fridley Planning Commission at the Fridley Civic Campus, 7071 University Avenue N.E. on **Wednesday, August 19, 2020, at 7:00 p.m.**

For the purpose of:

Consideration of a Plat, PS #20-03, by Roers Fridley Apartments Owner LLC, to replat the property at 6530 University Avenue to create (2) new lots to allow for the redevelopment of the property, the legal description is on file and available at the City of Fridley Civic Campus.

Any and all persons desiring to be heard shall be given an opportunity at the above stated time and place. Any questions related to this item may be referred to Stacy Stromberg, Planner, at 763-572-3595.

Hearing impaired persons planning to attend who need an interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at 763-572-3500 no later than **August 12, 2020**. The TDD number is 763-572-3534.

The City Council meeting for this item will be on **September 14, 2020**.

DAN TIENTER,
CITY CLERK
CITY OF FRIDLEY

Publish: August 7, 2020

**CITY OF FRIDLEY
PUBLIC HEARING NOTICE
BEFORE THE PLANNING COMMISSION AND CITY COUNCIL**

TO:	All property owners/residents within 350 feet of the property generally located at 6530 University Avenue
CASE NUMBER:	Rezoning, ZOA #20-01
APPLICANT:	Roers Fridley Apartments Owner LLC Petitioner or representative must attend the Planning Commission meeting and City Council meeting.
PURPOSE:	To have the property at 6530 University Avenue rezoned from C-3, General Shopping to S-2, Redevelopment District to allow for the construction of a market rate rental housing building and a stand-alone daycare center.
LOCATION OF PROPERTY AND LEGAL DESCRIPTION:	6530 University Avenue The legal description is on file and available at the City of Fridley Civic Campus
DATE AND TIME OF HEARING:	Planning Commission Meeting: Wednesday, August 19, 2020, 7:00 p.m. The Planning Commission Meetings are televised live the night of the meeting on Channel 17. The City Council Meeting: Date for this item will be Monday, September 14, 2020, 7:00 p.m. The City Council Meetings are televised live the night of the meeting on Channel 17.
PLACE OF HEARING:	Fridley Civic Campus, City Council Chambers 7071 University Avenue N.E., Fridley, MN.
HOW TO PARTICIPATE:	1. You may attend hearings and testify. 2. You may send a letter before the hearing to Stacy Stromberg, Planner, at 7071 University Avenue N.E., Fridley, MN 55432 or FAX at 763-571-1287.
SPECIAL ACCOMODATIONS:	Hearing impaired persons planning to attend who need an Interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at 763-572-3500 no later than August 12, 2020, for the Planning Commission meeting and September 4, 2020, for the City Council meeting. The TDD # is 763-572-3534.
ANY QUESTIONS:	Contact Stacy Stromberg, Planner, at 763-572-3595.

Publish: August 7, 2020

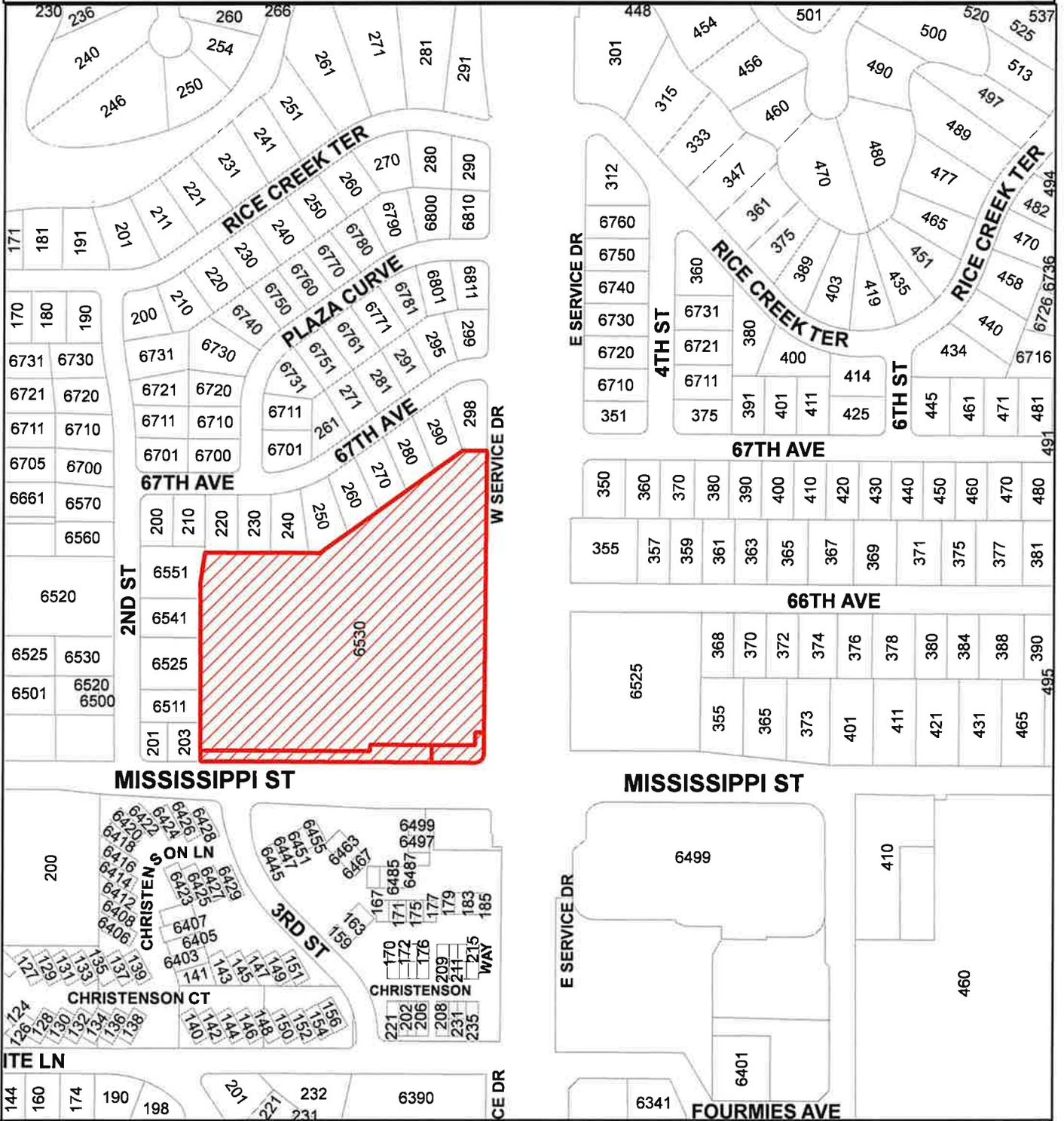
**CITY OF FRIDLEY
PUBLIC HEARING NOTICE
BEFORE THE PLANNING COMMISSION**

TO:	All property owners/residents within 350 feet of the property generally located at 6530 University Avenue
CASE NUMBER:	Plat 20-03
APPLICANT:	Roers Fridley Apartments Owner LLC Petitioner or representative must attend the Planning Commission meeting and City Council meeting.
PURPOSE:	To replat to replat the property at 6530 University Avenue to create (2) new lots to allow for the redevelopment of the property
LOCATION OF PROPERTY AND LEGAL DESCRIPTION:	6530 University Avenue The legal description is on file and available at Fridley Civic Campus
DATE AND TIME OF HEARING:	Planning Commission Meeting: Wednesday, August 19, 2020, 7:00 p.m. The Planning Commission Meetings are televised live the night of the meeting on Channel 17.
PLACE OF HEARING:	Fridley Civic Campus, City Council Chambers 7071 University Avenue N.E., Fridley, MN.
HOW TO PARTICIPATE:	1. You may attend hearings and testify. 2. You may send a letter before the hearing to Stacy Stromberg, Planner, at 7071 University Avenue N.E., Fridley, MN 55432 or FAX at 763-571-1287.
SPECIAL ACCOMODATIONS:	Hearing impaired persons planning to attend who need an Interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at 763-572-3500 no later than August 12, 2020. The TDD # is 763-572-3534.
CITY COUNCIL MEETING:	The City Council meeting for this item will be on September 14, 2020
ANY QUESTIONS:	Contact Stacy Stromberg, Planner, at 763-572-3595.

Publish: August 7, 2020



Community Development Department Public Hearing Notice



SOURCES
 Fridley Engineering
 Fridley GIS
 Anoka County GIS

Rezoning Request ZOA #20-01 and Plat Request, PS #20-03
Address: 6530 University Avenue NE
Petitioner: Roers Fridley Apartments Owner LLC

Map Date: July 1, 2020



LABELS FOR
Current Resident

Current Resident
6701 2ND ST NE
FRIDLEY MN 55432

Current Resident
270 67TH AVE NE
FRIDLEY MN 55432

Current Resident
6700 2ND ST NE
FRIDLEY MN 55432

Current Resident
6700 PLAZA CURV NE
FRIDLEY MN 55432

Current Resident
280 67TH AVE NE
FRIDLEY MN 55432

Current Resident
6710 2ND ST NE
FRIDLEY MN 55432

Current Resident
6710 PLAZA CURV NE
FRIDLEY MN 55432

Current Resident
290 67TH AVE NE
FRIDLEY MN 55432

Current Resident
6560 2ND ST NE
FRIDLEY MN 55432

Current Resident
6771 PLAZA CURV NE
FRIDLEY MN 55432

Current Resident
6751 PLAZA CURV NE
FRIDLEY MN 55432

Current Resident
6570 2ND ST NE
FRIDLEY MN 55432

Current Resident
6761 PLAZA CURV NE
FRIDLEY MN 55432

Current Resident
299 67TH AVE NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
298 67TH AVE NE
FRIDLEY MN 55432

Current Resident
271 67TH AVE NE
FRIDLEY MN 55432

Current Resident
6525 MAIN ST NE
FRIDLEY MN 55432

Current Resident
6811 PLAZA CURV NE
FRIDLEY MN 55432

Current Resident
281 67TH AVE NE
FRIDLEY MN 55432

Current Resident
6501 MAIN ST NE
FRIDLEY MN 55432

Current Resident
6801 PLAZA CURV NE
FRIDLEY MN 55432

Current Resident
291 67TH AVE NE
FRIDLEY MN 55432

Current Resident
6720 PLAZA CURV NE
FRIDLEY MN 55432

Current Resident
6781 PLAZA CURV NE
FRIDLEY MN 55432

Current Resident
295 67TH AVE NE
FRIDLEY MN 55432

Current Resident
6711 2ND ST NE
FRIDLEY MN 55432

Current Resident
260 67TH AVE NE
FRIDLEY MN 55432

Current Resident
6731 PLAZA CURV NE
FRIDLEY MN 55432

LABELS FOR
Current Resident

Current Resident
6520 2ND ST NE
FRIDLEY MN 55432

Current Resident
6525 2ND ST NE
FRIDLEY MN 55432

Current Resident
6711 PLAZA CURV NE
FRIDLEY MN 55432

Current Resident
6510 2ND ST NE
FRIDLEY MN 55432

Current Resident
6541 2ND ST NE
FRIDLEY MN 55432

Current Resident
6701 PLAZA CURV NE
FRIDLEY MN 55432

Current Resident
230 67TH AVE NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
261 67TH AVE NE
FRIDLEY MN 55432

Current Resident
240 67TH AVE NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
6721 2ND ST NE
FRIDLEY MN 55432

Current Resident
250 67TH AVE NE
FRIDLEY MN 55432

Current Resident
6530 UNIVERSITY AVE NE
FRIDLEY MN 55432

Current Resident
201 MISSISSIPPI ST NE
FRIDLEY MN 55432

Current Resident
6551 2ND ST NE
FRIDLEY MN 55432

Current Resident
6445 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
203 MISSISSIPPI ST NE
FRIDLEY MN 55432

Current Resident
200 67TH AVE NE
FRIDLEY MN 55432

Current Resident
6453 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
6500 2ND ST NE
FRIDLEY MN 55432

Current Resident
210 67TH AVE NE
FRIDLEY MN 55432

Current Resident
6451 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
6530 2ND ST NE
FRIDLEY MN 55432

Current Resident
220 67TH AVE NE
FRIDLEY MN 55432

Current Resident
6449 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
6540 2ND ST NE
FRIDLEY MN 55432

Current Resident
6511 2ND ST NE
FRIDLEY MN 55432

Current Resident
6447 CHRISTENSON LN NE
FRIDLEY MN 55432

LABELS FOR
Current Resident

Current Resident
6495 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
185 CHRISTENSON CT NE
FRIDLEY MN 55432

Current Resident
6465 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
6493 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
171 CHRISTENSON CT NE
FRIDLEY MN 55432

Current Resident
6463 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
6487 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
179 CHRISTENSON CT NE
FRIDLEY MN 55432

Current Resident
6461 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
6499 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
6455 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
6485 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
6414 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
6483 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
6422 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
6481 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
6420 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
169 CHRISTENSON CT NE
FRIDLEY MN 55432

Current Resident
6467 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
6418 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
167 CHRISTENSON CT NE
FRIDLEY MN 55432

Current Resident
183 CHRISTENSON CT NE
FRIDLEY MN 55432

Current Resident
6416 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
6497 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
181 CHRISTENSON CT NE
FRIDLEY MN 55432

Current Resident
6424 CHRISTENSON LN NE
FRIDLEY MN 55432

LABELS FOR
Current Resident

Current Resident
6499 UNIVERSITY AVE NE
FRIDLEY MN 55432

Current Resident
200 MISSISSIPPI ST NE
FRIDLEY MN 55432

Current Resident
6423 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
357 66TH AVE NE
FRIDLEY MN 55432

Current Resident
6425 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
355 66TH AVE NE
FRIDLEY MN 55432

Current Resident
6427 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
6720 4TH ST NE
FRIDLEY MN 55432

Current Resident
6429 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
6730 4TH ST NE
FRIDLEY MN 55432

Current Resident
6428 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
351 67TH AVE NE
FRIDLEY MN 55432

Current Resident
6426 CHRISTENSON LN NE
FRIDLEY MN 55432

Current Resident
6710 4TH ST NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
360 67TH AVE NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
350 67TH AVE NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
6525 UNIVERSITY AVE NE
FRIDLEY MN 55432

LABELS FOR
Parcel Owner

BAXTER STEPHEN A
6701 2ND ST NE
FRIDLEY MN 55432

COVARRUBIAS KIMBERLY
270 67TH AVE NE
FRIDLEY MN 55432

YLINEN TRUSTEE JEANETTE
6700 2ND ST NE
FRIDLEY MN 55432

LINDSAY TYRONE
6700 PLAZA CURV NE
FRIDLEY MN 55432

POLANSKI EDWARD & LUCY MARY
280 67TH AVE NE
FRIDLEY MN 55432

BERG CECILIA
6710 2ND ST NE
FRIDLEY MN 55432

PEDERSON GARY D & RITA M
6710 PLAZA CURV NE
FRIDLEY MN 55432

EVANS LAVONNE
290 67TH AVE NE
FRIDLEY MN 55432

KUNST ANNMARIE
6560 2ND ST NE
FRIDLEY MN 55432

SMYTHE WILLIAM
6771 PLAZA CURV NE
FRIDLEY MN 55432

NEBI AYUBE
6751 PLAZA CURV NE
FRIDLEY MN 55432

DAUD AMAAL
6570 2ND ST NE
FRIDLEY MN 55432

GEBRE ABEBE
6760 PLAZA CURV NE
FRIDLEY MN 55432

TORRALBA MARTHA
299 67TH AVE NE
FRIDLEY MN 55432

FRIDLEY CITY OF
7071 UNIVERSITY AVE NE
FRIDLEY MN 55432

RICKE REESE
298 67TH AVE NE
FRIDLEY MN 55432

SWARTHOUT SHANNON
271 67TH AVE NE
FRIDLEY MN 55432

SCHRADER RICHARD E
6525 MAIN ST NE
FRIDLEY MN 55432

THAO BEE
6811 PLAZA CURV NE
FRIDLEY MN 55432

KIRITSCHENKO JAMIE
281 67TH AVE NE
FRIDLEY MN 55432

FLORES CHIMBO YHADIRA & LOPEZ MANUEL
6501 MAIN ST NE
FRIDLEY MN 55432

OLSON DAVID
6801 PLAZA CURV NE
FRIDLEY MN 55432

NEHRING LYNN C
295 67TH AVE NE
FRIDLEY MN 55432

PEKALA BOGDAN & TERESA
6720 PLAZA CURV NE
FRIDLEY MN 55432

SWANSON DALE & OLSON JANET
6781 PLAZA CURV NE
FRIDLEY MN 55432

SERIRAM SEUKUMAR & ANGLEA
295 67TH AVE NE
FRIDLEY MN 55432

ALTOBELL BECKY
6711 2ND ST NE
FRIDLEY MN 55432

BIRCHWOOD INVESTMENTS LLC
260 67TH AVE NE
FRIDLEY MN 55432

HANLEY DONALD M & LENDA D
6731 PLAZA CURV NE
FRIDLEY MN 55432

LABELS FOR
Parcel Owner

PACHECO KATHLEEN
6520 2ND ST NE
FRIDLEY MN 55432

JOHNSON TRUSTEE CHARLOTTE & JOHNSON T
2891 N FAIRVIEW AVE
ROSEVILLE MN 55113

KORCZAK PIOTR & KORNELA
6711 PLAZA CURV NE
FRIDLEY MN 55432

OLSON REBECCA K
6510 2ND ST NE
FRIDLEY MN 55432

BRIERTON KOREY
16530 107TH AVE N
MAPLE GROVE MN 55369

KRUSE BRETT
6701 PLAZA CURVE NE
FRIDLEY MN 55432

OLSON JACOB
230 67TH AVE NE
FRIDLEY MN 55432

FRIDLEY HRA
7071 UNIVERSITY AVE NE
FRIDLEY MN 55432

HADZAIJLIC SAMI
261 67TH AVE NE
FRIDLEY MN 55432

CLINT TERRANCE J & BARBARA
240 67TH AVE NE
FRIDLEY MN 55432

FRIDLEY HRA
7071 UNIVERSITY AVE NE
FRIDLEY MN 55432

DOBBERSTEIN GLENN
6721 2ND ST NE
FRIDLEY MN 55432

WILL DONALD C & BRENDA J
250 67TH AVE NE
FRIDLEY MN 55432

CABREL INVESTMENTS LLC
3539 DOUGLAS DR
CRYSTAL MN 55422

LAPINSKI JOSEPH
201 MISSISSIPPI ST
FRIDLEY MN 55432

SLONE LLC
33493 RHINESTONE ST NW
PRINCETON MN 55371

FRITTS MELISSA
4001 XERXES AVE S
MINNEAPOLIS MN 55410

AMERICAN CENTURY LLC
203 MISSISSIPPI ST NE
FRIDLEY MN 55432

HATLESTAD LISA
200 67TH AVE NE
FRIDLEY MN 55432

BERQUIST DEREK
6453 CHRISTENSON LN NE
FRIDLEY MN 55432

BOOKEY ANN
6500 2ND ST NE
FRIDLEY MN 55432

JOHNSTONE JOHN & LINDA
210 67TH AVE NE
FRIDLEY MN 55432

JOHNSON JEANNE
6451 CHRISTENSON LN NE
FRIDLEY MN 55432

TSAWOG PHUNTSOK
6530 2ND ST NE
FRIDLEY MN 55432

LEE LAWRENCE
220 67TH AVE NE
FRIDLEY MN 55432

PHAM LEO
3015 HWY 29 S #4102
ALEXANDRIA MN 56308

FRIDLEY CITY OF
7071 UNIVERSITY AVE NE
FRIDLEY MN 55432

GROMEK TRUSTEE MARGARET
3600 36TH AVE NE
MINNEAPOLIS MN 55418

LONGEN HOLLY
6447 CHRISTENSON LN NE
FRIDLEY MN 55432

LABELS FOR
Parcel Owner

PALLOW JULIE M
6495 CHRISTENSON LN NE
FRIDLEY MN 55432

KIDANE BEREKET
185 CHRISTENSON CT NE
FRIDLEY MN 55432

MANIA MICHAEL
6465 CHRISTENSON LN NE
FRIDLEY MN 55432

HENRY GLEN
6493 CHRISTENSON LN NE
FRIDLEY MN 55432

AYOUB RANDA
171 CHRISTENSON CT NE
FRIDLEY MN 55432

LYUBLINSKA ZOYA
6463 CHRISTENSEN LN NE
FRIDLEY MN 55432

HERNANDEZ MARIO
6487 CHRISTENSON LN NE
FRIDLEY MN 55432

YIMER SAMUEL
179 CHRISTENSON CT NE
FRIDLEY MN 55432

SHAABAN MOHAMED
6461 CHRISTENSON LN NE
FRIDLEY MN 55432

BALADI ABDERRAHIM
6499 CHRISTENSON LN NE
FRIDLEY MN 55432

VILLAGE HOMES CHRISTENSON CROS
2815 WAYZATA BLVD
MINNEAPOLIS MN 55405

DUBOIS ANNE C
6455 CHRISTENSON LN NE
FRIDLEY MN 55432

HAGSTROM SANDRA K
6485 CHRISTENSON LN NE
FRIDLEY MN 55432

SMITH DONALD A & EULALIA R
6414 CHRISTENSON LN NE
FRIDLEY MN 55432

THE GABLES OF CHRISTENSON
7260 UNIVERSITY AVE NE STE 200
FRIDLEY MN 55432

ABATE CARMEN
6483 CHRISTENSON LN NE
FRIDLEY MN 55432

DU YIJUAN
6422 CHRISTENSON LN NE
FRIDLEY MN 55432

GABLES OF CHRISTENSON CROSSING
2815 WAYZATA BLVD
MPLS MN 55405

LIU VAL SIM & MOK SIU NAM
6481 CHRISTENSEN LN NE
FRIDLEY MN 55432

HANKS TRUSTEE CHERYL
6420 CHRISTENSON LN NE
FRIDLEY MN 55432

TUCKER STEFANIE R
11388 JERSEY RD
BLOOMINGTON MN 55438

SHAABAN MOHAMED M
6467 CHRISTENSON LN NE
FRIDLEY MN 55432

HOFSTAD ROSEMARIE
6418 CHRISTENSON LN NE
FRIDLEY MN 55432

FUNK CHRISTOPHER
167 CHRISTENSON CT NE
FRIDLEY MN 55432

GYATSO JAMPA
183 CHRISTENSON CT NE
FRIDLEY MN 55432

ANDERSON JANA
6416 CHRISTENSON LN NE
FRIDLEY MN 55432

BENJAMIN CARSON A
6497 CHRISTENSON LN NE
FRIDLEY MN 55432

MORRIS MICHAEL
181 CHRISTENSON CT NE
FRIDLEY MN 55432

BLOMBERG CARL
6424 CHRISTENSON LN NE
FRIDLEY MN 55432

LABELS FOR
Parcel Owner

ISSE SUAD
357 66TH AVE NE
FRIDLEY MN 55432

GLYNN CYNTHIA
6423 CHRISTENSON LN NE
FRIDLEY MN 55432

MCGREGOR LOWELL D & PAULINE
355 66TH AVE NE
FRIDLEY MN 55432

KACZMARCZYK R A & KASSON N J
6425 CHRISTENSON LN NE
FRIDLEY MN 55432

DAAS CHRISTOPHER A
6720 4TH ST NE
FRIDLEY MN 55432

PETERSEN JENNY
6427 CHRISTENSON LN NE
FRIDLEY MN 55432

OLSON DEAN E & LA VERNE L
6730 4TH ST NE
FRIDLEY MN 55432

AKERVIK GREGORY
6429 CHRISTENSON LN NE
FRIDLEY MN 55432

MROZLA STEPHANIE
351 67TH AVE NE
FRIDLEY MN 55432

HIRSI MAHID
6428 CHRISTENSON LN NE
FRIDLEY MN 55432

GARCIA ELIZABETH
6710 4TH ST NE
FRIDLEY MN 55432

KOESTER JILL A
2946 13TH TERRACE NW
NEW BRIGHTON MN 55112

BULI YOHANNES
360 67TH AVE NE
FRIDLEY MN 55432

ANOKA COUNTY OF
325 EAST MAIN ST
ANOKA MN 55303

HIRUY SISAY
350 67TH AVE NE
FRIDLEY MN 55432

ANOKA COUNTY OF
325 EAST MAIN ST
ANOKA MN 55303

SLEEPY HOLLOW VINEYARDS LP
2901 MONTEREY-SALINAS HIGHWAY
MONTEREY CA 93940

C08 FRIDLEY MN LLC
PO BOX 92129
SOUTHLAKE TX 76092

RAO MANUFACTURING CO
200 MISSISSIPPI ST NE
FRIDLEY MN 55432

8/11/20

To Stacy Stromberg and Whom it may concern at the Fridley Planning Commission,

My husband Terry and I have lived at 240-67th Ave directly behind Holly Center for 31 years. We are unable to make the Planning Commission Hearing on 8/19/20 because of such short notice on your part. We want our voice heard because this development directly affects us. I have spoken to Scott Hickok back in June to voice concerns and questions for the redevelopment of Holly Center. We are happy to know the property development will be a significant improvement over the current outdated Holly Center. However, our main concern with the new development is the possible loss of privacy. This is a major concern because our backyard shares a common border with the site.

Here's a list of questions/concerns we would like to have addressed.

1. How many stories will the new structure be? Will it look directly over and into our backyards?
2. Will there be a loss of all mature trees on the property that already help to provide privacy to our homes?
3. Will there be tree replacement or landscaping to the back of the new development that will benefit our homes and add to our privacy?
4. Will the pieced-together, duct tape excuse of a fence that's there be replaced? If so, do we as home owners lose any feet on our property line? Will it be a privacy fence versus a chainlink fence? How tall will the fence be?
5. What will the flow of traffic be along the backside of the fence? Will there be cars parking up against the back of our property? Do we have to worry about noise?

Thank you, we would really appreciate a response either by mail, email or phone.

Sincerely, Terry and Barb Clint

We can be reached at the following:

763-350-0901

tbckclint@msn.com

240-67th Ave NE



ENVIRONMENTAL QUALITY AND ENERGY COMMISSION

Fridley Municipal Center
7071 University Ave NE, Fridley MN 55432

MINUTES

June 9, 2020

CALL TO ORDER

Chairperson Hansen called the Environmental Quality and Energy Commission meeting to order at 7:03 p.m. via ZOOM

Members Present: Amy Dritz, Mark Hansen, Justin Foell, Nick Olberding, Sam Stoxen,

Members Absent: Paul Westby, Heidi Ferris

Staff: Stacy Stromberg, Planning Manager

APPROVE ENVIRONMENTAL QUALITY AND ENERGY COMMISSION MINUTES OF MARCH 10, 2020

Chairperson Hansen noted that he did not attend the meeting but was listed as present. Commissioner Dritz made the MOTION to approve the minutes as amended. Commissioner Foell SECONDED the MOTION. The MOTION PASSED unanimously.

NEW BUSINESS

1. Presentation by Stacy Stromberg on Planning Commission.

The Planning Commission is an advisory board to the City Council who provides guidance on comprehensive planning and zoning matters. The Commission acts as the Board of Appeals and Adjustments and is responsible for matters related to community development and land use. Planning Commission Board consists of David Kondrick, Chairperson, Leroy Oquist, Vice-Chairperson, Brad Sielaff, At Large Member, Mark Hansen, Park and Recreation Commission Member, Terry McClellan, At Large Member and Ryan Evanson, At Large Member.

2. Greenstep Cities 4 and 5 discussion – lead by Amy

Commissioner Dritz shared information about green step cities. Have reached step three but not officially recognized yet, that should happen this month. Step 2 and 3 best practices had to be completed. Step 4 is about metrics. Step 4/5 worksheets can be downloaded from greater Minnesota green step cities website. Step 4 is benchmarking, data collection and step 5 showing improvement in the elements. Goal is to continue to

improve your scores. Something not changing, can work on that issue and come up with a new plan of action to improve.

OLD BUSINESS

1. Sold 65 trees through tree sale

OTHER

1. July 14th meeting options:
 - 1) A Watershed tour at SNC or of their new iron enhanced sand filter at Pleasure Creek
 - 2) Clean-up at Redeemer Rain garden

Watershed tour at SNC was decided for the July 14 Meeting.

COVID-19 has been a challenge but also has been amazing for businesses to leverage technology and not having employees drive to work. Telework is one of the steps in the green step city's initiative. It would be interesting to see data from a transportation perspective to see how much less co2 was put into the environment.

ADJOURN

Commissioner Foell made a MOTION to adjourn. Commissioner Stoxen SECONDED the MOTION. The MOTION PASSED unanimously, and meeting adjourned at 8:03 p.m.

Respectfully submitted,

Krista Peterson, Recording Secretary



PARKS AND RECREATION COMMISSION
Fridley Municipal Center
7071 University Ave NE, Fridley MN 55432

MINUTES

June 1, 2020

1. CALL TO ORDER

Chairperson Heintz called the Parks and Recreation Commission meeting to order at 7:02 p.m.

Members Present: Mike Heintz, Shanna Larson, Ryan Gerhard, Pete Borman, EB Graham, and David Kondrick

Others Present: Deborah Dahl (Director of Community Services and Employee Resources), Mike Maher (Director of Springbrook Nature Center), Jeff Jensen (Operations Manager – Parks, Streets and Facilities), Margo Numedahl (Recreation Division Manager).

2. APPROVE PARKS & RECREATION COMMISSION AGENDA FOR JUNE 1, 2020

MOTION by Ms. Larson to APPROVE the March 2, 2020 meeting agenda. SECONDED by Ms. Graham. The MOTION PASSED unanimously.

3. APPROVE PARKS & RECREATION COMMISSION MINUTES FOR MARCH 2, 2020

MOTION by Mr. Kondrick to APPROVE the March 2, 2020 meeting minutes, SECONDED by Ms. Larson. The MOTION PASSED unanimously.

Note: Meetings for April and May were cancelled due to COVID-19 Stay at Home orders issued by the Governor.

4. NEW BUSINESS/ACTION ITEMS:

- a. COVID-19 Response (Debbie Dahl)

Ms. Dahl presented on the City's response to COVID-19, particularly as it relates to programming for Recreation and Springbrook Nature Center as well as its impact on field and shelter reservations. She provided the commission with guidance and documentation from the CDC, MN Department of Health and others that drove the decisions to eliminate traditional programming until July 6.

Ms. Dahl said that the safety of program participants, staff and the public are the top priority and that the guidance is very restrictive. She stated staff are developing alternative programs with the new guidance in place and that plans will be reassessed by mid-June or as guidance changes.

Mr. Kondrick asked if there was any feedback from the public on the closure of programs and spaces. Ms. Dahl said that all feedback has been supportive with the decision, some indicating disappointment but general understanding of the decision. No objections or criticisms have been received from the public.

b. Summer Programs (Margo Numedahl and Mike Maher)

Ms. Numedahl showed the Commission with examples of the bi-weekly electronic newsletter called "Rec to the Rescue." She highlighted several programs that have been launched since the shutdown, including an Instagram launch, video programs, park highlights, 50k Run/Walk competition, a Mother's Day home-event, etc.

She also provided the Commission with a sampling of some of the ideas that staff are working on for the next two months under the current CDC guidelines, such as sports skills programs, painting/arts/crafts, family programs, scavenger hunt, chalkboard games, story walk, a lawn of the week, and possibly a state fair activity that allows people to enjoy the state fair from their homes.

Mr. Maher presented some of the activities happening at Springbrook, stating that his staff have been creating virtual programming to assist the schools with remote learning curriculum. He said he is working with the Columbia Heights Schools for contracting some possible programming on a remote basis, too. Staff is also planning programs with the camp theme and structure for small groups throughout the day. They are also offering staff led-trail walks, scavenger hunts, interpretive signage throughout the park for self-led walks.

Mr. Maher said that staff is holding off on deciding about some of the concerts at the end of the summer and Pumpkin Night until more information or guidance is provided.

c. Locke Park Playground

Ms. Dahl presented the preliminary designs for Locke Park Playground, which showed a slight modification to the earlier location due to the potential dangers

of pedestrian crossing. The playground location has been moved north of the previous location to avoid traffic hazards. Mr. Jensen mentioned that there were some additional challenges with drainage that needed to be addressed.

The Commission as asked what design concepts were preferred. No vote was necessary since the neighborhood will provide more input into the designs when the public meeting occurs. Commission members liked both options but gave preference to option number one (1).

d. SNC Pavilion Update

Mr. Maher provided an update to the SNC Pavilion project and showed a few photos, stating the exterior was recently stained and the finishing touches are being finalized. He thought the shelter will be completed by July 4th or 5th and should come in within projections and donations. Staff is working on an unveiling or open house later in the summer or early fall to thank the contributors. He said it will be a welcomed addition to the park and will be well-utilized.

e. Sports and Athletics

Ms. Numedahl discussed staff's position on re-opening fields for organized sports and athletics in light of COVID-19. She said staff was working with the various groups to help educate them on the governor's current mandates and guidelines. Groups who want to reserve fields and facilities will be given the guidelines, waivers, and instructions on what they will need to do in order to comply and be authorized to use the fields starting July 15. She said that it was still early and no formal requests have been finalized. Staff will continue to work with groups as more information becomes available or as mandates are lifted or revised.

f. Shelter Reservations

Ms. Dahl stated that shelter reservations will be re-opened when the governor's mandates are revised or lifted and will be communicated through the website, Facebook reminders and Instagram. She reported that the parks are seeing a large amount of use of people using picnic areas, playgrounds, and trails.

g. July Meeting

Ms. Dahl asked if the committee still wanted to forgo the July meeting as in past years. The committee agreed to not meet.

5. STAFF REPORTS

a. Parks Master Plan

Ms. Dahl reported that the Parks Master Plan is still progressing, and that staff will provide an update and report on the general estimates and preliminary recommendations for the Commission to review at the next meeting.

b. Other

No other reports or business considered.

ADJOURNMENT:

Ms. Kondrick made the MOTION to adjourn the meeting at 9:01 p.m., SECONDED by Ms. Graham. The MOTION PASSED unanimously.

Respectfully submitted,

Deborah Dahl, Director
Community Services and Employee Resources

**CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
JUNE 4, 2020**

Chairperson Holm called the Housing and Redevelopment Authority Meeting to order at 7:30 p.m.

MEMBERS PRESENT: William Holm
Gordon Backlund
Kyle Mulrooney
Elizabeth Showalter
Rachel Schwankl

OTHERS PRESENT: Paul Bolin, HRA Assistant Executive Director
Jim Casserly, Development Consultant
Steve Dunbar, Fridley Investments, LLC

ACTION ITEMS

1. Approval of Expenditures

MOTION by Commissioner Showalter to approve the expenses as submitted. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.

2. Approval of May 7, 2020 Meeting Minutes

MOTION by Commissioner Showalter to approve the May 7, 2020 minutes as submitted. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.

3. Annual Election of Officers

MOTION by Commissioner Showalter to nominate William Holm as Chair and Kyle Mulrooney as Vice Chair. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.

4. Amendment to Fridley Investments LLC Agreement – 6431 University Ave. NE.

Paul Bolin, HRA Assistant Executive Director, stated that we started working on this development in late 2018. We thought we were on our way for a fall closing and start construction on the senior homes. When Fairview purchased the building to the south and took over the parking lot leases, this added a few months to the entire process. Fairview also did some soil borings on their site which revealed some dry cleaning solvents and MPCA requested more borings to be done to see if the contamination moved toward the north. More soil borings were done which added more months as they had to be done in warm and cold weather. The city did not get the all clear letters needed to move forward until just one week ago. We are now ready to move forward with the closing but will not be ready in July. Staff is requesting to extend the closing date to November 6, 2020.

Steve Dunbar, Fridley Investments, LLC, has been committed to bring forward this asset to the City of Fridley and appreciates the HRA helping him work through all of the issues. This has been challenging and they don't want to come back and ask for another extension.

Chair Holm asked if there were any other major concerns.

Mr. Dunbar replied, not to my knowledge. It has been a challenge with multiple complexities of the parcels and plotting them into a new look and format. The title issue has been resolved and MPCA documentation and response work is complete.

MOTION by Commissioner Showalter to approve the Amendment to Fridley Investments LLC Agreement – 6431 University Ave. NE. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.

INFORMATIONAL ITEMS

1. Housing Program Update

Paul Bolin, HRA Assistant Executive Director, reported there were two senior loans closed last month making 10 year to date and one remodel advisor visits making five year to date. There were no Home Energy Squad Visits for a total of 27 year to date. They are promoting Virtual Home Energy Squad Visits to discuss potential energy saving tips virtually.

The next meeting is July 2 and possibly the next in-person meeting August 6. City Hall opened up to the public June 1 and staff will return to the office June 15. It is up to the HRA to decide when to resume in-person meetings, staff wants everyone to be comfortable meeting in person.

ADJOURNMENT

MOTION by Commissioner Showalter to adjourn. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7: 17 PM.

Respectfully submitted,

Krista Peterson
Recording Secretary