



**JOINT CITY COUNCIL, HRA AND PLANNING COMMISSION WORK SESSION  
RICHFIELD MUNICIPAL CENTER, BARTHOLOMEW ROOM  
MAY 10, 2022  
5:45 PM**

Call to order

1. Explore redevelopment goals and design guidelines for public and private property at 1600, 1620, and 1710 - 78th Street East.

Adjournment

**Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9738.**



## **STAFF REPORT NO. 11**

### **WORK SESSION**

**5/10/2022**

REPORT PREPARED BY: Melissa Poehlman, Community Development Director

DEPARTMENT DIRECTOR REVIEW: Melissa Poehlman, Community Development Director  
5/2/2022

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager  
5/3/2022

### **ITEM FOR WORK SESSION:**

**Explore redevelopment goals and design guidelines for public and private property at 1600, 1620, and 1710 - 78th Street East.**

### **EXECUTIVE SUMMARY:**

The property at 1710 - 77th Street East was purchased by the City in 2000 for the construction of the 77th Street underpass. In December 2021, the Housing and Redevelopment Authority (HRA) accepted the generous donation of the property at 1600 - 78th Street East by the estate of Mr. Jerry Mathwig. The Mathwig estate continues to own the property between these two lots, 1620 - 78th Street East, and has indicated a desire to work collaboratively with the City and HRA to holistically redevelop the area.

The three properties are guided for Regional Commercial use in the City's 2040 Comprehensive Plan and a hotel with event space has long been expressed as a desire for this area. That said, it has been quite some time since staff and policymakers have specifically discussed this area and its potential. With the 77th Street underpass nearly complete and the offer of collaboration by the Mathwig estate, it seems a reasonable time to more-thoroughly explore desires, opportunities, and constraints for development.

Facilitated by consulting planners and landscape architects from HKGi, policymakers and Mr. Tim Pabst, representing the Mathwig estate, will explore the site's development capacity and City and private goals. The intent of this work is to prepare a development framework that both the City and Mathwig estate and support and share with potential developers.

### **DIRECTION NEEDED:**

**Provide general direction for private/public partnership to redevelop properties at 1600, 1620, and 1710 - 78th Street East.**

### **BACKGROUND INFORMATION:**

#### **A. HISTORICAL CONTEXT**

See Executive Summary

#### **B. POLICIES (resolutions, ordinances, regulations, statutes, etc):**

Properties are guided for Regional Commercial development. Regional Commercial development is

defined as "uses located along regional corridors that provide visibility and accessibility... These commercial land uses are larger in scale and attract users throughout the Twin Cities metropolitan area. Primary uses would include large anchor retail tenants fashioned in lifestyle centers, shopping malls or large stand-alone buildings. Office uses would preferably be located above retail uses or situated in stand-alone building developments. Regional Commercial development is generally expected to exceed 150,000+ square feet."

C. **CRITICAL TIMING ISSUES:**

The Mathwig Estate has generously offered to partner with the City in the coordinated marketing and redevelopment of these three sites. The City should move with relative quickness to take advantage of this offer and not hold up a potential sale of the property by the estate.

D. **FINANCIAL IMPACT:**

None

E. **LEGAL CONSIDERATION:**

None

**ALTERNATIVE(S):**

None

**PRINCIPAL PARTIES EXPECTED AT MEETING:**

Representatives of HKGi and Tim Pabst, representing Olin 1 LLC

**ATTACHMENTS:**

Description	Type
□ Presentation	Presentation

# **E. 77<sup>th</sup> St & Cedar Ave - HRA Site**

## Redevelopment Study

City of Richfield, Minnesota



# Study Overview

## Study Purpose

Establish a site redevelopment framework that helps articulate the City's development expectations for a site partially owned by the Richfield HRA.

## Schedule

May/June 2022





# Study Context & Overview

## Ownership

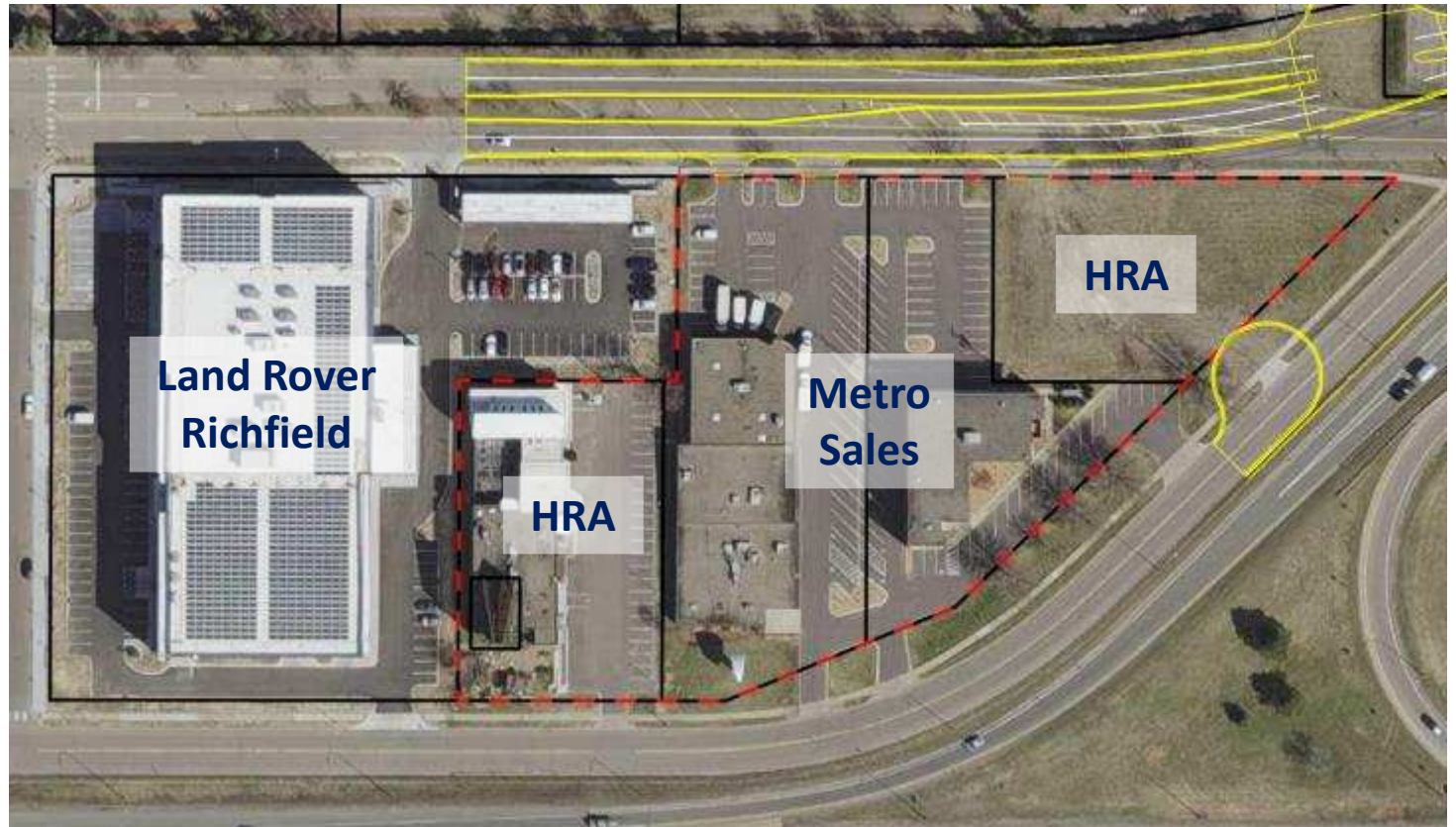
Richfield HRA & Private

## 2040 Comprehensive Plan

Guided for Regional Commercial

## Zoning

Zoned for Mixed Use Regional



# Development Potential

## Ideas being explored

- Hotel (+ meeting space)
- Entertainment uses (e.g., restaurants, indoor play areas, game centers, etc.)
- Mixed commercial uses
- Medical and public/semi-public institutions, with limited office space

## Ideas not being explored (per Comprehensive Plan guidance)

- Residential
- Office





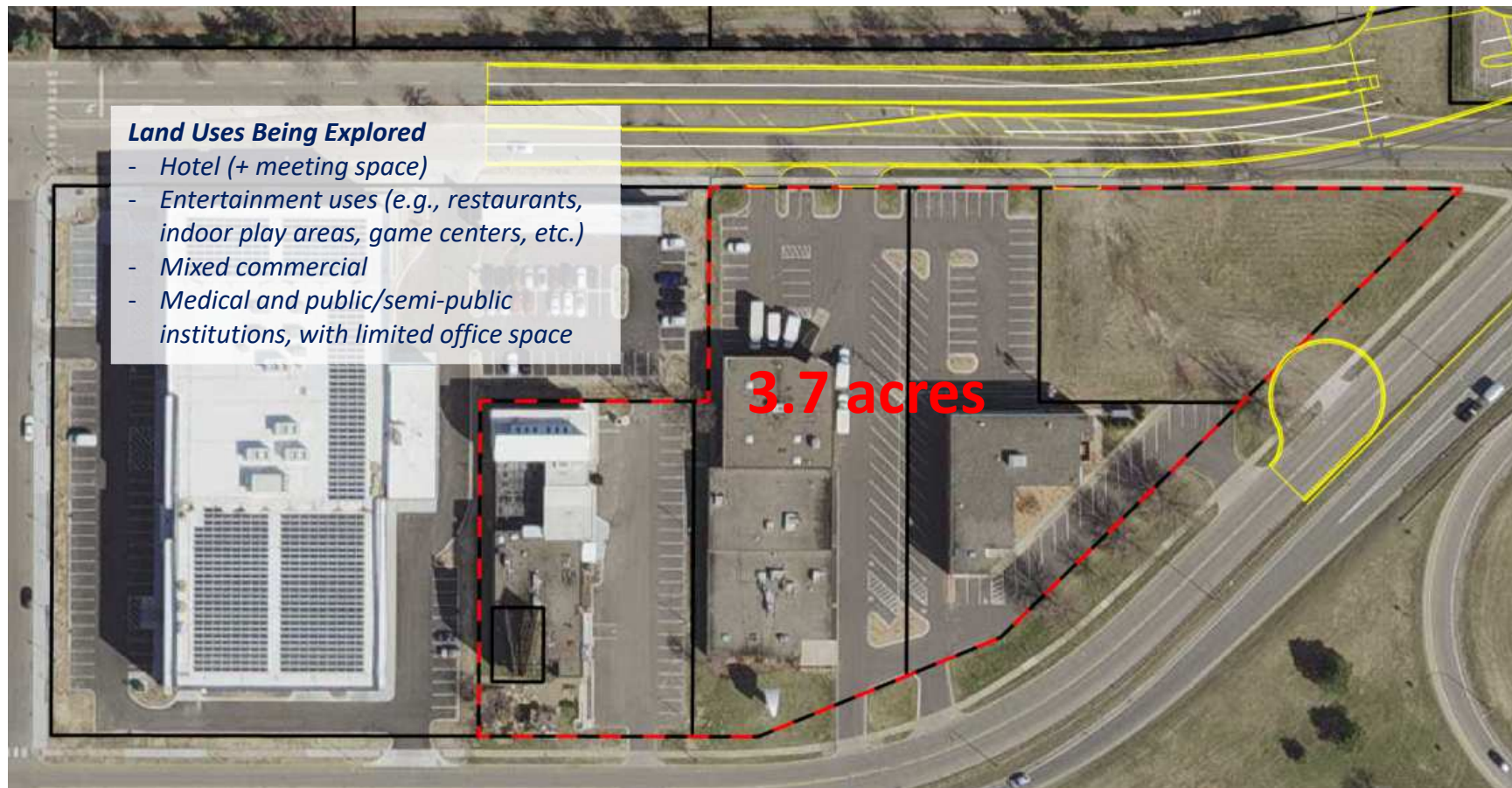
# Development Opportunities & Challenges





# Precedent Examples

The following examples are being used to help demonstrate different types of development and their size. The possibility of a development on this site will depend on a number of factors, including market demand and its ability to meet zoning requirements (e.g., setbacks, building height, parking, and stormwater).



# Element Hotel: Marriott (Denver, CO)

- ❑ 135,000 sq. ft. hotel
  - 123 rooms
  - 4 floors
- ❑ 5 meeting rooms
  - 3,900 sq. ft.
  - Largest room 2,128 sq. ft. – 200 person capacity
  - Second largest 770 sq. ft. – 60 person capacity
- ❑ 125 parking stalls
- ❑ Hotel model focuses on sustainability and personal wellness



*Precedent Example is Possible*



# Omni Viking Lakes Hotel (Eagan, MN)

- ❑ **516,800 sq. ft. hotel:**
  - 14 floors
  - 320 rooms
  - Restaurant, cafe and lobby bar
  - Pool and gym
- ❑ **35,000 sq. ft. of event space**
  - Meeting space (10 rooms) and a ballroom (800 person capacity)
- ❑ **9,244 sq. ft. of outdoor space**
- ❑ **300+ parking stalls**
- ❑ **Part of larger mixed use complex**

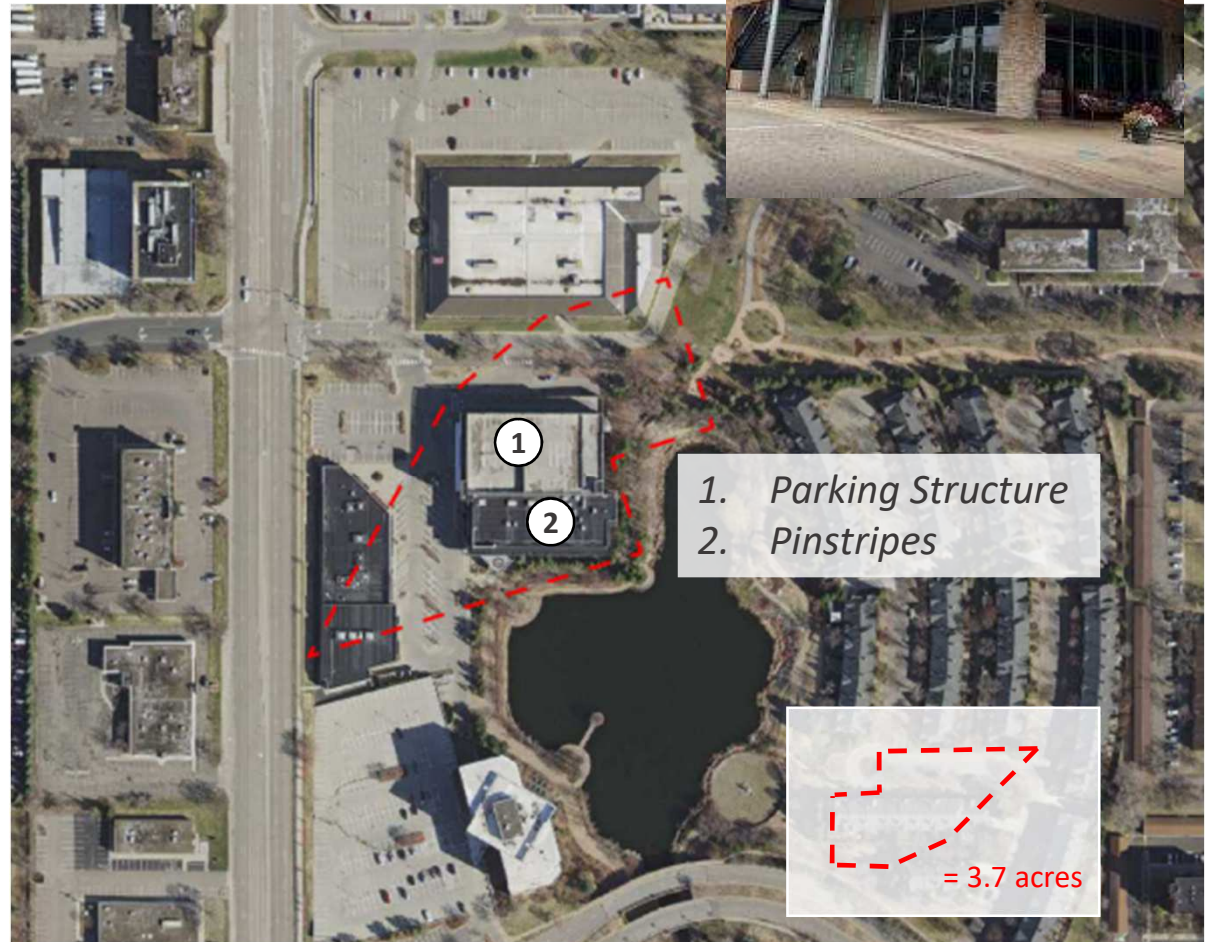


*Precedent Example is Not Possible*



# Pinstripes (Edina, MN)

- ❑ 27,000 sq. ft. of interior space and outdoor patio
  - Restaurant with bowling alley & bocce courts
  - 2 floors and a roof deck
- ❑ Interior space is flexible to accommodate different size events
- ❑ Attached to structured parking



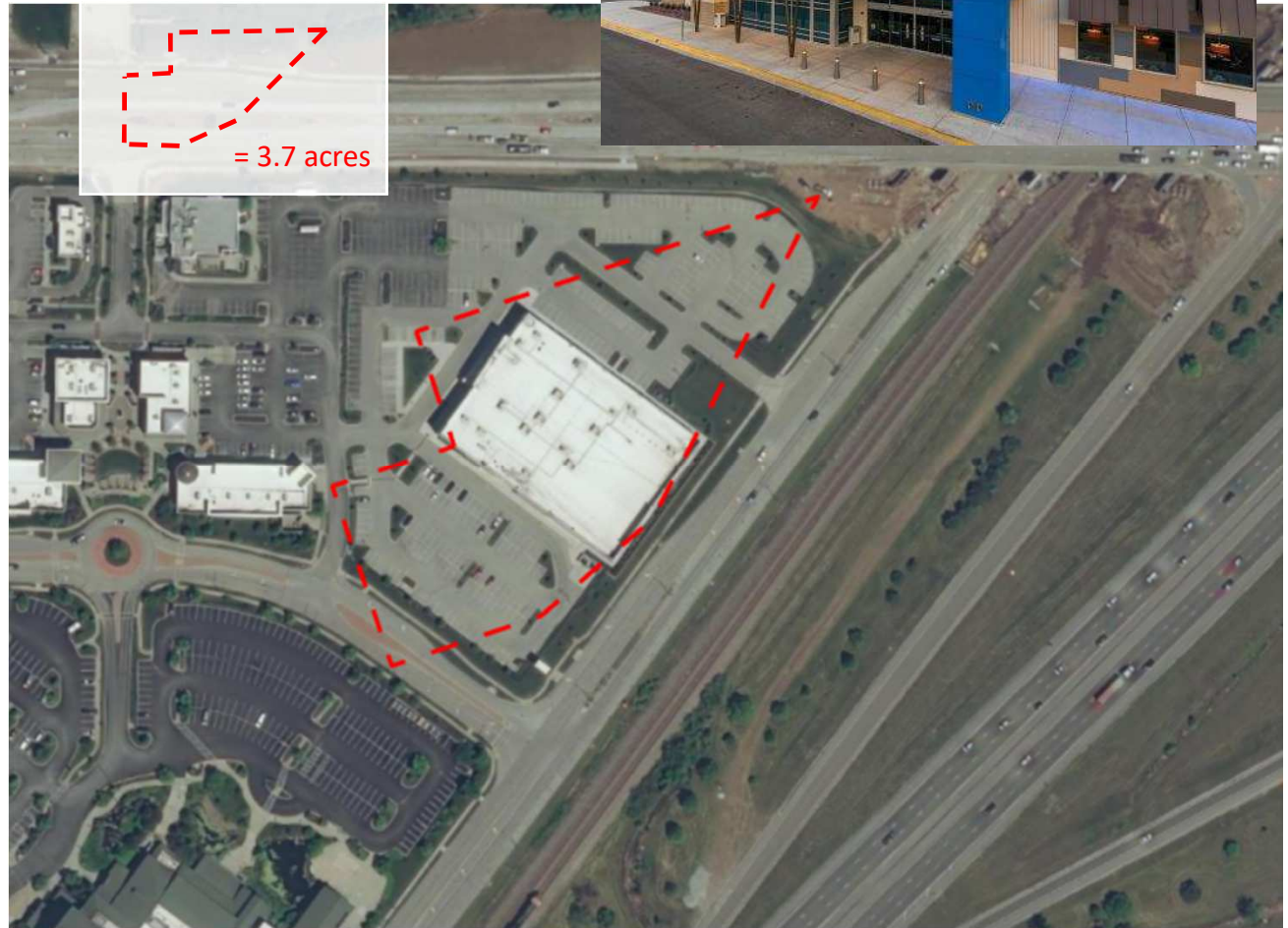
*Precedent Example is Possible*

# Main Event Olathe (Olathe, KS)

❑ 50,000 sq. ft.  
entertainment complex

- Indoor gaming, multi-level laser tag, and state of the art bowling.
- 100+ interactive games

❑ 250+ parking stalls



*Precedent Example is Not Possible*



# Smash Park (West Des Moines, IA)



**30,000 sq. ft. indoor space  
and  
15,000 sq. ft. of outdoor  
space**



*Precedent Example may be Possible*





**3 to 4+ acres in size and roughly  
12,000 to 15,000 sq. ft. building**

**Pop Stroke  
(7 locations in various  
stages of development)**



*Precedent Example may be Possible*

# Top Golf (Brooklyn Center, MN)

❑ 65,000 sq. ft. sports and entertainment venue

- 3 stories
- Climate-controlled hitting bays for year-round golf games
- Sports bar and restaurant

❑ 400+ parking stalls



*Precedent Example is Not Possible*



# iFLY Indoor Skydiving (Minnetonka, MN)

- ❑ 5,000 sq. ft. facility for indoor skydiving
  - Locations must be at least 40 feet tall
  - Part of a smaller commercial development (Xfinity & Café Zupas - 11,500 sq. ft.)
- ❑ Approx. 85 parking stalls for the development



*Precedent Example is Possible*



# TRIA Orthopedic (Bloomington, MN)

- ❑ 103,139 sq. ft. medical campus
  - 3 stories
- ❑ Surface parking (65+ stalls) and structured parking (one deck: 200+ stalls)



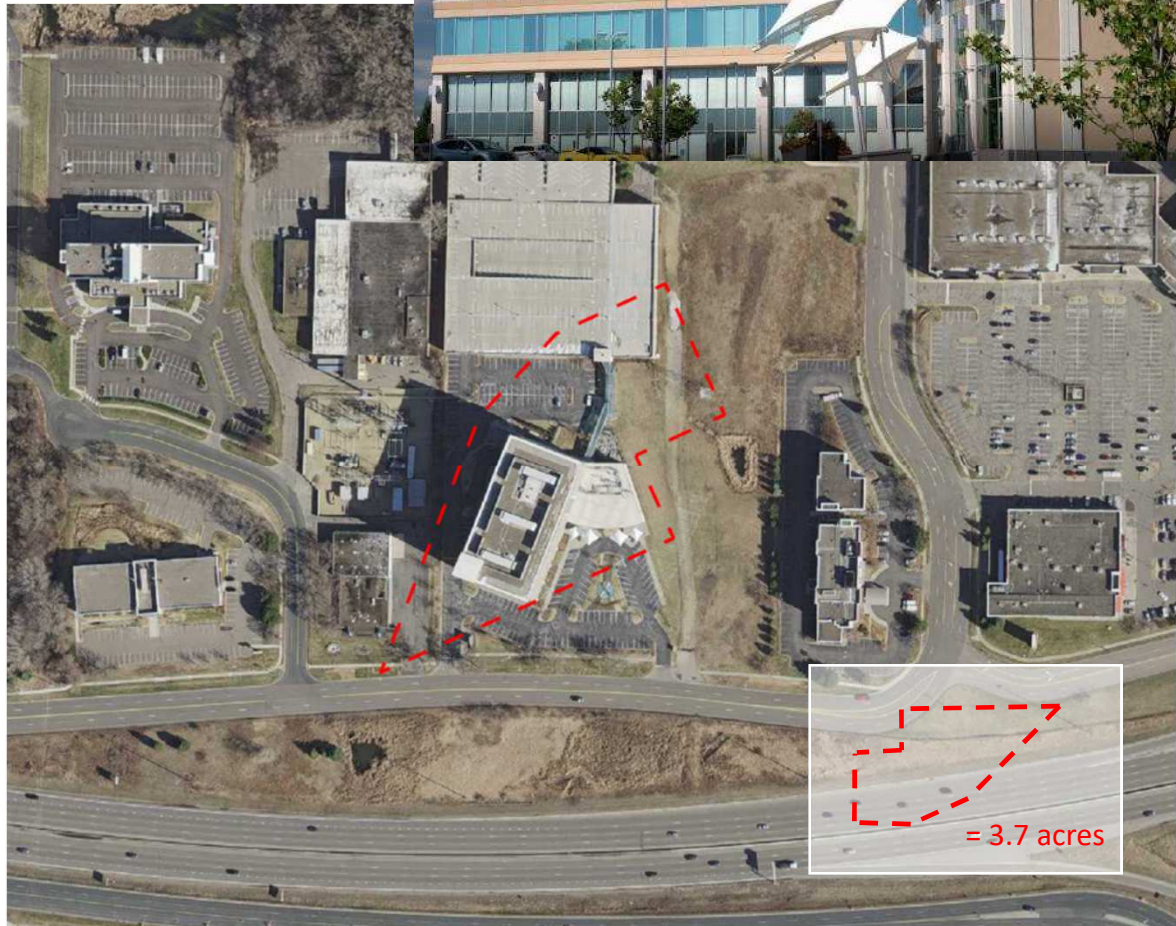
*Precedent Example may be Possible*

# CBRE Market Point (Bloomington, MN)

❑ 239,876 sq. ft. mid-rise office building:

- 6 floors
- Rasmussen College
- Features a restaurant, café, office space, a conference and training center, and outdoor patio

❑ District parking  
(surface and structured)



*Precedent Example may be Possible*

# Group Discussion

## What are your goals for the site?

### Items for discussion/consideration:

- ☐ Create a **unique and interesting destination** (e.g., rooftop views and community gathering places).
- ☐ Ensure the utilization of the land provides a **regional and local benefit**.
- ☐ Ensure development is **compatible with adjacent uses** and the surrounding neighborhood.
- ☐ Create a **walkable and bikeable** environment.
- ☐ Establish a **brand** that is **distinctive** to Richfield (e.g., gateway).
- ☐ Incorporate **public spaces** that are welcoming.
- ☐ Recognize **private contributions and partnerships**.