PLANNING COMMISSION MEETING
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS
AUGUST 27, 2018
7:00 PM

Call to Order

Approval of minutes of the regular Planning Commission meeting of July 23, 2018.

Opportunity for Citizens to Address the Commission on items not on the Agenda

Agenda Approval

1. Approval of the Agenda

Public Hearings

2. Public hearing and consideration of a variety of land use approvals related to a proposal to construct 218 apartments and 72 townhomes along 16th Avenue and Richfield Parkway between approximately Taft Park and 65th Street. This public hearing was continued from July 23, 2018.

   18-PUD-03, 18-PUD-03, 18-CUP-03, 18-RZN-03

3. Cancellation of the public hearing regarding a request for a variance at 6601 Nicollet Avenue S.

   18-VAR-08

Other Business

4. Consideration of a resolution finding that the disposition of property for the Cedar Point II redevelopment project is consistent with the Richfield Comprehensive Plan.

   Letter #10

5. Consideration of a resolution finding that the acquisition and disposition of 6501 Penn Avenue by the Housing and Redevelopment Authority is consistent with the Richfield Comprehensive Plan.

   Letter #9

Liaison Reports

Community Services Advisory Commission
City Council
Housing and Redevelopment Authority (HRA)
Richfield School Board
Transportation Commission
Chamber of Commerce
Other

City Planner's Reports

6. City Planner's Report

7. Next Meeting Time and Location

September 24, 2018, at 7:00 p.m. in the Council Chambers.

8. 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.

Planning Commission Minutes

July 23, 2018

MEMBERS PRESENT:	Chairperson Sean Hayford Oleary, Commissioners Allysen Hoberg, Dan Kitzberger, James Rudolph, Bryan Pynn, and Kathryn Quam
MEMBERS ABSENT:	Commissioner Susan Rosenberg
STAFF PRESENT:	Melissa Poehlman, Assistant Community Development Director Matt Brillhart, Associate Planner
OTHERS PRESENT:	Sheryl Rose, Church of St. Richard

Chairperson Hayford Oleary called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES
M/Rudolph, S/Quam to approve the minutes of the June 25, 2018 meeting.
Motion carried: 6-0

OPEN FORUM
No members of the public spoke.

ITEM #1 APPROVAL OF AGENDA
M/Quam, S/Pynn to approve the agenda.
Motion carried: 6-0

PUBLIC HEARING(S)
ITEM #2
18-IUP-02 – Consideration of a resolution authorizing a three year interim use permit to allow inventory storage of vehicles at the Church of St. Richard at 7540 Penn Avenue.
Associate Planner Matt Brillhart presented the staff report.

In response to Commissioner Quam and Commissioner Pynn, Brillhart confirmed that dealership cars have been parked on site for some time. Staff recently received a complaint about the parked cars, which prompted this action.

Brillhart clarified the screening requirements for and concurred with Chair Hayford Oleary's suggestion to modify the language in the resolution to require screening from "adjacent residential properties".

Applicant Sheryl Rose with St. Richard's summarized the proposal.

In response to Commissioner Pynn, Rose explained that the vehicle turnover frequency is a few cars at a time during normal business hours and that they also help maintain the property.

Chair Hayford Oleary opened the public hearing.
No members of the public spoke.

M/Pynn, S/Rudolph to close the public hearing.
Motion carried: 6-0

Commissioner Pynn expressed general support for multi-functionality of under-used spaces, but was concerned that this could impact traffic if a high volume of vehicles were being moved on a regular basis.

In response to Commissioner Quam, Brillhart stated that staff could add a stipulation in the Resolution that would restrict the movement of cars to specified hours. Commissioner Quam encouraged the Church to call City staff with questions regarding potential uses of the property in the future.

Chair Hayford Oleary stated concern that the time limit of 4 months to install landscaping was too long. Brillhart suggested changing it to 3 months to ensure planting is installed this season.

M/Quam, S/Kitzberger to recommend approval of a Resolution for a three year Interim Use Permit for vehicle inventory storage at 7540 Penn Avenue with the additional stipulation that cars may only be moved during business hours.

In response to Commissioner Kitzberger, Rose clarified that the dealership's snow removal process does occur during normal business hours.

M/Hayford Oleary, S/Rudolph to amend the main motion to include the stipulation that Section 2a of the Resolution replace 'single-family' with 'residential'; and in Section 2b, change the language from 4 months to 3 months.
Motion carried: 6-0

Chair Hayford Oleary summarized the motion as amended to include the additional stipulations that cars may only be moved during business hours, that Section 2a be changed from 'single-family' to 'residential' and for Section 2b to allow a 3 month period for planting as opposed to 4 months.
Motion carried: 6-0

ITEM #3
18-PUD-03, 18-RZN-03 – Continue a public hearing to consider plans for the Cedar Point housing development along Richfield Parkway to August 27, 2018.
Associate Planner Matt Brillhart gave a brief overview of the revised timeline for the proposal.

M/Kitzberger, S/Pynn to continue the public hearing to consider plans for the Cedar Point housing development along Richfield Parkway to August 27, 2018.
Motion carried: 6-0

ITEM #4
Consideration of a resolution finding that the following are consistent with the Richfield Comprehensive Plan:
1) Modification to the Redevelopment Plan for the Richfield Redevelopment Project Area;
2) Modification to the Tax Increment Financing Plan for the Cedar Avenue Tax Increment Financing District, and
3) Proposed establishment of Tax Increment Financing District No. 2018-1
Assistant Community Development Director, Melissa Poehlman presented the staff report. Poehlman clarified the use of TIF and creating a TIF district for Chair Hayford Oleary.

Poehlman clarified for Commissioner Hoberg that they are finding consistency with the current Comprehensive Plan. Commissioner Hoberg had further questions about the affordability component of the townhomes, to which Poehlman clarified the level of affordability that the townhomes are proposed at and that that level of affordability would be for the length of the TIF district. Poehlman stated that questions regarding the length of time for TIF districts should be directed to the HRA.

In response to Commissioner Rudolph, Poehlman explained that she could not speak to the gap in financing for the project. In response to Chair Hayford Oleary, Poehlman explained that the affordability requirements are not specific to the TIF district, but rather up to the HRA and the City Council. Poehlman further clarified to Commissioner Hoberg that the Commission is voting on whether the proposed project is consistent with the Comprehensive Plan, and that staff finds it to be consistent.

Chair Hayford Oleary expressed that he shared the concerns of Commissioner Hoberg, but overall felt the project is consistent with the Comprehensive Plan.

M/Pynn, S/Quam to recommend approval of the resolution finding that 1) modification to the redevelopment plan for the Richfield Redevelopment Project area is consistent with the Richfield Comprehensive Plan and 2) modification to the Tax Increment Financing Plan for the Cedar Avenue Tax Increment Financing District is consistent with the Richfield Comprehensive Plan, and 3) proposed establishment of Tax Increment Financing District No. 2018-1 is consistent with the Richfield Comprehensive Plan.
Motion carried: 4-2 (Commissioners Rudolph and Hoberg opposed)

LIAISON REPORTS
Community Services Advisory Commission: No report
City Council: No Report
HRA: No Report
Richfield School Board: No Report
Transportation Commission: Chair Hayford Oleary gave a brief update

CITY PLANNER'S REPORT
Poehlman noted that Penn Fest is September 16th, 2018 and that the various City Commissions would likely have individual booths as opposed to all Commissions sharing one booth as in past years. She volunteered to put any interested Planning Commission members in touch with the Penn Fest Coordinator.

ADJOURNMENT
M/Pynn, S/Rudolph to adjourn the meeting.
The meeting was adjourned by unanimous consent at **7:38 p.m.**

_____
Planning Commission Secretary

AGENDA SECTION:	Public Hearings
AGENDA ITEM #	2.
CASE NO.:	18-PUD-03, 18-PUD-03, 18-CUP-03, 18-RZN-03

PLANNING COMMISSION MEETING
8/27/2018

REPORT PREPARED BY: Melissa Poehlman, Assistant CD Director

CITY PLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director
8/21/2018

ITEM FOR COMMISSION CONSIDERATION:

Public hearing and consideration of a variety of land use approvals related to a proposal to construct 218 apartments and 72 townhomes along 16th Avenue and Richfield Parkway between approximately Taft Park and 65th Street. This public hearing was continued from July 23, 2018.

EXECUTIVE SUMMARY:

NHH Properties, LLC (Developer) has assembled a team that is proposing to redevelop the area south of Taft Park and immediately adjacent to the Cedar Point Commons commercial area as multi-family housing. This area has been a redevelopment priority for Richfield City Councils for many years as a result of airport expansion in the early 2000s.

The proposed development includes 2, 4-story apartment buildings along Richfield Parkway and 18, 4-unit buildings of for-sale townhomes along 16th Avenue. The development has been designed to provide an enhanced buffer from the airport for the older, single-family homes to the west, but also to create a cohesive neighborhood feel and transition between the existing homes and the new development. A sidewalk and boulevard trees along 16th Avenue create a walkable and friendly environment. Where possible, end townhome units have entrances facing 16th Avenue, as well as sidewalk connections. While the orientation of the townhome driveways onto 16th Avenue will significantly increase the traffic on this street, the traffic will remain below Engineering thresholds for road design or operations modifications. Staff is in favor of this orientation because it serves as way to integrate the new development into the existing neighborhood, rather than create a new development that is isolated from the existing homes. The larger apartment buildings are oriented toward the commercial development to the east, allowing surface parking to be hidden between the two halves of the development and keeping that traffic primarily on Richfield Parkway. Additional parking is provided beneath the two apartment buildings; parking is provided at ratios that meet Code requirements.

The development provides a number of amenities to its residents, including a pool, fitness center, club rooms, and green space, but also provides attractive connections between the single-family homes and the commercial district. The proposal includes attractive streetscapes, a central plaza offering a convenient route through the site to the commercial uses, public art at key intersections, and a pocket park that will provide a convenient rest area for users of the Three Rivers Trail.

The City has been working to redevelop the Cedar Corridor area since the Minneapolis-St. Paul Airport expanded in the early 2000s. A number of homes were purchased with State and Federal Airport Noise Mitigation money, but both money and the market dried up and that work came to a halt. Additional homes were purchased when this section of Richfield Parkway was constructed, but many homeowners in the area have been waiting for years to be purchased. The Developer has purchase agreements for all but four of the remaining privately owned homes, all on the southern half of the development area. If the Developer is unable to purchase these remaining homes, townhome units could be built around those individual homes. The attached Platting/Acquisition Narrative details this contingency plan.

In conjunction with the proposed new construction, the Developer is proposing changes to 65th Street intersections at Richfield Parkway and 16th Avenue. The proposed changes are intended to allow townhome residents to access the development via 16th Avenue, rather than just Richfield Parkway The proposal will allow traffic to turn west from Richfield Parkway onto 65th Street, but the roadway will be modified to slow traffic by narrowing the right-of-way (by providing on-street parking bays) and installing a four-way stop at 65th Street and 16th Avenue. Cut-through commercial traffic led to a roadway modification when Target and Home Depot initially opened. Since that time, Richfield Parkway has been constructed and now provides a much more attractive route to enter and exit the commercial area. A study of how traffic in the area is expected to flow is forthcoming. Based on the information in this study, Engineering staff will work with the Developer on the specific design of 65th Street.

Staff finds that the proposed project meets the intent of the Cedar Corridor Master Plan and Code requirements, and therefore recommends approval of the proposed project.

RECOMMENDED ACTION:

Conduct and close a public hearing and by motion:

1) Recommend approval of an ordinance amending Appendix I of the Richfield City Code to change the zoning designation of Blocks 1 and 2, Iversons 2nd Addition from MR-3 (High-Density Residential) to PMR (Planned Multi-Family Residential).

3) Recommend approval of a resolution approving a Planned Unit Development, Conditional Use Permit, and Final Development Plan for a multi-family apartment and townhome development to be built on property legally described as Blocks 1 and 2, Iversons 2nd Addition.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

- This area was identified as a Redevelopment Area in 2000 as a result of a study concluding that many of structures in the area would not be capable of withstanding the negative impacts of low frequency noise.
- In 2004, the City adopted a Cedar Corridor Master Plan that called for high density housing in this area, which would serve as a buffer to the remaining single-family homes to the west. This Plan was revisited and refreshed in 2016.
- Over the years the City has worked to encourage redevelopment of the site, but a financially feasible development opportunity has not come forward.
- In the fall of 2017, NHH Properties and Boisclair Corporation approached the Housing and Redevelopment Authority (HRA) and City Council with a proposal for redevelopment and in March of 2018, the HRA signed a pre-development agreement with NHH Properties to construct 218 market-rate apartments and up to 80 townhomes that would be affordable to household earning 100/115% of the area median income.

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

Comprehensive Plan

This property has been envisioned as a multi-family housing site since the adoption of the Cedar Corridor Master Plan in 2004. The proposed development layers the bulk of the site in accordance with

desires to buffer, but also appropriately transition to, the single-family neighborhood on the west side of 16th Avenue. As described in the Plan, the townhomes are oriented to to allow connections through the site and to the adjacent commercial uses, while the orientation of the apartment buildings creates a more solid buffer against the negative impacts of the airport. The site is designed to encourage interaction between the townhome residents and the adjacent single-family residents by orienting end units to the west and providing a sidewalk along 16th Avenue. This orientation is deliberate and intended to truly weave the new units and residents into the existing fabric of the neighborhood.

Zoning

This area is currently zoned High-Density Residential (MR-3) and is within the Airport Runway Overlay District. The applicant has requested that the property zoning be changed to a Planned Unit Development District - Planned Multi-Family Residential (PMR). Planned unit developments are intended to encourage the efficient use of land and resources and to encourage innovation in planning and building. In exchange for these efficiencies and superior design, flexibility in the application of dimensional requirements is available. A full discussion of all applicable review criteria is provided as an attachment to this report.

The following variations from standard requirements are requested:

- **Apartment height** - The proposed apartment buildings exceed the maximum allowable height of 50 feet in the guiding MR-3 District. The varied elevation of the site, means that the actual height from grade to roof varies significantly as one moves from along the length of the site (north/south). The height of the 4 stories of living space is approximately 55 feet, similar to the approved Chamberlain buildings south of 66th Street; however, in areas where the grade drops and the underground parking ramp is partially exposed, the height of the building approaches 60 feet. These areas are at the northern and southern ends of the development, along Richfield Parkway.
- **Setbacks** - Setbacks have been reduced from the required 40 feet. This was a deliberate decision that allows surface parking to be hidden between the two halves of the development.
- **Maximum lot coverage, outdoor open space** - Approximately 40 percent of the site is covered by building. This exceeds the 30 percent maximum in the MR-3 District, but is consistent with the more-modern zoning districts (Mixed Use) that encourage larger buildings and less surface parking. Nearly 25% of the site is dedicated to green space and over 80,000 square feet of outdoor open space is provided, including plazas, public art areas, a pocket park, pool, and outdoor decks (public and private). Additionally, the development is immediately adjacent to a regional trail and Taft Park.
- **Ground floor windows or simulated windows** - In areas where the grade drops and the underground parking structure is visible, there are currently blank walls. Staff has discussed this with the applicant, and changes to either the building itself or the landscape/grade are required in in the attached resolution.

The purposes of the MR-3 District regulations are to reserve appropriately located areas for family living in a variety of types of dwellings at a reasonable range of population densities; to preserve as many as possible of the desirable characteristics of the single-family district, while permitting higher densities; to provide space for semi-public facilities to complement urban residential areas; to minimize traffic congestion; and generally, to provide multi-family residential areas that are safe and attractive. Finding that the proposed development achieves these goals and the long-term goal of redeveloping this area as something more compatible with the airport, staff recommends approval of the proposed plans.

C. **CRITICAL TIMING ISSUES:**

60-DAY RULE: The 60-day clock 'started' when a complete application was received on August 17, 2018. A decision is required by October 16, 2018 or the Council must notify the applicant that it is extending the deadline (up to a maximum of 60 additional days or 120 days total) for issuing a decision.

D. **FINANCIAL IMPACT:**

The Housing and Redevelopment Authority is scheduled to consider final Contracts for the proposed development on August 20th and September 17th.

E. **LEGAL CONSIDERATION:**

- Notice of this public hearing was published in the Sun Current Newspaper and mailed to properties within 500 feet of the site on August 14th.
- In accordance with Land Use Application Policies related to proposed changes in zoning, the developer installed temporary signage on the site and hosted neighborhood meetings on May 3rd and August 23rd.

ALTERNATIVE RECOMMENDATION(S):

- Recommend approval of the proposal with modifications;
- Recommend denial of the proposal finding that requirements are not met.

PRINCIPAL PARTIES EXPECTED AT MEETING:

NHH Companies, LLC representatives

ATTACHMENTS:

Description	Type
Ordinance	Ordinance
Resolution	Resolution Letter
Applicant Narrative	Exhibit
Platting/Acquisition Narrative	Exhibit
Proposed Plans 1 of 3	Exhibit
Proposed Plans 2 of 3	Exhibit
Proposed Plans 3 of 3	Exhibit
Requirements	Exhibit
Planning & Zoning Maps	Exhibit

ORDINANCE NO. _____

AN ORDINANCE RELATING TO ZONING; AMENDING APPENDIX I TO THE RICHFIELD CITY CODE BY REZONING LAND BETWEEN TAFT PARK AND 65TH STREET, EAST OF 16TH AVENUE AS PLANNED MULTI-FAMILY RESIDENTIAL

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1. Section 9 of Appendix 1 of the Richfield Zoning Code is amended to add a new Paragraph 9 to read as follows:

(9) M-5 Blocks 1-2, Iversons 2nd Addition.

Sec. 2. Section 14, Paragraphs 18 and 19 are repealed.

(18) M-5 (16th Ave between 63rd and 65th). Lots 2-8, Block 1, Iversons 2nd Addition and Lots 1-8, Block 2, Iversons 2nd Addition.
(19) M-5 (17th Ave between 63rd and 65th). Lots 9-4, Block 1, Iversons 2nd Addition and Lots 1-8, Block 2, Iversons 2nd Addition.

Sec. 3. This ordinance is effective in accordance with Section 3.09 of the Richfield City Charter.

Passed by the City Council of the City of Richfield, Minnesota this 25th day of September, 2018.

_____
Pat Elliott, Mayor

ATTEST:

_____
Elizabeth VanHoose, City Clerk

RESOLUTION NO. _____

RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT

WHEREAS, an application has been filed with the City of Richfield which requests approval of a final development plan and conditional use permit for a planned unit development to include 218 apartments and 72 townhomes , on land that is legally described in the attached Exhibit A; and

WHEREAS, the applicant has represented their intent to purchase all of the properties legally described in the attached Exhibit A (collectively, the "Development Area");

WHEREAS, the City understands that land use approvals may be necessary to move forward with the remaining property acquisitions in this Development Area and is thereby making an accommodation by considering this application prior to the final acquisition of all land in the Development Area; and

WHEREAS, the Planning Commission of the City of Richfield held a public hearing and recommended approval of the requested final development plan and conditional use permit at its August 27, 2018 meeting; and

WHEREAS, notice of the public hearing was published in the Sun-Current and mailed to properties within 500 feet of the subject property on August 14, 2018; and

WHEREAS, the requested final development plan and conditional use permit meets those requirements necessary for approving a planned unit development as specified in Richfield's Zoning Code, Section 542.09, Subd. 3 and as detailed in City Council Staff Report No._____; and

WHEREAS, the request meets those requirements necessary for approving a conditional use permit as specified in Richfield's Zoning Code, Section 547.09, Subd. 6 and as detailed in City Council Staff Report No._____; and

WHEREAS, the City has fully considered the request for approval of a planned unit development, final development plan and conditional use permit; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Richfield, Minnesota, as follows:

1. The City Council adopts as its Findings of Fact the **WHEREAS** clauses set forth above.
2. A planned unit development, final development plan and conditional use permit are approved for a multi-family residential development as described in City Council Report No. ___, in the Development Area.
3. The approved planned unit development, final development plan and conditional use permit are subject to the following conditions:

- The applicant must acquire all properties in the Development Area or must return to the City Council for approval of an amended resolution to remove properties not acquired.
- A recorded copy of this approved resolution, or an approved amended resolution, if applicable, must be submitted to the City prior to the issuance of a Certificate of Occupancy.
- The property in the Development Area must be platted. A preliminary plat must be approved prior to the issuance of a building permit and a final plat is required prior to the issuance of a certificate of occupancy.
- Approved buildings must comply with noise attenuation construction requirements of the Airport Runway Overlay District.
- Staff is authorized to approve minor site modifications related to setbacks along the northern boundary of the townhomes.
- Prior to the issuance of building permits, the applicant must enter into a lease with the City for pocket park improvements and walkways on remnant park property to the north of the Development Area. Park improvements must include a sign indicating that the space is available to the public.
- This approval does not constitute approval of specific signs. Sign permits are required and must be applied for separately. Sign setbacks may be modified if necessary for visibility, provided that signs do not interfere with Public Works activities.
- Final lighting plans must be submitted to and approved by the Community Development and Public Works Directors.
- Final landscape plans that include greater variation in tree size (caliper inches) must be approved by the Community Development Director.
- Additional landscaping or varied building treatments are required in areas where a significant amount of underground parking structure is visible.
- Final stormwater management plans must be submitted to and approved by the Public Works Director. All applicable stormwater fees must be paid to the Public Works Department.
- Final plans for sidewalks and improvements in and along the right-of-way must be submitted to and approved by the Community Development and Public Works Directors.
- A maintenance agreement related to sidewalks and landscaping must be executed prior to issuance of a Certificate of Occupancy.
- Final utility plans must be submitted to and approved by the Public Works Director.
- The applicant is responsible for obtaining all required permits, and complying with all requirements detailed in the City's Administrative Review Committee Report and all other applicable City and State regulations.
- Prior to the issuance of a Certificate ofOccupancy, the Developer must submit a surety equal to 125% of the value of any improvements not yet complete.
- The property owner is responsible for replacing any required landscaping that dies.

4. The approved planned unit development, final development plan and conditional use permit shall expire one year from issuance unless the use for which the permit

was granted has commenced, substantial work has been completed or upon written request by the Developer, the Council extends the expiration date for an additional period of up to one year, as required by the Zoning Ordinance, Section 547.09, Subd. 9.

5. The approved planned unit development, final development plan and conditional use permit shall remain in effect for so long as conditions regulating it are observed, and the conditional use permit shall expire if normal operation of the use has been discontinued for 12 or more months, as required by the Zoning Ordinance, Section 547.09, Subd. 10.

Adopted by the City Council of the City of Richfield, Minnesota this 25th day of September, 2018

_____
Pat Elliott, Mayor

ATTEST:

_____
Elizabeth VanHoose, City Clerk

EXHIBIT A

LEGAL DESRCRIPTIONS

July 19, 2018

John Stark, Director of Community Development
City of Richfield
6700 Portland Ave South
Richfield, MN

Project: **Cedar Point II Housing Development**

Location: **E 65th Street & Richfield Parkway, Richfield, MN**

Subject: **Project Narrative**

Proposed Redevelopment:
The proposed project consists of 218 market rate apartments and 72 for-sale townhomes with a 95% set aside for units priced at 115% or less of AMI to the initial purchaser. (See below for affordability breakdown.) The development is bound by 16th Avenue on the west, 65th Street on the south and the new Richfield Parkway on the east and north.

The apartments consist of two freestanding 109-unit, market rate, 4-story buildings on the eastern edge of the site. The apartment buildings are the first step in providing a staggered, step-down in height between the big box commercial retailers (Home Depot and Target) to the east and the single-family residences to the west. The apartment buildings provide 188 structured parking spaces and 114 surface level guest spaces.

The townhomes consist of 18 4-unit buildings, for a total of 72 units. The 3-level townhomes will offer 2 and 3-bedroom floor plans and 2-car garages with a total of approximately 1700 finished square feet. The townhomes will be offered to the market as an "affordable, for-sale" residence that will be priced at a 95% set aside (69 units) to offer homeownership to those residents earning less than 115% of AMI. Of that, 20% of the total units (14 units) are proposed to be offered to those earning less than 80% of AMI. To finance the affordable component of the development, the developer is currently working with the City of Richfield HRA to obtain TIF financing and with MN Housing to utilize Homeownership Impact Fund dollars.

The unit mix is as follows:

Apartments: studio - 50, 1 bed - 86, 2 bed - 74, 3 bed - 8, total - 218.
Townhomes: 2 bed - 36, 3 bed - 36, total - 72.

Project wide, there are 44 family units sized between 1,500 - 2,100SF.

Summary of Modifications from Sketch Plan Review Meeting:

- Addressed how the townhome entrances can be more responsive to the street and sidewalk.
- Relocated the driveways of the townhomes to 16th Avenue.
- Enhanced the signage and public art at the southeast corner of the site.
- Increased and enhanced the prominence of the apartment building entrances on Richfield Parkway.
- Relocated the northern driveway from inside the curve on Richfield Parkway to the very north end of the site.
- Moved the north apartment building further north to increase the size of the central walkway/plaza.
- Increased setback on eastern boundary.
- Introduction of increased variation, with regard to colors and materials, of the exterior of the apartment buildings on Richfield Parkway.

Summary of Modifications from Administrative Review Committee (ARC) Meeting:

- Further enhanced the apartment patio entrance on Richfield Parkway to feel like a primary entrance.
- Identified locations for public art.
- Located all utilities to interior of site (transformers, etc.)
- Relocated trees from the front yards of the townhomes to boulevard trees.
- Introduction of green space/plaza on the north east side of the site. (remnant parcel from Taft Park)

City and Neighborhood Betterment:

The proposed redevelopment of this parcel from single family residential to medium and high density will provide a multitude of benefits to the City and the surrounding community in the following ways:

- Provides the much-needed connectivity from the residential neighborhood to the west and from the retail and commercial uses to the east.
- Improves the site with more active uses and attractive, newer buildings.
- Provides housing and increased density near convenient, local retail uses.
- Provides a buffer from noise and light pollution between the single-family residential neighborhood and airport and commercial uses to the east.
- Landscaped plaza adds character and beautifies 16th Avenue.

Sustainability:

Sustainability is a key component of the project, both in the importance of being a good steward of the environment as well as being a good neighbor. The key sustainable strategies of the project can be categorized in the following design elements:

Storm Water:

The current site has an impervious coverage of less than 50% without any comprehensive storm water strategies except the vacant tract of land on the east side and one vacant lot on the west side which do not provide any rate or quality control for storm water. The proposed project incorporates the following improvements to the existing condition.

1) The heavily landscaped plaza area in the center of the site will hold and clean the majority of rainfall in that area. In addition, new storm water infiltration tanks will be located on the northeast corner and on the west side of the site, below the plaza, capturing excess storm water not used for irrigation or captured by the landscaped areas of the plaza.
2) All storm water will be contained and treated on site, thereby reducing the burden on off-site resources.

Energy Efficiency & Generation:

1) High efficiency mechanical equipment
2) High efficiency appliances and electrical fixtures
3) Infrastructure for future roof mounted photovoltaic panels for electrical energy generation
4) High performing fiberglass and storefront windows that meet Energy Star requirements
5) Improved insulation & advanced detail techniques equating to a 20% improvement over current energy code requirements
6) Electric car charging station

Water Efficiency:

1) Rainwater for irrigation
2) Drip irrigation w/drought tolerant planting to additionally reduce watering
3) Low flow plumbing fixtures and appliances – this decreases water use and waste water

PUD/Zoning:

The project proposes to change the zoning of the site from MR-3 to a PUD using the MR-3 as the guiding district and as the basis for the zoning entitlements. The application of a PUD is based largely around the desire to develop a more pedestrian friendly development, a variety of occupancy types (for-sale and rental) and a variety of building densities. The proposed building will enclose over two thirds of the parking below grade and maintain significant green and public use and plaza space. In addition, the site is designed to keep the higher density and height towards Richfield Parkway with the lowest height toward the residential neighborhood. This design factor will provide a significant buffer to the residential neighborhood from noise and light pollution emitted from the airport and adjacent commercial and retail uses.

The effective site size is 7.07 acres (307,969 SF). The proposed development, not including garage space, is 327,979 GSF for a proposed FAR of 1.06. The step down in height scales the buildings to the neighborhood and the landscaped plaza at the intersection of 64th and 16th Avenue provides a welcoming entry to visitors and an intuitive connection point from the single-family homes to the west and the commercial and retail providers to the east.

Comprehensive Plan/Greater Cedar Point Neighborhood Land Use and Parking Final Report:
The current comprehensive plan has recommended high density residential uses for this site. This site is one of the key transitional sites in the City of Richfield, as it directly abuts the park system to the north, Single Family (R) to the west, Planned General Commercial (PC-2) to the east and General Commercial and Planned General Commercial (C-2 and PC-2) to the south. This proposed project is keeping with that mixture of uses as its scale transitions from the higher density towards Richfield Parkway while scaling down toward the residential neighborhood to the east. All of this is done while providing intuitive, well defined pedestrian connectivity points at all four ends of the site.

Traffic and Parking:
Housing at this location will be able to take full advantage of the recent pedestrian and bike improvements completed by the City. The range of goods and services within an easy ½ mile radius of the site offers a built-in amenity to residents. Their proximity also lessens the demands for vehicle trips decreasing the car traffic to and from the site.

The project's site improvements along Richfield Parkway offer an amenity for pedestrians and bicyclists by creating a protected walkway through the site to the neighborhood to the west. The introduction of a sidewalks on 65th street also reinforces this pedestrian connection, coupled with the proposed stop signs at the intersection of 65th street and 16th Avenue will create a pedestrian friendly environment in the immediate area.

Residential vehicular traffic at the site is split between multiple entry points. There are three proposed entry and exit points to the apartment site. One at the north end of the site on Richfield parkway, one mid-block on Richfield Parkway – directly opposite the Target and Home Depot entry - and one at the south end of the project on 65th street. Once a vehicle enters the site, there are two separate entry points to the underground garages. Commercial traffic (garbage, mail, delivers, vendors) will be able to enter the site from any from any entry point and they will have access to sufficient short-term parking so that they will be able to provide their service without disrupting or blocking any resident or visitor circulation on the site. On grade convenience parking for guests and move-ins are located near the plaza. This approach greatly reduces traffic in the neighborhood to the west and keeps most, if not all, commercial traffic Richfield Parkway.

Based on staff recommendations, all townhome access has been redirected to 16th Avenue. The primary driver behind this is to provide and enhance further connections between the current neighborhood and the townhomes on 16th Avenue.

Parking:
The apartment buildings provide 188 structured parking spaces and 114 surface level guest spaces. The townhomes provide a 2-stall garage for each unit. In order to promote walkability and an inviting neighborhood environment, the amount of surface level parking on the site has been reduced and replaced it with public green space, ride-share pick-up and drop-off, shared car parking, and EV charging stations.

65th Avenue:
The developer is proposing changes to 65th Avenue with the intent of connecting the site to the block to the south and increasing pedestrian access along 65th Street. As part of the Cedar Point Commons redevelopment, there were issues with excess traffic heading west on 65th Avenue towards Bloomington Avenue and then heading north towards Highway 62. To prevent these traffic measures, the City narrowed 65th Avenue at Richfield Parkway, making the entrance one-way (east only). The realignment of Richfield Parkway has organically solved the previous traffic issue as previously described. It is now easier to stay on Richfield Parkway to head north than it is to cut through the neighborhood. The developer is proposing the following changes along 65th Street:

- Install sidewalks along the north and south side of 65th street to connect to the existing and proposed sidewalk system.
- Install stop signs at the intersection of 65th Street and 16th Avenue to make the intersection a four-way stop.
- Install decorative street lights that match the design of the project.
- Install landscaping and shrubs along the boulevard.
- Install permanent, identifiable parallel parking, with peninsulas, on both sides of 65th between 16th Avenue and Richfield Parkway
- Convert the intersection of 65th Avenue and Richfield Parkway back to a two-way entrance.

Affordable Housing:
As part of a commitment to provide affordable housing to all people in the community, the project is proposing 69 (of the 72 total) for-sale units for residents who meet certain income thresholds. This type of housing is targeted to working adults or small families who earn between 80 – 115% of the median income of the community. They provide an opportunity for young people starting their careers, teachers and service workers a chance to stay in the community they work. The site is uniquely situated where residents can easily access the commercial shops and services of the Cedar Point Commons area without requiring the use of a car.

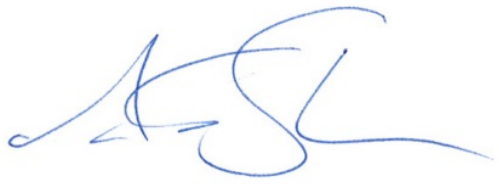
Landscape:

The proposed landscape at the site will be clean and contemporary, with over-story boulevard trees on the west and south sides along 16th Avenue and 65th Street, with enhanced landscaping near building entrances with seasonal annuals for color. The parking area will contain a mixture of over story and under-story trees with a full accompaniment of shrubs and perennial plants. The proposed planting palette is comprised of native and adapted plant materials, which will use less water and require less maintenance over time.

Tree Reduction:
Due to the increased density on the site, there is insufficient site area to provide the number of trees necessary to meet the City's tree ordinance. We are, however, working with City staff and our civil engineer to provide as many trees as reasonably possible while still preserving the urban nature of the site and promoting sightlines and the pedestrian friendly nature of the project.

This development is well positioned to meet and exceed the City's goals as outlined in the Comprehensive Plan and the Cedar Avenue Corridor Master Plan. We firmly believe that the redevelopment of the site will be an improvement for both the neighborhood and the overall City.

Sincerely,



Adam Seraphine
President

CC: Lori Boisclair, Boisclair Corporation
Tony Simmons, The Simmons Group
Petro Megits, Kaas Wilson Architects
Michael Barnett, EXiT Realty

August 16, 2018

John Stark, Director of Community Development
City of Richfield
6700 Portland Ave South
Richfield, MN

Project: **Cedar Point II Housing Development**

Location: **E 65th Street & Richfield Parkway, Richfield, MN**

Subject: **Home Purchase & Platting Narrative – REVISED From 8/1/18**

NHH Companies, LLC d/b/a NHH Properties (NHH) and the City of Richfield HRA (HRA) currently have ownership or site control over 25 of the 29 parcels in the project area. The following narrative will describe, in detail, how NHH could still move forward with the project without full, current ownership of all 29 parcels.

Parcel Status
The proposed project currently consists of 29 separate parcels with the following ownership:

Current Property Owners		
Parcel ID	**Parcel Address**	**Status**
16th Avenue Parcels (Townhome Project)		
26-028-24-11-0033	6309 16th Ave S	NHH has a Purchase Agreement
26-028-24-11-0034	6315 16th Ave S	Owned by Richfield HRA
26-028-24-11-0035	6321 16th Ave S	NHH has a Purchase Agreement
26-028-24-11-0036	6327 16th Ave S	NHH has a Purchase Agreement
26-028-24-11-0037	6333 16th Ave S	Owned by Richfield HRA
26-028-24-11-0038	6339 16th Ave S	NHH has a Purchase Agreement
26-028-24-11-0039	6345 16th Ave S	NHH has a Purchase Agreement
26-028-24-14-0004	6401 16th Ave S	Owned by Richfield HRA

26-028-24-14-0005	6409 16th Ave S	Owned by Richfield HRA
26-028-24-14-0006	6415 16th Ave S	TBD
26-028-24-14-0007	6421 16th Ave S	TBD
26-028-24-14-0008	6427 16th Ave S	Owned by NHH
26-028-24-14-0009	6433 16th Ave S	TBD
26-028-24-14-0010	6439 16th Ave S	TBD
26-028-24-14-0011	6445 16th Ave S	NHH has a Purchase Agreement
Richfield Parkway Parcels (Apartment Project)		
26-028-24-11-0045	6314 17th Ave S	Owned by Richfield HRA
26-028-24-11-0044	6320 17th Ave S	Owned by Richfield HRA
26-028-24-11-0043	6326 17th Ave S	Owned by Richfield HRA
26-028-24-11-0042	6332 17th Ave S	Owned by Richfield HRA
26-028-24-11-0041	6338 17th Ave S	Owned by Richfield HRA
26-028-24-11-0040	6344 17th Ave S	Owned by Richfield HRA
26-028-24-14-0019	6400 17th Ave S	Owned by Richfield HRA
26-028-24-14-0018	6408 17th Ave S	Owned by Richfield HRA
26-028-24-14-0017	6414 17th Ave S	Owned by Richfield HRA
26-028-24-14-0016	6420 17th Ave S	Owned by Richfield HRA
26-028-24-14-0015	6426 17th Ave S	Owned by Richfield HRA
26-028-24-14-0014	6432 17th Ave S	Owned by Richfield HRA
26-028-24-14-0013	6438 17th Ave S	Owned by Richfield HRA
26-028-24-14-0012	6444 17th Ave S	Owned by Richfield HRA

The first 15 parcels listed in the table above are located on 16th Avenue and are the future home to the proposed townhomes. The second 14 parcels are located on Richfield Parkway (formerly known as 17th Avenue) and are the future home to the proposed apartment buildings.

The parcel addresses highlighted in green are either:

1. Under purchase agreement between NHH and the current homeowner;
2. Owned by NHH;
3. Owned by the City of Richfield's HRA.

The site control description is identified in the column to the far right, labeled "Status".

The parcel addresses that are NOT highlighted are not currently subject to site control or ownership by NHH or the HRA. NHH has attempted, via multiple methods, to contact all homeowners in the project area. The homes that are labeled as "TBD" as their current status either:

1. Are currently in the process of negotiations towards a purchase agreement between NHH and the homeowner;
2. Have not responded to any form of communication from NHH's real estate broker, Mr. Michael Barnett; or
3. Have responded to Mr. Barnett but have not indicated the desire to sell their home.

Site Plan with Current Parcel Status

NHH has submitted a site plan with proposed improvements that encompass all 29 parcels. It is NHH's desire to acquire all 29 parcels and complete the site plan as proposed. When looking at a "worst case scenario" situation, if NHH were to be unable to purchase any more homes within the project site, the following improvements could be constructed:

1. Both apartment buildings;
2. 44 of 72 townhome units in 11 buildings;
3. The plaza on the northeast end of the site;
4. The plaza on the 16th Avenue side of the site;
5. The primary mid-block entrance on Richfield Parkway;
6. The northern-most entrance on Richfield Parkway;
7. The southern-most entrance on 65th Street;
8. And the majority of the surface parking, as currently shown.

The following improvements would not be able to be constructed:

- 28 of 72 townhome units in 7 buildings;
- And approximately 14 surface-level parking spaces.

Site Plan Contingency Strategy

In the continuation with the "worst case scenario", NHH would continue to advance the project as currently proposed. NHH would continue with its attempts to purchase the remainder of the homes within the project area and would construct the proposed improvements over time as it closed on the purchase of the remaining homes.

<u>6415, 6421, 6433 & 6439 16th Avenue:</u>

Should NHH not purchase any or all of the mid-block parcels: 6415 16th Avenue, 6421 16th Avenue, 6433 16th Avenue & 6439 16th Avenue, the project site would lose the corresponding townhome units – a maximum of 44 – and some parking that would be located at or near the eastern property lines of the respective parcels. If and when the parcels are purchased by NHH, the townhomes and the corresponding surface parking would be constructed.

Preliminary Plat:

It is the intent that the project moves forward with parcels that are currently under site control by NHH and the HRA. The preliminary plat will be updated and resubmitted in the relatively near future once one of the two following scenarios prevail:

1. NHH acquires the remainder of the homes in the project area; or
2. It is determined that NHH will not be able to acquire any or all of the remaining parcels in the project area due to lack of seller interest.

This strategy allows the project to begin construction while the development team continues the process of working with the homeowners to acquire their properties.

Please contact me with any questions or concerns.

Sincerely,

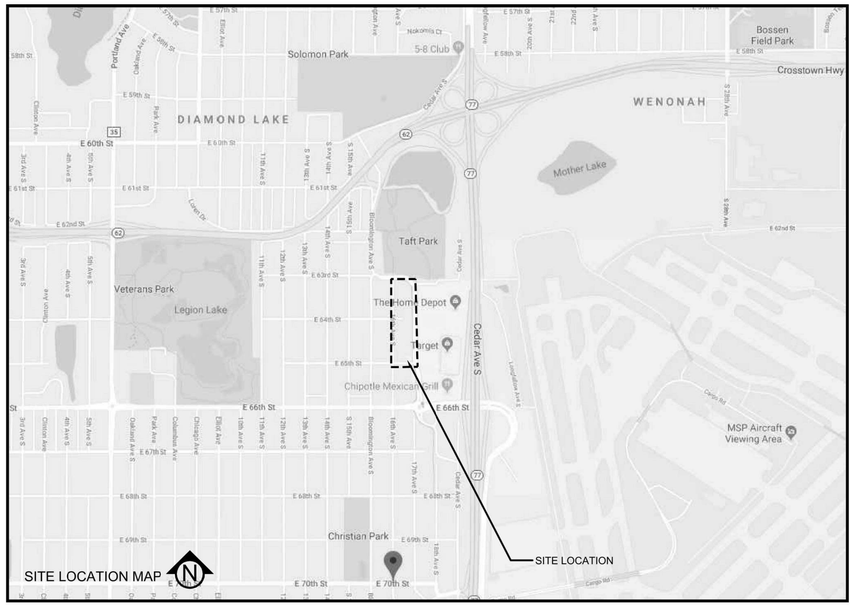
Adam Seraphine
President

CC: Lori Boisclair, Boisclair Corporation
Tony Simmons, The Simmons Group
Petro Megits, Kaas Wilson Architects
Michael Barnett, EXiT Realty

CEDAR POINT 2 APARTMENTS & TOWNHOMES

RICHFIELD, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



ARCHITECT:

KAAS-WILSON ARCHITECTS
1301 AMERICAN BOULEVARD EAST
BLOOMINGTON, MINNESOTA 55425
612.879.6000

DEVELOPER / PROPERTY OWNER:

SIMMONS GROUP/NHH PROPERTIES
317 2ND AVENUE S, SUITE 800
MINNEAPOLIS, MN 55401
612-225-1360

ENGINEER / LANDSCAPE ARCHITECT:

CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
612-615-0060

SURVEYOR:

CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
612-615-0060

GEOTECHNICAL ENGINEER:

T.B.D.

MASTER LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL		PROPOSED MANHOLE STORM
X1137.12	EXISTING SPOT GRADE ELEVATION		PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE STORM
1137	1.0' CONTOUR ELEVATION INTERVAL		PROPOSED GATE VALVE
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)		PROPOSED FIRE HYDRANT
891.00 G	SPOT GRADE ELEVATION TOP OF CURB (GUTTER TOP)		PROPOSED MANHOLE SANITARY
891.00 TC	SPOT GRADE ELEVATION TOP OF WALL		PROPOSED SIGN
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF WALL		PROPOSED LIGHT
	DRAINAGE ARROW		PROPOSED SANITARY SEWER
EOF=1135.52	EMERGENCY OVERFLOW		PROPOSED STORM SEWER
	SILT FENCE / BIOROLL - GRADING LIMIT		PROPOSED WATER MAIN
	INLET PROTECTION		EXISTING SANITARY SEWER
			EXISTING STORM SEWER
	STABILIZED CONSTRUCTION ENTRANCE		EXISTING WATER MAIN
			EXISTING GAS MAIN
SB-1	SOIL BORING LOCATION		EXISTING UNDERGROUND ELECTRIC
	CURB AND GUTTER (T.O = TIP OUT)		EXISTING UNDERGROUND CABLE

EXISTING MANHOLE · EXISTING STOPBOX · EXISTING LIGHT
EXISTING CATCH BASIN · EXISTING GATE VALVE · EXISTING GAS METER
EXISTING HYDRANT · EXISTING ELECTRIC BOX · EXISTING GAS VALVE

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
V2.0	SUBDIVISION PLAN
C1.0	OVERALL REMOVALS PLAN
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN NORTH
C2.2	SITE PLAN SOUTH
C3.0	GRADING PLAN
C3.1	GRADING PLAN NORTH
C3.2	GRADING PLAN SOUTH
C4.0	UTILITY PLAN
C4.1	UTILITY PLAN NORTH
C4.2	UTILITY PLAN SOUTH
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NORTH
L1.2	LANDSCAPE PLAN SOUTH

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
612-615-0060

kaas wilson architects

PROJECT

CEDAR POINT 2 APARTMENTS & TOWNHOMES
16TH AVE. S, RICHFIELD MINNESOTA 55423
SIMMONS GROUP/NHH PROPERTIES
317 2ND AVE. S, SUITE 800, MINNEAPOLIS MN, 55401

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.

Matthew R. Pavek
DATE 08/06/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/06/18	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NUMBER: 18137

TITLE SHEET

C0.0

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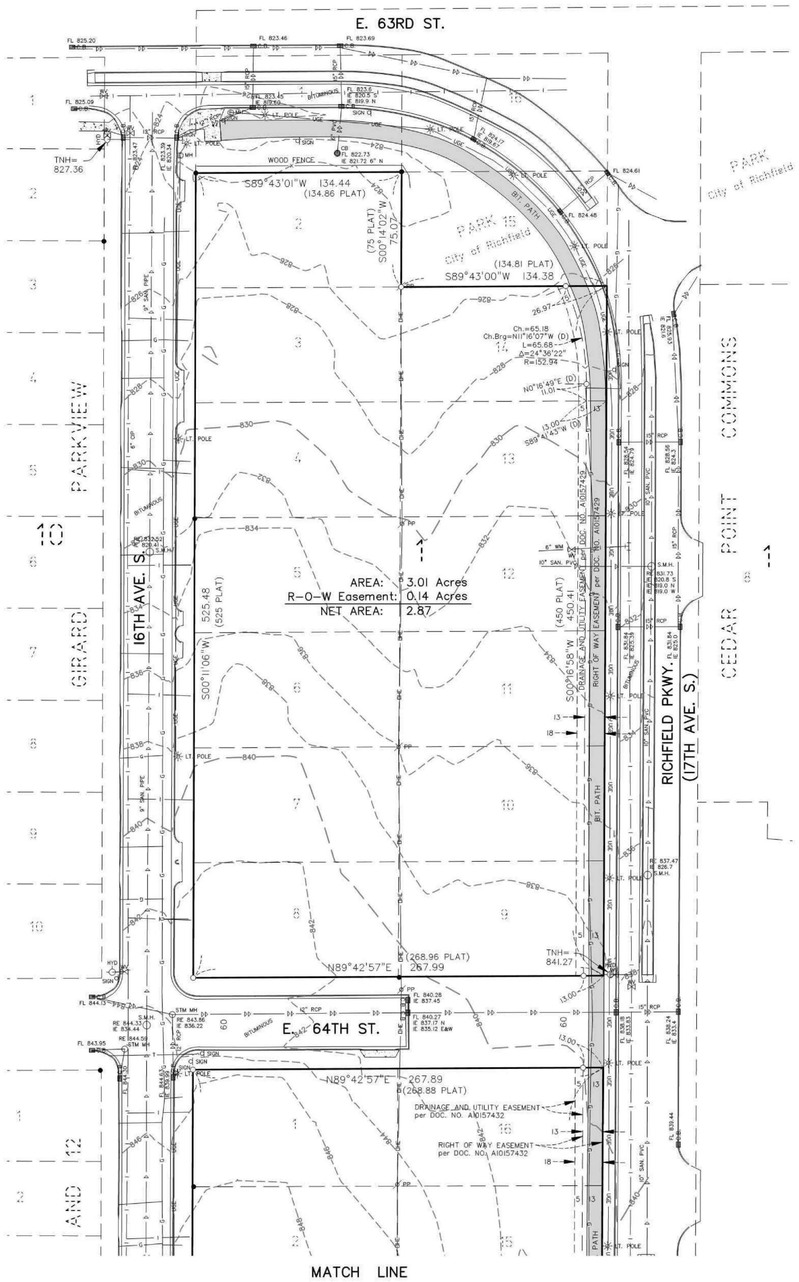
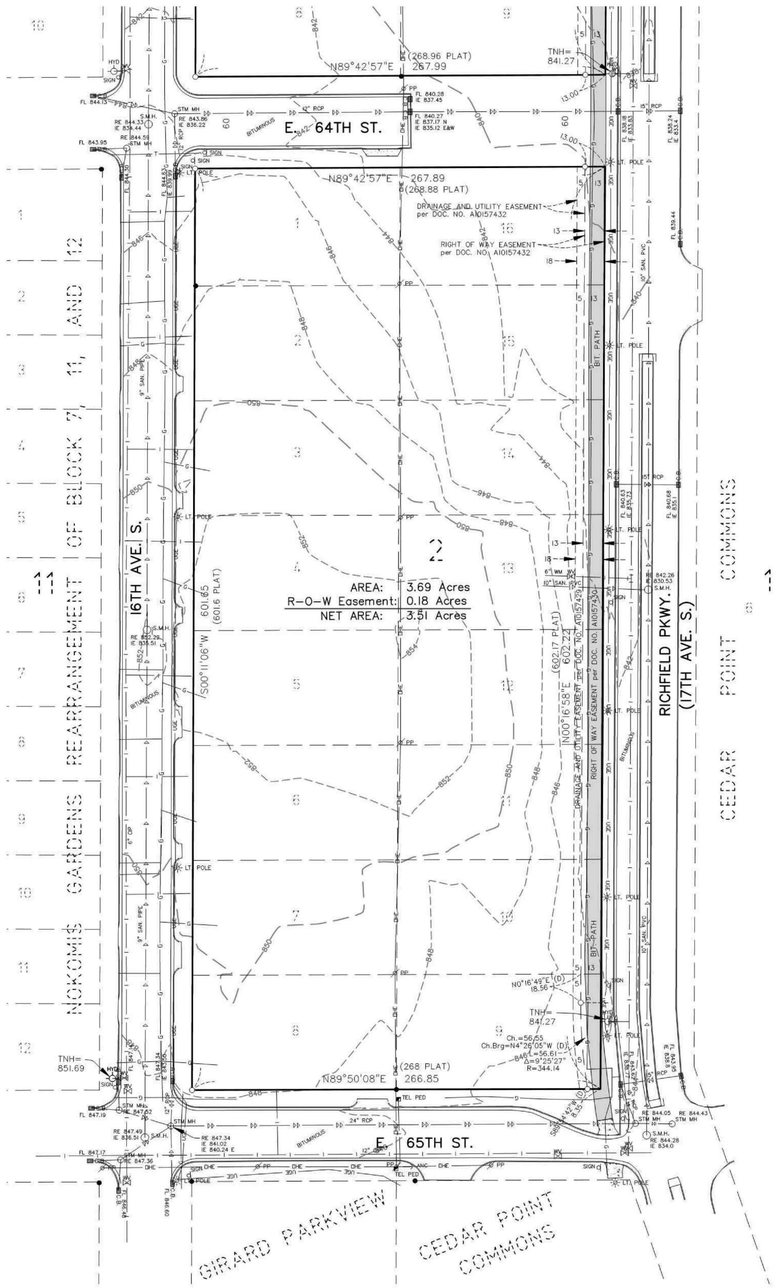




0 40 80 120

1 INCH = 40 FEET

- ○ Denotes a 1/2 Inch x 14 Inch Iron Pipe set with a Plastic Cap Stamped 13057
- ● Denotes an Iron Monument Found

LEGEND

- Denotes Existing Water Hydrant
- Denotes Existing Water Valve
- S.M.H. Denotes Existing Sanitary Sewer Manhole
- Denotes Existing Storm Sewer Manhole
- C.B. Denotes Existing Catch Basin
- MH Denotes Existing Telephone Manhole
- TEL PED Denotes Existing Telephone Pedestal
- Denotes Existing Power Pole
- Denotes Existing Guy Wire
- SIGN Denotes Existing Traffic Sign
- LT. POLE Denotes Existing Light Pole
- Denotes Existing Watermain
- Denotes Existing Sanitary Sewer
- Denotes Existing Storm Sewer
- Denotes Existing Fence
- Denotes Existing Fiber Optic Line
- OHE Denotes Existing Overhead Electric Line

BENCH MARK: 841.30 FT. (NAVD88)

Hennepin County Control Point Number 6608
Monument Type: Aluminum Rod & Disk
MNDOT Name: MOTH
NW Quad, State Hwy 62 & Cedar Ave.

REV NO:	DATE	DESCRIPTION
1	1/14/2016	added services per City cstaulits

DATE: 12/03/2015
BOOK/PAGE 265/75
DRAWN BY: DM
CHECKED BY: LPC
DWG: 9044-20-ALTA.dwg
TEXT: -
FILE NO.: 9044-20-10

Oliver Surveying & Engineering, Inc.
Land Surveying · Civil Engineering · Land Planning
580 Dodge Ave. Elk River, Minnesota 55330
(763) 441-2072 - fax. (763) 441-3665
www.oliver-se.com

IVERSON'S SECOND ADDITION
RICHFIELD, MN
FOR
BOISCLAIR CORPORATION
ALTA/ACSM LAND TITLE SURVEY

SHEET NO. 1 OF 2

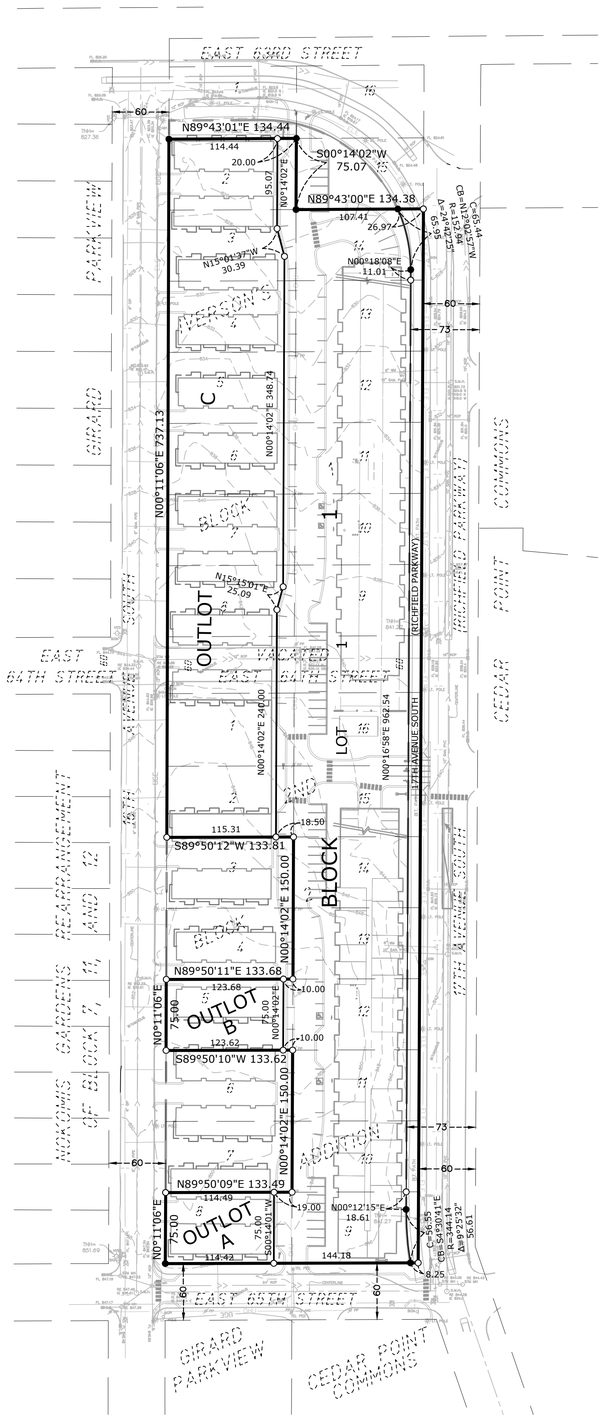
REVISION SUMMARY

DATE	DESCRIPTION

SITE SURVEY

V1.0

PRELIMINARY PLAT: CEDAR POINT 2



PRELIMINARY PLAT GENERAL NOTES

LEGAL DESCRIPTION:

Lots 2 through 14, Block 1 and Lots 1, 2, 5, and Lots 8 through 16, Block 2, IVERSON'S SECOND ADDITION, Hennepin County, Minnesota.

Together With

All that part of vacated East 64th Street lying between the easterly line of 16th Avenue South and the westerly line of 17th Avenue South (also known as Richfield Parkway), Hennepin County, Minnesota.

DATE OF PREPARATION:

8-17-2018

BENCHMARKS:

BM#1 = Top nut hydrant located at the southwest quadrant of the intersection of 17th Ave S and E 63rd St.
Elevation = 827.36

EXISTING ZONING:

MR3- High Density

AREAS:

OUTLOT A = 8,584 Sq. Ft. or 0.197 Acres
OUTLOT B = 9,274 Sq. Ft. or 0.213 Acres
OUTLOT C = 87,521 Sq. Ft. or 2.009 Acres

Lot 1 = 147,837 Sq. Ft. or 3.394 Acres
Dedicated Right of Way = 14,666 Sq. Ft. or 0.337 Acres

Total Property Area = 267,882 Sq. Ft. or 6.150 Acres

FLOOD ZONE DESIGNATION:

This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0369F, effective date of November 4th, 2016.

Rory L. Synstelien Minnesota License No. 44565
rory@civilsitegroup.com

N

80 40 0 40 80 160
SCALE IN FEET

SUBDIVIDER:
NHH Companies, LLC
5353 Wayzata Blvd, Suite 400
Minneapolis, MN 55416

ARCHITECT:
Kass Wilson Architects
1301 American Blvd. E, Suite 100
Bloomington, MN 55425

CIVIL ENGINEER:
Civil Site Group
4931 W 35th St, #200
St. Louis Park, MN 55416

SURVEYOR:
Civil Site Group
4931 W 35th St, #200
St. Louis Park, MN 55416

Linetype & Symbol Legend

- FO — FIBER OPTIC
- GAS — GASMAIN
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- OHU — OVERHEAD UTILITIES
- TEL — TELEPHONE LINE
- ELE — ELECTRIC LINE
- CTV — CABLE LINE
- x — CHAINLINK FENCELINE
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- SIGN
- UTILITY MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- TELEPHONE BOX
- TELEPHONE MANHOLE
- ELECTRIC TRANSFORMER
- TRAFFIC SIGNAL
- CABLE TV BOX
- ELECTRICAL METER
- GAS METER
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- CAST IRON MONUMENT
- AIR CONDITIONER
- BOLLARD
- ELECTRIC MANHOLE
- FLAG POLE
- FLARED END SECTION
- GAS VALVE
- HANDICAP SYMBOL
- HYDRANT
- WATER MANHOLE
- WATER VALVE
- POWER POLE
- GUY WIRE
- CONIFEROUS TREE
- DECIDUOUS TREE

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com

PROJECT
Cedar Point 2 Apartments & Townhomes
16th Ave S., Richfield, Hennepin County, Minnesota, 55423

Simmons Group/NHH Properties
317 2nd Ave S., Suite 800, Minneapolis, MN, 55401

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 08-17-2018 LICENSE NO. 44565

VICINITY MAP

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 18137

PRELIMINARY PLAT

V1.0

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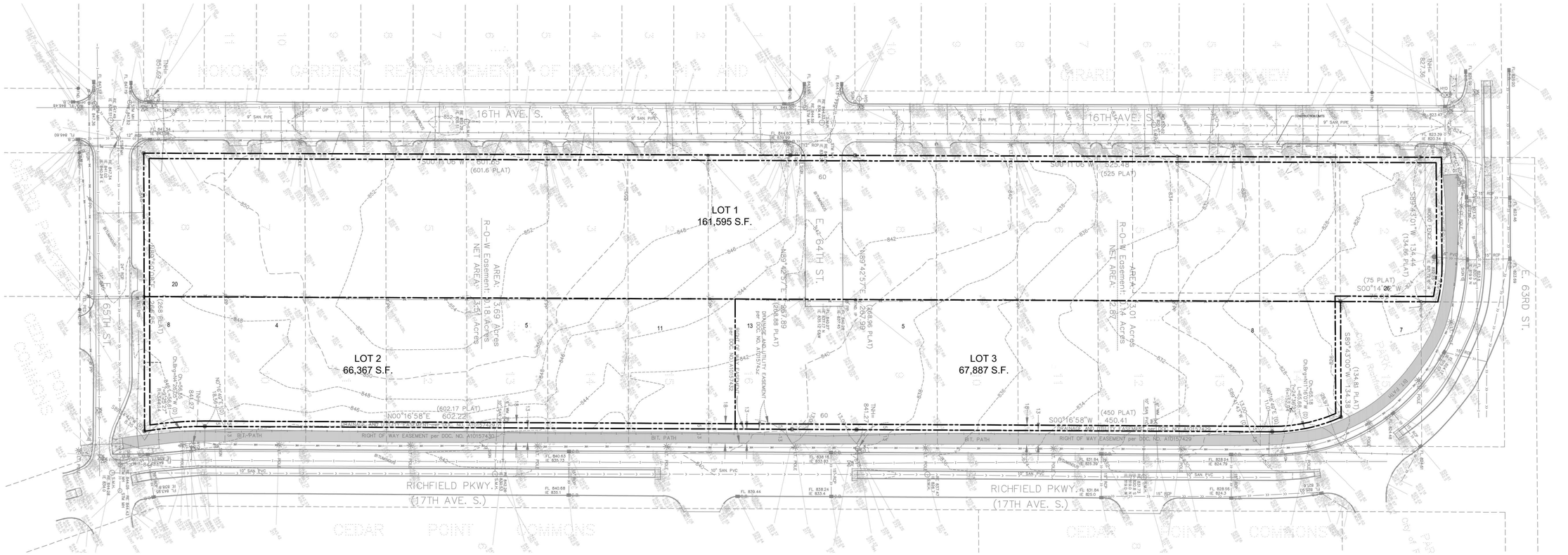

PRELIMINARY PLAT NOTES:

1. PROPOSED NAME OF SUBDIVISION: CEDAR POINT TWO APARTMENTS AND TOWNHOMES
2. LEGAL DESCRIPTION OF THE PROPERTY:

   BLOCK 001
   LOT 002 - LOT 014

   BLOCK 002
   LOT 001 - LOT 016

   16TH AVE. S. RICHFIELD, MN, 55423

3. SITE ADDRESS: 16TH AVE S. RICHFIELD, MN, 55423
4. PROPERTY OWNER: SIMMONS GROUP/NHH PROPERTIES
5. SUBDIVIDER: SIMMONS GROUP/NHH PROPERTIES
6. ENGINEER: CIVIL SITE GROUP, 4931 W 35TH ST, SUITE 200, ST. LOUIS PARK, MN 55416
7. SURVEYOR: CIVIL SITE GROUP, 4931 W 35TH ST, SUITE 200, ST. LOUIS PARK, MN 55416
8. CURRENT ZONING: MR-3, HIGH DENSITY-MULTI FAMILY
9. PROPOSED ZONING: MR-3 HIGH DENSITY-MULTI FAMILY W/ CONDITIONS PER PUD DEVELOPMENT AGREEMENT
10. THE GROSS LAND AREA (EXISTING) IS 307,969 +/- SQUARE FEET OR 7.07 +/- ACRES.
11. PROPOSED SUBDIVISION SUMMARY:

    LOT 1 (N): 161,595 +/- SQUARE FEET OR 3.71 +/- ACRES
    LOT 2: 66,367 +/- SQUARE FEET OR 1.52 +/- ACRES
    LOT 3 (S): 67,887 +/- SQUARE FEET OR 1.56 +/- ACRES

ZONING NOTES:

ZONING REGULATIONS

SETBACKS: TO BE DECIDED UPON CONDITIONAL APPROVAL OF THE PROPOSED UNIT DEVELOPMENT (PUD)

FRONT YARD : TBD
SIDE YARD : TBD
SIDE YARD : TBD
REAR YARD : TBD

PRELIMINARY PLAT LEGEND:

EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED EASEMENT LINE
PROPOSED SETBACK LINE

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
612-615-0060

kaas wilson architects

PROJECT

CEDAR POINT 2 APARTMENTS & TOWNHOMES

16TH AVE. S. RICHFIELD MINNESOTA 55423

SIMMONS GROUP/NHH PROPERTIES

317 2ND AVE. S, SUITE 800, MINNEAPOLIS MN, 55401

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Matthew R. Pavek
DATE 08/06/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/06/18	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NUMBER: 18137

SUBDIVISION PLAN

V2.0

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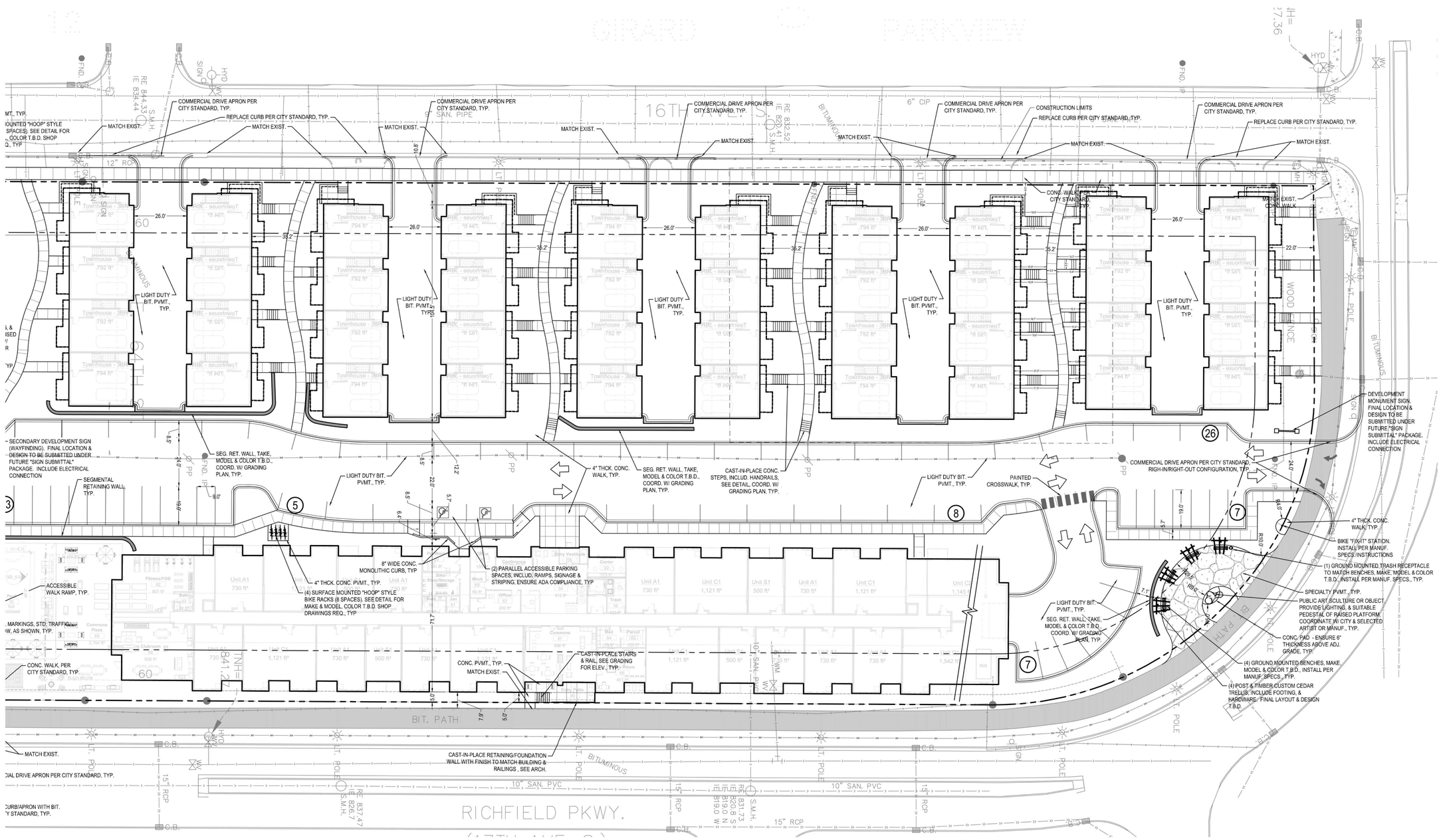

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4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
612-615-0060

kaas wilson architects

CEDAR POINT 2 APARTMENTS & TOWNHOMES

16TH AVE. S. RICHFIELD MINNESOTA 55423

SIMMONS GROUP/NHH PROPERTIES

317 2ND AVE. S, SUITE 800, MINNEAPOLIS MN, 55401

PROJECT

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.

Matthew R. Pavek

DATE 08/06/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/06/18	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NUMBER: 18137

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

1" = 20'-0"
10'-0" 0 20'-0"

SITE PLAN NORTH

C2.1

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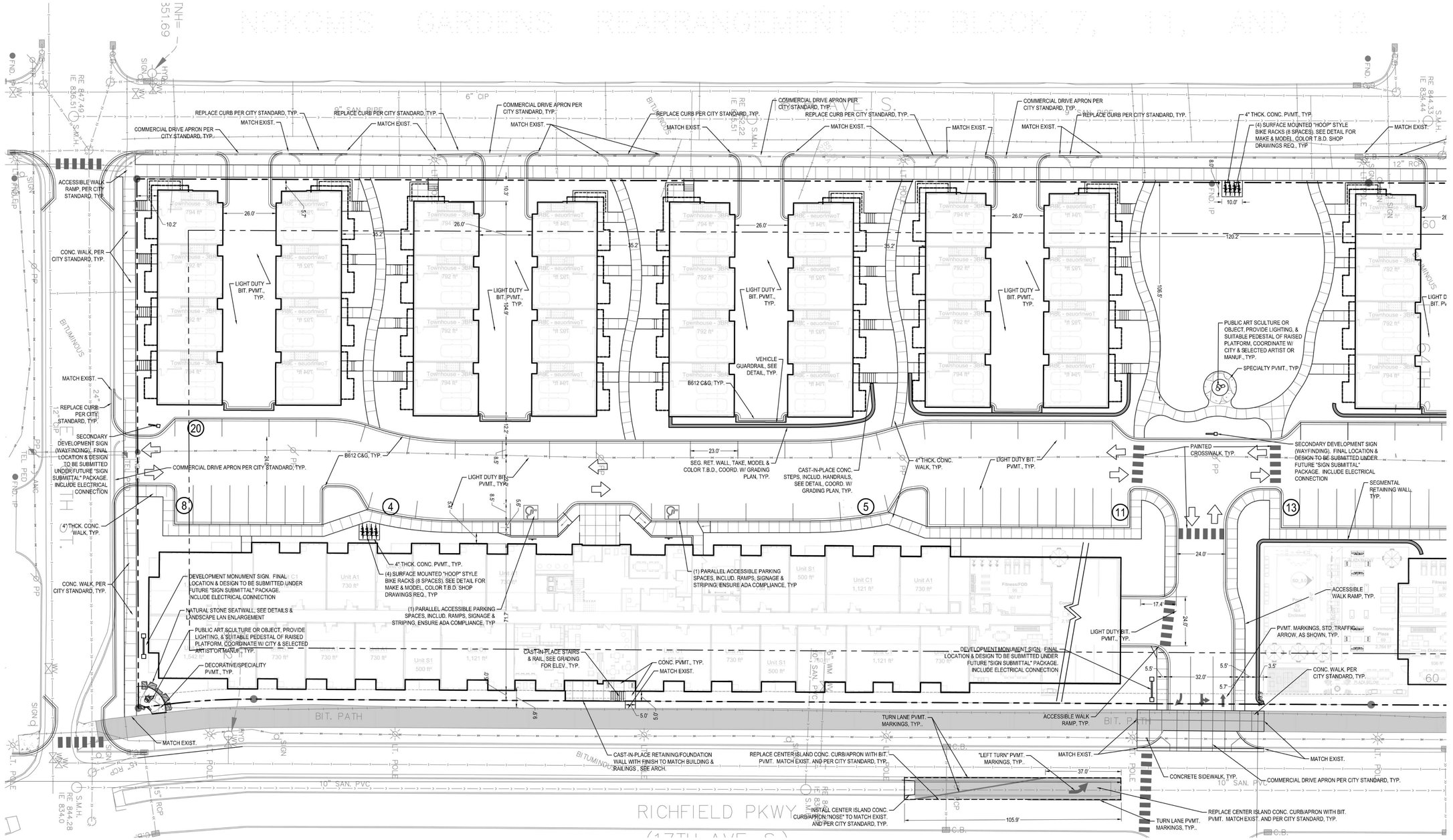

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
612-615-0060

kaas wilson architects

PROJECT

CEDAR POINT 2 APARTMENTS & TOWNHOMES

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SITE PLAN SOUTH

C2.2

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SITE TOTALS:

APT UNITS - 218
APT PARKING
BELOW GRADE (APTS) - 188

TH UNITS - 72
TH PARKING
GARAGE SPACES - 188

SURFACE PARKING
AT GRADE TOTAL - 68

N

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Bloomington, MN 55425
tel: (612) 879-6000
www.kaaswilson.com

Civil:
Civil Site Group

Structural:

MEP:

Interiors:

Project:
CedarPoint 2 - Apts and TH's

Owner:
Simmons Group/NHH Properties

Project Number 18045

Date 8-06-2018

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Date

Revision

Rev. No.

Site Plan

A100

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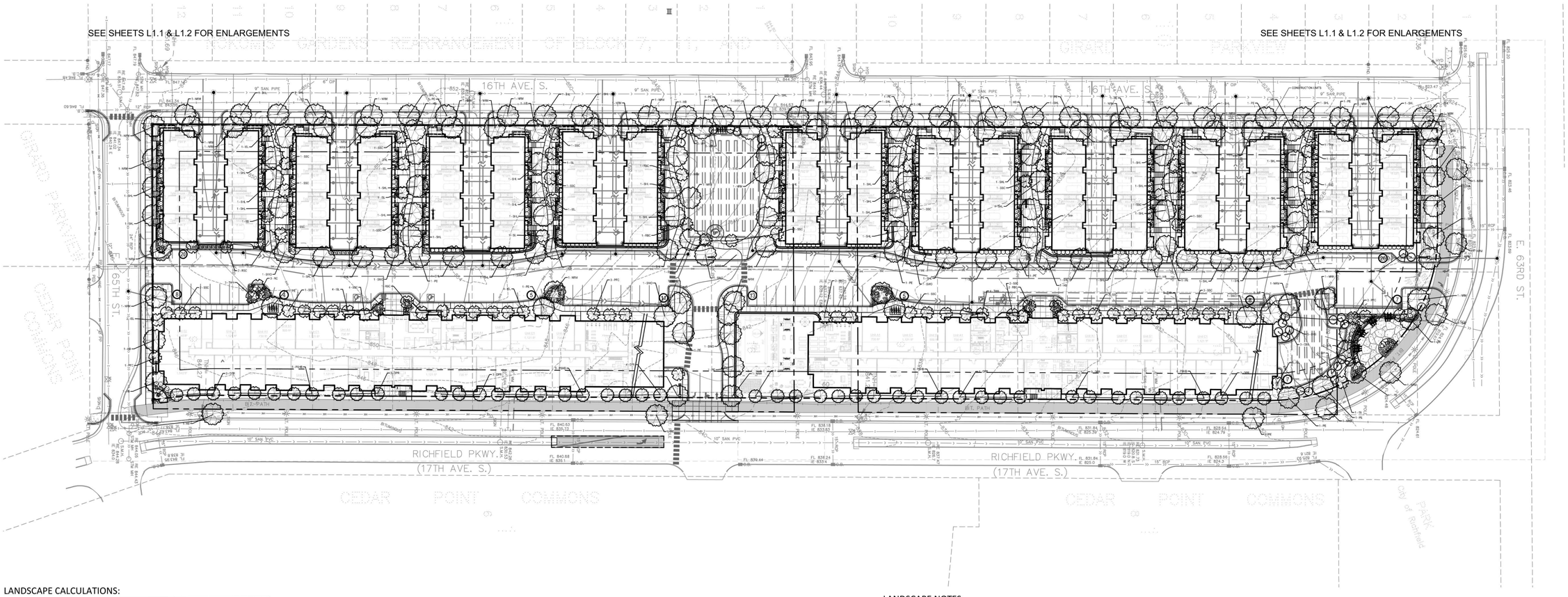
SEE SHEETS L1.1 & L1.2 FOR ENLARGEMENTS

SEE SHEETS L1.1 & L1.2 FOR ENLARGEMENTS



LANDSCAPE CALCULATIONS:

REQUIRED LANDSCAPE CALCULATIONS:

NUMBER OF DWELLING UNITS	282
MATERIAL TYPE	REQ. NUMBERS
OVERSTORY/CONIFER TREES	282
ORNAMENTAL TREES	282
UNDERSTORY SHRUBS	SEE CHART

CITY OF RICHFIELD ZONING ORD., SECTION 544.03, SUBD. 5
Subd. 5. Residential sites. Residential sites shall be landscaped to improve the livability, beauty and value of housing; to screen and mitigate views of large parking areas; to reduce the effect of traffic noise; to provide shade; and to help protect water quality.
a) Quantities. These requirements are in addition to any plantings in the public

CITY OF RICHFIELD ZONING ORD., SECTION 544.03, SUBD. 4
d) Minimum sizes of ornamental trees and shrubs: Ornamental trees shall generally have a minimum caliper of 1-½ inches. (Caliper and height requirements apply only to trees needed to satisfy the City's quantity requirements. Once these are satisfied, any size can be used.) Shrubs shall be five (5) gallons in size.
e) Tree sizes: For sites requiring nine (9) trees or fewer, overstory trees shall have a minimum caliper of 2.5 inches, and coniferous trees shall be a minimum of six (6) feet in height. For sites requiring ten (10) trees or more as determined by the following subdivisions, distributions shall

	Single- and Two-Family Dwellings	Multiple-Family Dwellings
Overstory deciduous trees	1 per dwelling unit	1 per dwelling unit
Coniferous trees	May be substituted on a one-for-one basis for the overstory deciduous trees	
Ornamental deciduous trees	1 per unit	
Understory shrubs	Foundation plantings are required in all areas visible from the public street.	Foundation plantings are required in all visible areas

BUILDING HEIGHT (STORIES)	MIN. OVERSTORY TREE SIZE (CAL. IN.)			REQUIRED SIZES FOR PROPOSED 4 STORY		
	2.5	3.5	4.5	2.5	3.5	4.5
1	70%	20%	10%			
2	60%	20%	20%			
3	50%	30%	20%			
4	40%	30%	30%	113	85	85
5	30%	40%	30%			

PLANT SCHEDULE - ENTIRE SITE

	SYM	QUANT. TOTAL	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POLLINATOR FRIENDLY	NATIVE	COMMENTS
			DECIDUOUS TREES						
	NRM	47	NORTHWOOD RED MAPLE	Acer rubrum 'Northwood'	2.5" CAL.	B&B			STRAIGHT LEADER. FULL FORM
	SHL	61	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	2.5" CAL.	B&B			STRAIGHT LEADER. FULL FORM
	HB	15	Hackberry	Celtis occidentalis	2.5" CAL.	B&B			
	PSHB	20	Prairie Sentinel Hackberry	Celtis occidentalis 'JFS-KSU1'	2.5" CAL.	B&B			
	SWO	12	Swamp White Oak	Quercus bicolor	2.5" CAL.	B&B			
TREES 203	DPB	27	Dakota Pinnacle Birch	Betula platyphylla 'Fargo'	2.5" CAL.	B&B			
	PE	26	Patriot Elm	Ulmus 'Patriot'	2.5" CAL.	B&B			
			EVERGREEN TREES						
	BHS	11	BLACK HILLS SPRUCE	Picea glauca 'Densata'	6' ht.	B&B			STRAIGHT LEADER. FULL FORM
	CBS	3	COLORADO SPRUCE	Picea pungens	6' ht.	B&B			STRAIGHT LEADER. FULL FORM
	WP	11	White Pine	Pinus strobus	6' ht.	B&B			
			ORNAMENTAL TREES	Malus 'Spring Snow'	1.5" CAL.	B&B			STRAIGHT LEADER. FULL FORM
	PFC	10	PRAIRIEFIRE FLOWERING CRAB	Malus 'Prairiefire'	1.5" CAL.	B&B			STRAIGHT LEADER. FULL FORM
	SSC	34	SPRING SNOW FLOWERING CRAB	Malus 'Spring Snow'	1.5" CAL.	B&B			STRAIGHT LEADER. FULL FORM
	THH	19	THORNLESS HAWTHORN	Crataegus crus-galli 'Inermis'	1.5" CAL.	B&B			STRAIGHT LEADER. FULL FORM
ORNAMENTAL TREES 90	RBC	8	Red Baron Flowering Crab	Malus 'Red Baron'	1.5" CAL.	B&B			
	ISL	19	Ivory Silk Tree Lilac (tree form)	Syringa reticulata 'Ivory Silk (tree form)'	1.5" CAL.	B&B			
			SHRUBS - CONIFEROUS & EVERGREEN						
	MJ		MEDORA JUNIPER	Juniperus scopulorum 'Medora'	36" HT.	CONT.			
	AC		ALPINE CURRANT	Ribes alpinum	24" HT.	CONT.			
	NCB		NORTHERN CHARM BOXWOOD	Buxus 'Wilson'	24" HT.	CONT.			
	DKL		DWARF KOREAN LILAC	Syringa meyeri 'Palibin'	24" HT.	CONT.			
			PERENNIALS & GRASSES						
	KFG		KARL FOERSTER GRASS	Calamagrostis x acutiflora "Karl Foerster"	#1	CONT.			
	PMD		PARDON ME DAYLILLY	Hemerocallis 'Pardon Me'	#1	CONT.			
	BES		GOLDSTURM RUDBECKIA	Rudbeckia fulgida 'Goldsturm'	#1	CONT.			
	LTC		LITTLE TITCH CATMINT	Nepeta racemosa 'Little Titch'	#1	CONT.			

LANDSCAPE NOTES:

1. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
2. ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
3. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/ BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
15. CONTACT DON ZART AT (612)-673-2726 FOR COORDINATION REGARDING PARK DEDICATION FEES

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

POLLINATOR SAFE PLANT MATERIAL:

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS.

LEGEND

- SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- SEED TYPE 2 - MNDOT 35-221 DRY PRAIRIE GENERAL, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- 1" DIA. DECORATIVE ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN
- SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- SOD
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

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LANDSCAPE PLAN

L1.0

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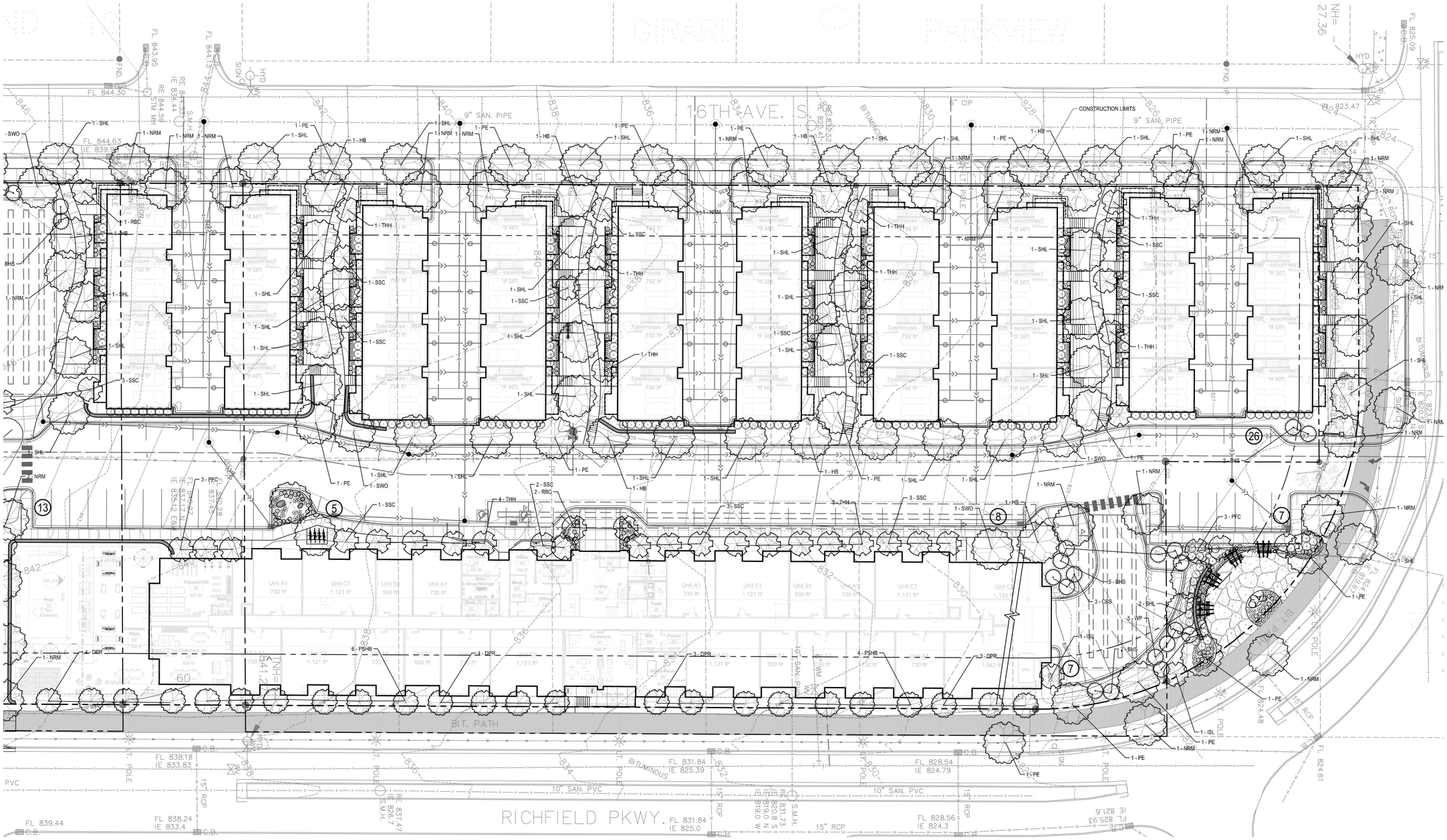
16TH AVE. S.
RICHFIELD PKWY.
BIT. PATH
CONSTRUCTION LIMITS
9" SAN. PIPE
10" SAN. PVC
15" RCP
6" CIP
1 - SHL
1 - NRM
1 - PE
1 - HB
1 - THH
1 - SSC
1 - SWO
1 - RBC
3 - SSC
4 - THH
5 - THH
2 - SSC
2 - RBC
3 - PFC
1 - DBR
6 - PSHB
4 - DBR
3 - DBR
4 - PSHB
3 - DBR
5 - BHS
3 - CSS
2 - SHL
5 - VP
1 - ISL
2 - BHS
1 - ISL
1 - PE
1 - NRM
2 - BHS
1 - SHL
1 - NRM
1 - PE
1 - NRM
1 - SHL
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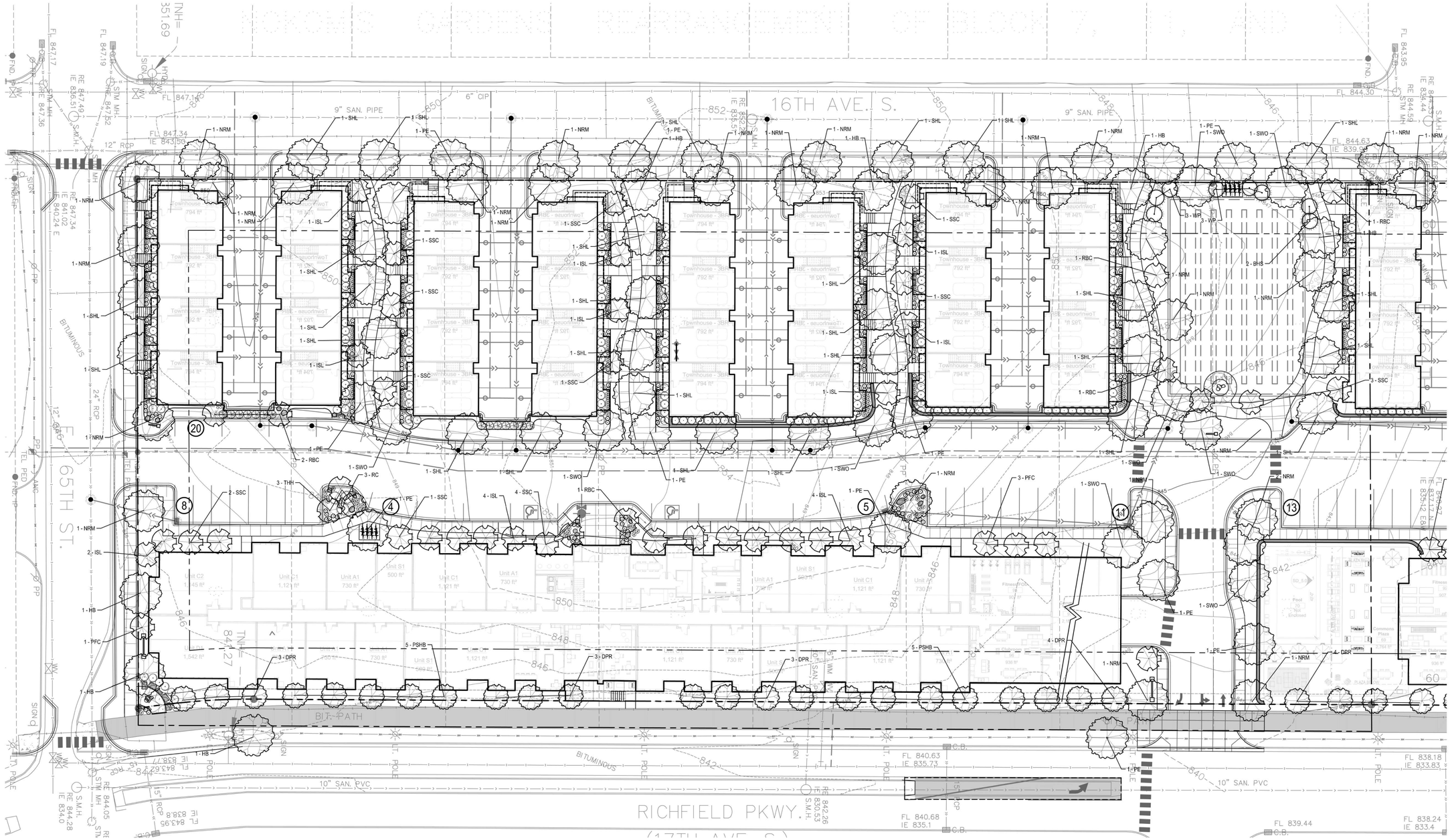
1 - SHL
1 - NRM
1 - SHL



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UTILITY PLAN SOUTH

L1.2

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1" = 20'-0"
10'-0" 0 20'-0"

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MATERIAL QUANTITIES:
CFB LAP - 3,889SF / 17%
CFB PANEL - 7,723SF / 34%
CFB WOOD LOOK - 1,267SF / 6%
MASONRY (BRICK) - 1,362SF / 6%
MASONRY (CMU) - 2,454SF / 10%
GLAZING - 6,188SF / 27%

1 East Elevation
1/16" = 1'-0"

MATERIAL QUANTITIES:
CFB LAP - 719SF / 22%
CFB PANEL - 971SF / 29%
CFB WOOD LOOK - 180SF / 5%
MASONRY (CMU) - 691SF / 21%
GLAZING - 782SF / 23%

2 North Elevation
1/16" = 1'-0"

MATERIAL QUANTITIES:
CFB LAP - 4816SF / 23%
CFB PANEL - 6682SF / 31%
CFB WOOD LOOK - 1390SF / 7%
MASONRY (BRICK) - 688SF / 3%
MASONRY (CMU) - 1538SF / 7%
GLAZING - 6147SF / 29%

4 West Elevation
1/16" = 1'-0"

MATERIAL QUANTITIES:
CFB LAP - 697SF / 24%
CFB PANEL - 971SF 34%
CFB WOOD LOOK - 205SF / 7%
MASONRY (CMU) - 142SF / 5%
GLAZING - 843SF / 30%

3 South Elevation
1/16" = 1'-0"

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Civil:
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Structural:

MEP:

Interiors:

Project:
CedarPoint 2 - Apts and TH's

Owner:
Simmons Group/NHH Properties

Project Number 18045

Date 8-06-2018

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Date

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Exterior Elevations - APT

1/16"B= 1'-0"

A520

MATERIAL QUANTITIES:
CFB LAP - 661SF / 18%
CFB PANEL - 1536SF / 42%
MASONRY (CMU) - 256SF / 7%
GLAZING - 1185SF / 33%

1 Townhome Elevation - North
3/16" = 1'-0"

MATERIAL QUANTITIES:
CFB LAP - 489SF / 44%
CFB PANEL - 323SF / 29%
CFB WOOD LOOK - 63SF / 6%
MASONRY (CMU) - 87SF / 8%
GLAZING - 140SF / 13%

3 Townhome Elevation - West
3/16" = 1'-0"

MATERIAL QUANTITIES:
CFB LAP - 280SF / 7%
CFB PANEL - 1504SF / 40%
CFB WOOD LOOK - 264SF / 7%
MASONRY (CMU) - 840SF / 22%
GLAZING - 921SF / 24%

2 Townhome Elevation - South
3/16" = 1'-0"

MATERIAL QUANTITIES:
CFB PANEL - 688SF / 62%
MASONRY (CMU) - 281SF / 26%
GLAZING - 137SF / 12%

4 Townhome Elevation - East
3/16" = 1'-0"

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Civil Site Group

Project:
CedarPoint 2 - Apts and TH's

Owner:

Project Number 18045

Date 8-06-2018

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Rev. No.

Exterior Elevations - Townhouses

A530

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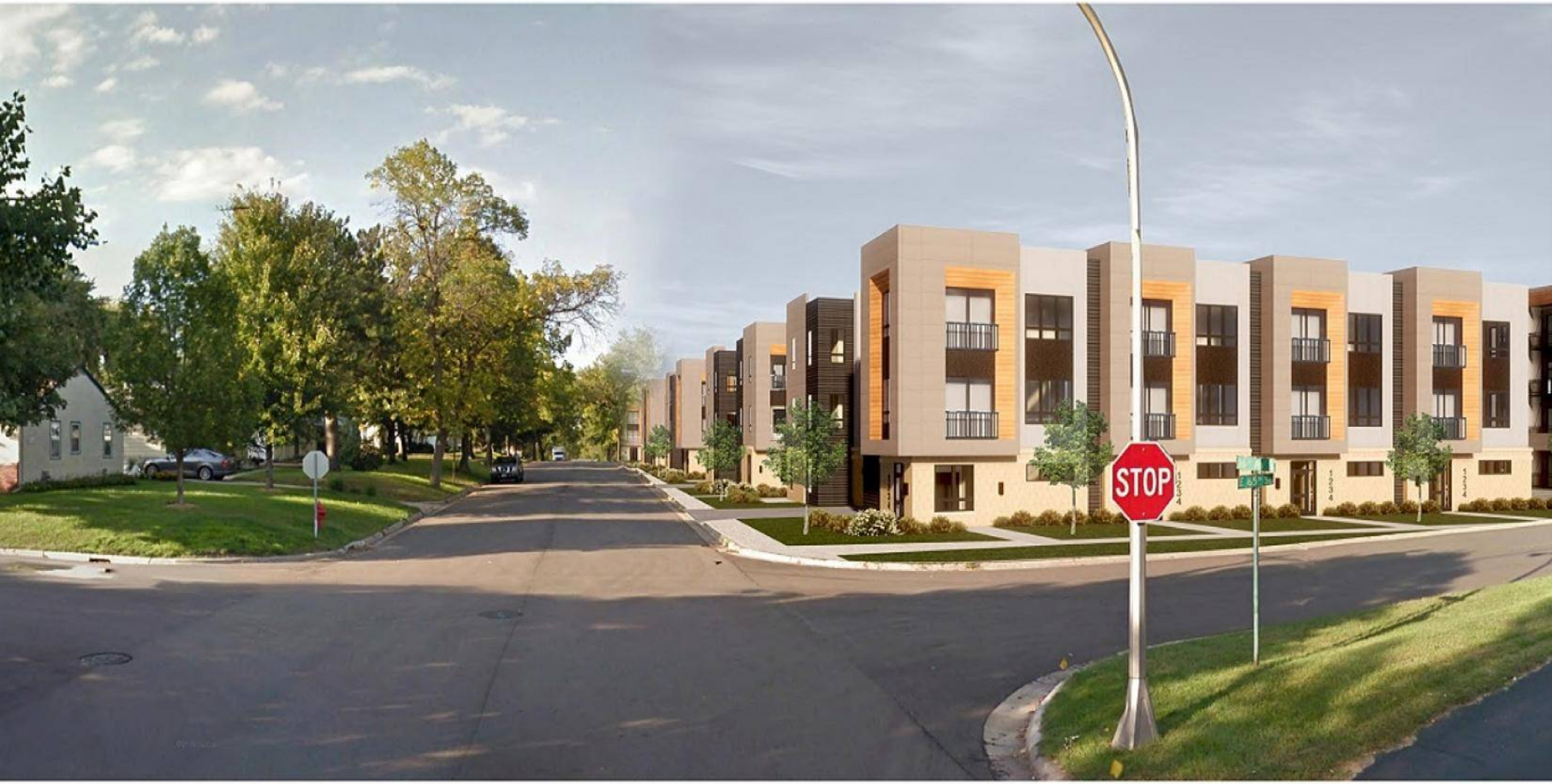

E. 65TH STREET AND 16TH AVENUE S. RENDERING

RICHFIELD PARKWA

kaas wilson architects

Richfield Parkway Master Plan

Richfield Parkway and 65th St E, Richfield, MN

Rendering 1 - View Looking West from Richfield Parkway

Rendering 2 - View Looking North-West from Richfield Parkway

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Ext. Renderings

A001

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Rendering 3 - View Looking East from 16th Avenue S.

Rendering 4 - Townhouse View Looking East from 16th Avenue S.

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tel: (612) 879-6000
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Civil:
Civil Site Group

Structural:

MEP:

Interiors:

Project:
CedarPoint 2 - Apts and TH's

Owner:
Simmons Group/NHH Properties

Project Number 18045

Date 8-06-2018

NOT FOR CONSTRUCTION

Rev. No. | Revision | Date

Ext. Renderings

A002

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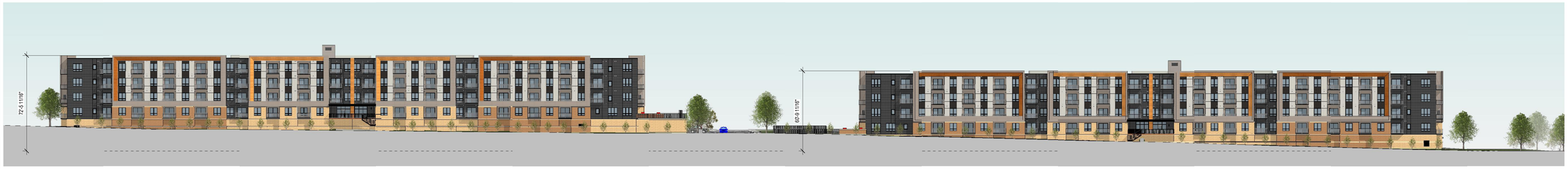
2 Townhome - West
1/32" = 1'-0"



5 Apartment - East
1/32" = 1'-0"

6 Apartment - West
1/32" = 1'-0"

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Project:
CedarPoint 2 - Apts and TH's

Owner:
Simmons Group/NHH Properties

Project Number 18045

Date 8-06-2018

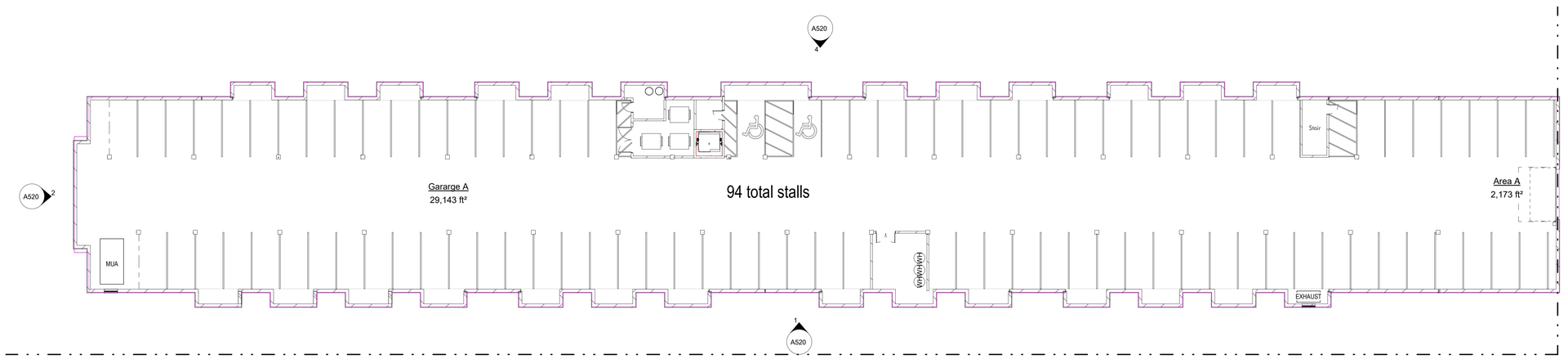
NOT FOR CONSTRUCTION

Rev. No. | Revision | Date

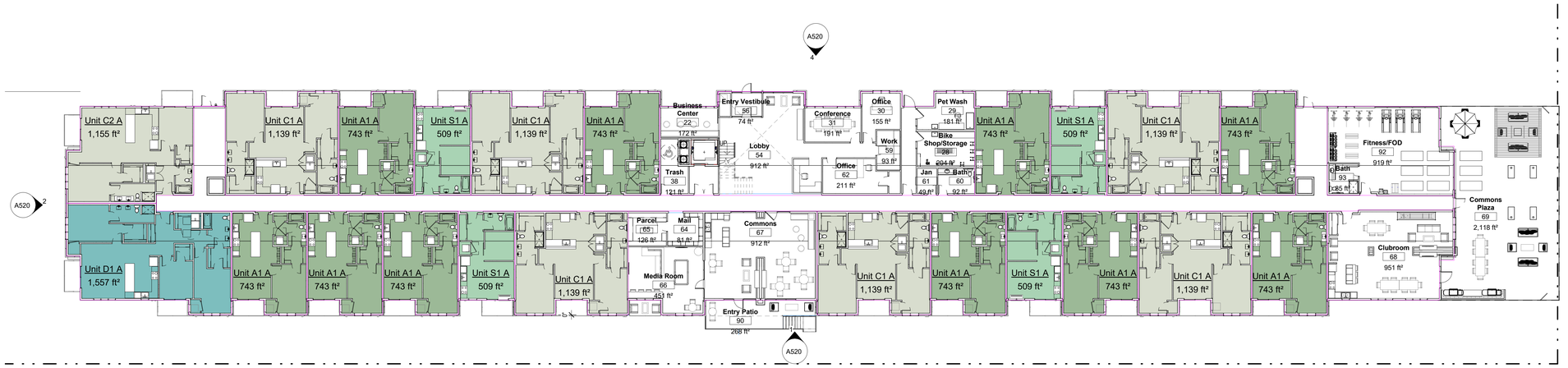
Exterior Elevations

1/32" = 1'-0"

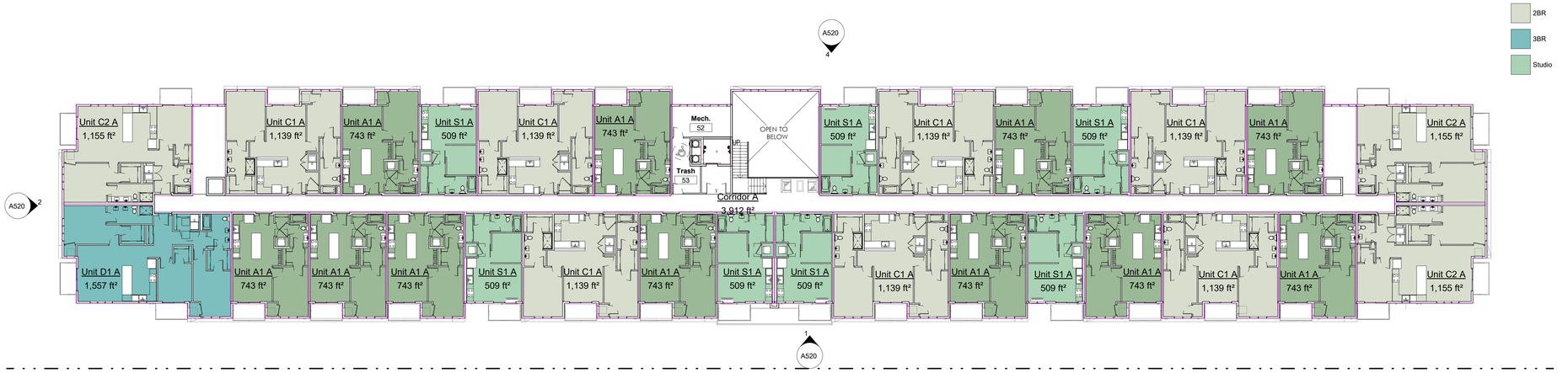
A500



2 Level -1 - Apartment Building B
1/16" = 1'-0"



1 Level 1- Apartment Building B
1/16" = 1'-0"



3 Level 2 - Apartment Building B
1/16" = 1'-0"

Schema 1 Legend

1BR
2BR
3BR
Studio

Parking Schedule

Type	Count
Level -1	
	94
	94
	94

Total Gross Area - Apt

Level	Area
Level -1	31,316 ft²
Level 1	28,629 ft²
Level 2 - Apartment Building B	28,635 ft²
Level 3 - Apartment Building B	28,635 ft²
Level 4 - Apartment Building B	28,635 ft²
Grand total	145,850 ft²

Residential Unit Mix

Name	Unit Type	Count	Unit Gross Area Main Floor	Total Net Area
Unit A1	1BR	43	743 ft²	670 ft²
Unit C1	2BR	27	1,139 ft²	927 ft²
Unit C2	2BR	10	1,155 ft²	1,055 ft²
Unit D1	3BR	4	1,557 ft²	1,455 ft²
Unit S1	Studio	25	509 ft²	445 ft²
Grand total: 109		109		

Unit Mix by Floor

Name	Count	Unit Type	Bed Rooms	Area	Total Area
Level 1					
Unit A1	10	1BR	10	743 ft²	7,425 ft²
Unit C1	6	2BR	12	1,139 ft²	6,832 ft²
Unit C2	1	2BR	2	1,155 ft²	1,155 ft²
Unit D1	1	3BR	3	1,557 ft²	1,557 ft²
Unit S1	4	Studio	4	509 ft²	2,036 ft²
	22		31		19,005 ft²
Level 2 - Apartment Building B					
Unit A1	11	1BR	11	743 ft²	8,168 ft²
Unit C1	7	2BR	14	1,139 ft²	7,970 ft²
Unit C2	3	2BR	6	1,155 ft²	3,464 ft²
Unit D1	1	3BR	3	1,557 ft²	1,557 ft²
Unit S1	7	Studio	7	509 ft²	3,563 ft²
	29		41		24,722 ft²
Level 3 - Apartment Building B					
Unit A1	11	1BR	11	743 ft²	8,168 ft²
Unit C1	7	2BR	14	1,139 ft²	7,970 ft²
Unit C2	3	2BR	6	1,155 ft²	3,464 ft²
Unit D1	1	3BR	3	1,557 ft²	1,557 ft²
Unit S1	7	Studio	7	509 ft²	3,563 ft²
	29		41		24,722 ft²
Level 4 - Apartment Building B					
Unit A1	11	1BR	11	743 ft²	8,168 ft²
Unit C1	7	2BR	14	1,139 ft²	7,970 ft²
Unit C2	3	2BR	6	1,155 ft²	3,464 ft²
Unit D1	1	3BR	3	1,557 ft²	1,557 ft²
Unit S1	7	Studio	7	509 ft²	3,563 ft²
	29		41		24,722 ft²
Grand total: 109	109		154		93,172 ft²

Deck Count / Area Calculation

Level 1: 24 Decks @ 50 sf. = 1,200 sf.
Level 2: 33 Decks @ 50sf. = 1,650 sf.
Level 3: 33 Decks @ 50 sf. = 1,650 sf.
Level 4: 33 Decks @ 50 sf. = 1,650 sf.
Total Deck Count: 123 Decks / 6,150 sf.

Schema 1 Legend

1BR
2BR
3BR
Studio

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Civil Site Group

Structural:

MEP:

Interiors:

Project:
CedarPoint 2 - Apts and TH's

Owner:
Simmons Group/NHH Properties

Project Number 18045

Date 8-06-2018

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Apartment Buidling B - Level -1, 1, 2

A320

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1 Level 3 - Apartment Building B
1/16" = 1'-0"

2 Level 4 - Apartment Building B
1/16" = 1'-0"

Parking Schedule

Type	Count
Level -1	
	94
	94
	94

Total Gross Area - Apt

Level	Area
Level -1	31,316 ft²
Level 1	28,629 ft²
Level 2 - Apartment Building B	28,635 ft²
Level 3 - Apartment Building B	28,635 ft²
Level 4 - Apartment Building B	28,635 ft²
Grand total	145,850 ft²

Unit Mix by Floor

Name	Count	Unit Type	Bed Rooms	Area	Total Area
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Unit C1	6	2BR	12	1,139 ft²	6,832 ft²
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Unit S1	7	Studio	7	509 ft²	3,563 ft²
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Level 4 - Apartment Building B					
Unit A1	11	1BR	11	743 ft²	8,168 ft²
Unit C1	7	2BR	14	1,139 ft²	7,970 ft²
Unit C2	3	2BR	6	1,155 ft²	3,464 ft²
Unit D1	1	3BR	3	1,557 ft²	1,557 ft²
Unit S1	7	Studio	7	509 ft²	3,563 ft²
	29		41		24,722 ft²
Grand total: 109	109		154		93,172 ft²

Residential Unit Mix

Name	Unit Type	Count	Unit Gross Area Main Floor	Total Net Area
Unit A1	1BR	43	743 ft²	670 ft²
Unit C1	2BR	27	1,139 ft²	927 ft²
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Unit D1	3BR	4	1,557 ft²	1,455 ft²
Unit S1	Studio	25	509 ft²	445 ft²
Grand total: 109		109		

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Structural:

MEP:

Interiors:

Project:
CedarPoint 2 - Apts and TH's

Owner:
Simmons Group/NHH Properties

Project Number 18045

Date 8-06-2018

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Apartment Building B - Level 3, 4,

A321

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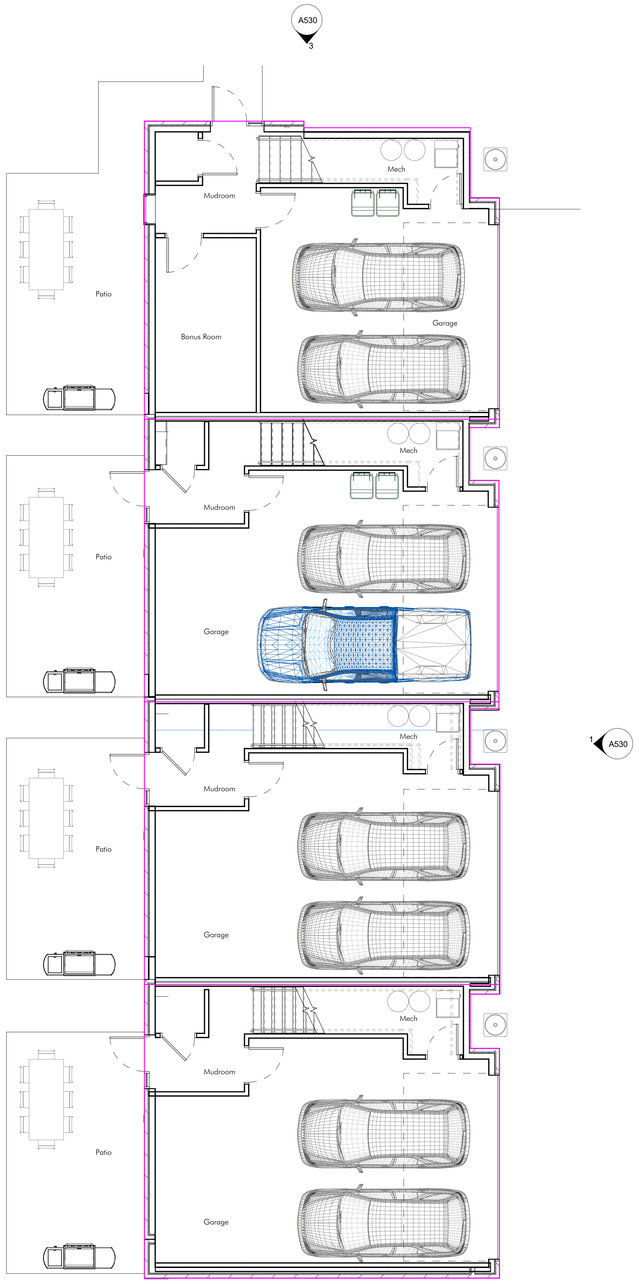
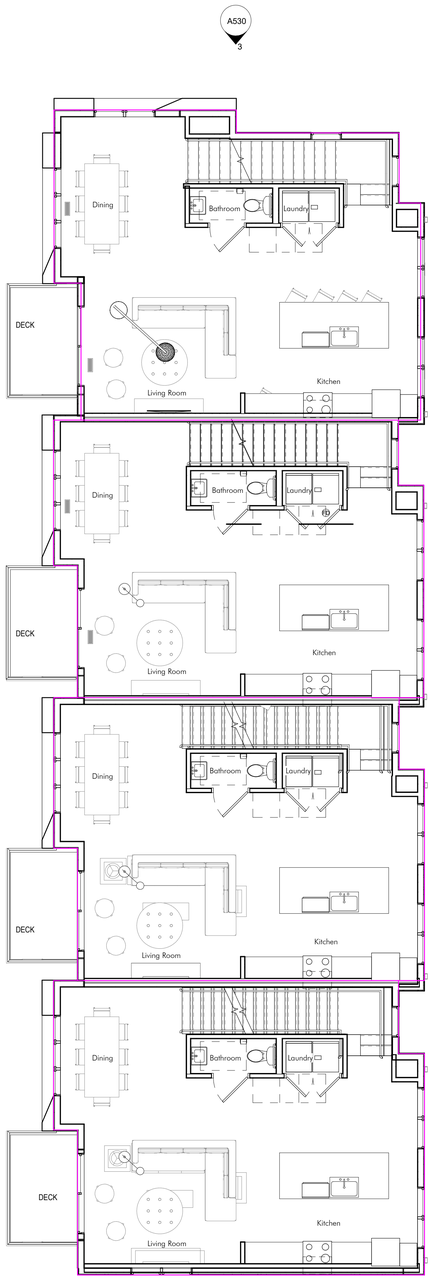
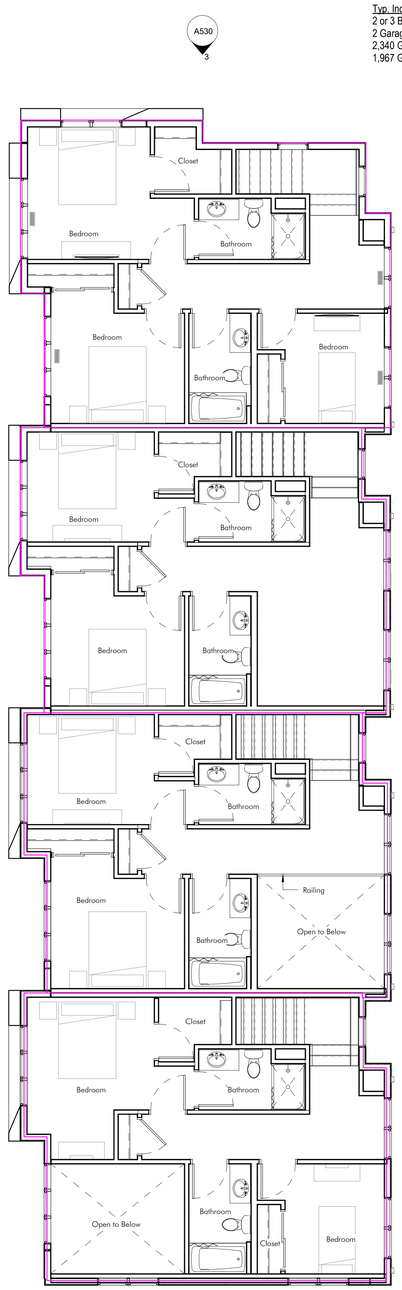


1 Level 1 - Townhouse
3/16" = 1'-0"



2 Level 2 - Townhouse
3/16" = 1'-0"



3 Level 3 - Townhouse
3/16" = 1'-0"

Gross Townhouse Building Sq. Ft.
Level 1: 3,046 Sq. Ft. (1,492 Sq. Ft. Garage)
Level 2: 3,157 Sq. Ft.
Level 3: 3,157 Sq. Ft.
Total Gross: 9,360 Sq. Ft.
Gross Livable: 7,868 Sq. Ft.

Typ. Individual Townhouse Unit Data
2 or 3 Bedrooms
2 Garage Spaces (373 Sq. Ft.)
2,340 Gross Sq Ft.
1,967 Gross Livable

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Civil:
Civil Site Group

Project:
CedarPoint 2 - Apts and TH's

Owner:

Project Number 18045

Date 8-06-2018

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Typical Townhouse Floor Plan,

A330

Required Findings

Part 1: The following findings are necessary for approval of a PUD application (542.09 Subd. 3):

1. *The proposed development conforms to the goals and objectives of the City's Comprehensive Plan and any applicable redevelopment plans.* The City's Comprehensive Plan (and incorporated Cedar Avenue Corridor Master Plan) designates this area for high-density residential development that will be more capable of withstanding the impacts of the adjacent airport and will provide a buffer to single-family homes west of 16th Avenue. Further, the Comprehensive Plan calls for the creation of a balanced housing stock that is available to range of incomes and serves families at all stages of their life-cycle. The proposed plans achieve/further these goals and objectives.

2. *The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries.* This requirement is met. The project is designed to achieve two important objectives: provide taller, new structures that will be more compatible with the impacts of the airport; and integrate and transition into the existing neighborhood in a way that will foster relationships between current and new residents.

3. *The development is in substantial conformance with the purpose and intent of the guiding district, and departures from the guiding district regulations are justified by the design of the development.* The development is in substantial compliance with the intent of the guiding MR-3, PAC, and CAC Districts. Departures from requirements are minimal and, in general, have been deliberately done in order to achieve specific results.

4. *The development will not create an excessive burden on parks, schools, streets or other public facilities and utilities that serve or area proposed to serve the development.* The City's Public Works, Engineering, and Recreation Departments have reviewed the proposal and do not anticipate any issues.

5. *The development will not have undue adverse impacts on neighboring properties.* Undue adverse impacts are not anticipated. The site and the conditions of the resolution are designed to minimize any potential negative impacts on neighboring properties.

6. *The terms and conditions proposed to maintain the integrity of the plan are sufficient to protect the public interest.* The final development plan and conditional use permit resolution establish conditions sufficient to protect the public interest.

Part 2: All uses are conditional uses in a Planned Unit Development District. The findings necessary to issue a Conditional Use Permit (CUP) are as follows (Subd. 547.09, Subd. 6):

1. *The proposed use is consistent with the goals, policies, and objectives of the City's Comprehensive Plan*. See above – Part 1, #1.

2. *The proposed use is consistent with the purposes of the Zoning Code and the purposes of the zoning district in which the applicant intends to locate the proposed use.* The use is consistent with the intent of the Planned Multi-Family Residential District and the underlying High-Density Multi-Family Residential (MR-3), Airport Runway Overlay (AR), and Cedar Avenue Corridor Overlay (CAC) Districts.

3. *The proposed use is consistent with any officially adopted redevelopment plans or urban design guidelines*. See above – Part 1, #1

4. *The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code.* The proposed development is in substantial compliance with City performance standards.

5. *The proposed use will not have undue adverse impacts on governmental facilities, utilities, services, or existing or proposed improvements.* The City's Public Works and Engineering Departments have reviewed the proposal and do not anticipate any adverse impacts.

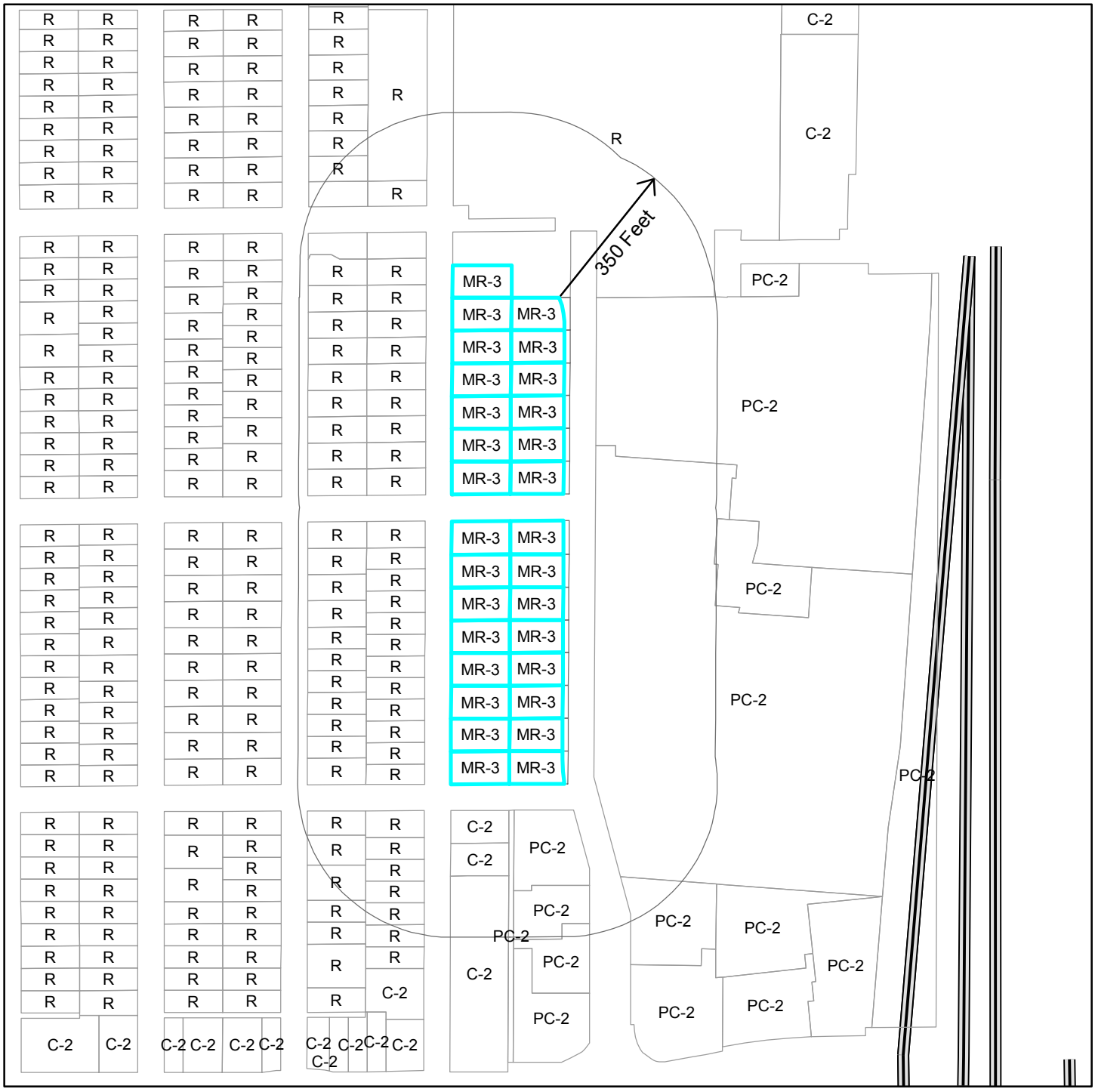
6. *The use will not have undue adverse impacts on the public health, safety, or welfare*. Adequate provisions have been made to protect the public health, safety and welfare from undue adverse impacts.

7. *There is a public need for such use at the proposed location*. See above – Part 1, #1.

8. *The proposed use meets or will meet all the specific conditions set by this code for the granting of such conditional use permit*. This requirement is met.

Cedar Point II - 08/2018

Surrounding Zoning



MR-3 - High-Density Multi Family
R - Single-Family Residential
C-2 - General Commercial
PC-2 - Planned General Commercial

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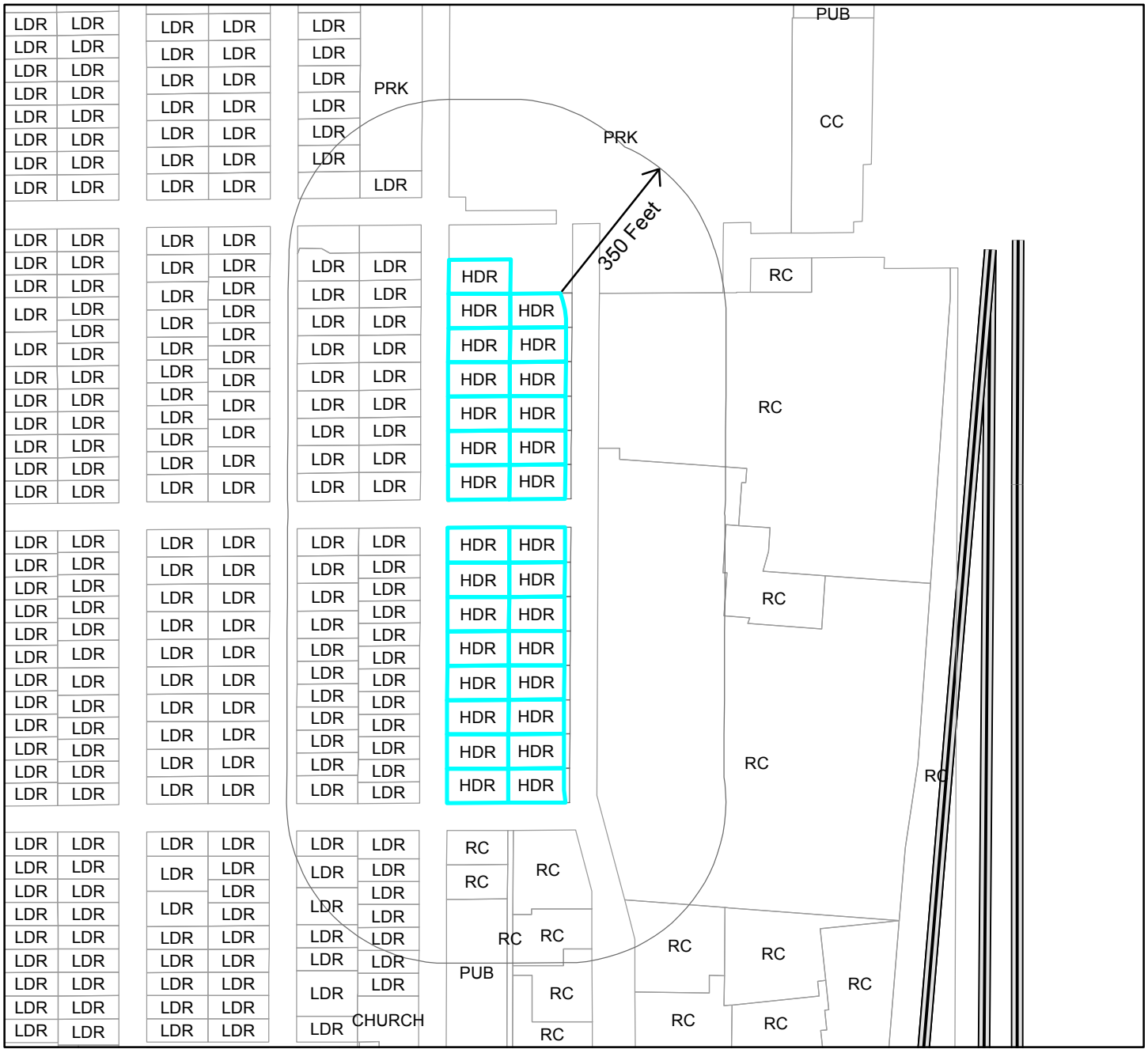
Cedar Point II - 08/2018

Surrounding Comprehensive Plan



HDR - High-Density Residential
LDR - Low-Density Residential
RC - Regional Commercial
CC - Community Commercial
PUB - Public/Quasi-Public
PRK - Park

N

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AGENDA SECTION:	Public Hearings
AGENDA ITEM #	3.
CASE NO.:	18-VAR-08

PLANNING COMMISSION MEETING
8/27/2018

REPORT PREPARED BY: Sadie Gannett, Assistant Planner

CITY PLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director
8/16/2018

ITEM FOR COMMISSION CONSIDERATION:

Cancellation of the public hearing regarding a request for a variance at 6601 Nicollet Avenue S.

EXECUTIVE SUMMARY:

The owners of 6601 Nicollet Avenue S submitted an application proposing to replace and relocate the existing trash enclosure to better meet the needs of their tenants. When staff reviewed the initial proposal, it was determined that a variance from setback requirements was needed. However, with staff guidance, the applicant resubmitted plans and staff found that no variance was needed. Because notice of the public hearing was published in the Sun Current, the Planning Commission must cancel the public hearing.

RECOMMENDED ACTION:

By motion: Cancel the public hearing regarding a variance at 6601 Nicollet Ave S.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

N/A

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

N/A

C. **CRITICAL TIMING ISSUES:**

N/A

D. **FINANCIAL IMPACT:**

N/A

E. **LEGAL CONSIDERATION:**

Notice of this public hearing was published in the *Sun Current* newspaper and mailed to properties within 350 feet of the site.

ALTERNATIVE RECOMMENDATION(S):

None.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

AGENDA SECTION:	Other Business
AGENDA ITEM #	4.
CASE NO.:	Letter #10

PLANNING COMMISSION MEETING
8/27/2018

REPORT PREPARED BY: Julie Urban, Housing Manager

CITY PLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director
8/21/2018

ITEM FOR COMMISSION CONSIDERATION:

Consideration of a resolution finding that the disposition of property for the Cedar Point II redevelopment project is consistent with the Richfield Comprehensive Plan.

EXECUTIVE SUMMARY:

On August 20, 2018, the Housing and Redevelopment Authority (HRA) approved a Contract for Private Development (Contract) with NHH Companies, LLC (Developer) to construct up to 80 affordable, for-sale townhomes in the Cedar Point II area (bounded by 63rd Street to the north, Richfield Parkway to the east, 65th Street to the south, and 16th Avenue to the west). The HRA owns four properties within this portion of the project area (6315, 6333, 6401 and 6409 16th Avenue) that will be sold to the Developer under the terms of the Contract.

On September 17, 2018, the HRA will consider a Contract for Private Development with the Developer to construct 218 market-rate apartments along Richfield Parkway. The HRA owns all of the fourteen parcels in this portion of the project area that will be sold to the Developer under the terms of the Contract.

Minnesota State Statutes require that the Planning Commission consider whether the disposition of property by the HRA is consistent with the Richfield Comprehensive Plan. The proposed multi-family development is consistent with both the guide plan and the goals of the Comprehensive Plan:

- The area is guided for high density housing.
- The goals for the Cedar Corridor call for a transition in land uses from the airport to single family residential structures and neighborhoods, which the project provides.
- The goals for the area and for housing in the City overall call for a greater diversity of housing options, which the project provides.

RECOMMENDED ACTION:

By Motion: Approve a resolution finding that the disposition of properties by the HRA for the Cedar Point II redevelopment project is consistent with the Comprehensive Plan.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

- On March 19, 2018, the HRA approved a Preliminary Development Agreement with the Developer to develop 218 market-rate apartments and up to 80 affordable, for-sale townhomes in the Cedar

Point II Housing Development area (bounded by 63rd Street on the north, 65th Street on the south, 16th Avenue on the west, and Richfield Parkway on the east).
- On August 20, 2018, the HRA approved a Contract for Private Development with the Developer for the townhome portion of the project.

B. **POLICIES (resolutions, ordinances, regulations, statutes, etc):**
- The City's Comprehensive Plan guides the Cedar Point II area for high-density, multi-family housing.
- In 2004 and 2016, the City adopted the Cedar Corridor Master Plan and Master Plan Update, which include the following goals:
  - to establish a renewed brand at a signature gateway to the City;
  - to increase the diversity of housing options, and
  - to encourage the rehabilitation and replacement of the lowest-quality housing stock.
- The 2008 Comprehensive Plan housing goals and policies include:
  - Maintain an appropriate mix of housing types in each neighborhood based on available amenities, transportation resources, and adjacent land uses;
  - Promote the development of a balanced housing stock that is available to a range of income levels;
  - Promote housing diversity to serve families at all stages of their life-cycle, and
  - Promote the development, management, and maintenance of affordable housing in the City through assistance programs, alternative funding sources, and the creation of partnerships whose mission is to promote low to moderate income housing.

C. **CRITICAL TIMING ISSUES:**
- The sale of the four single family properties located along 16th Avenue is scheduled to close in September.
- The sale of the 14 parcels located along Richfield Parkway would occur in either Fall of 2018 or Spring of 2019.

D. **FINANCIAL IMPACT:**
- The properties are being sold for the assessed market value.

E. **LEGAL CONSIDERATION:**
- Chapter 469 of Minnesota State Statutes requires that whenever the HRA acquires and sells property, the Planning Commission must review the acquisition/disposition for consistency with the City's Comprehensive Plan.

ALTERNATIVE RECOMMENDATION(S):

Reject the proposed resolution and find that the proposed sale of property is not consistent with the Comprehensive Plan.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

	Description	Type
🗋	Resolution	Resolution Letter
🗋	Map of Comprehensive Plan Designations	Backup Material

RESOLUTION NO. 228

RESOLUTION OF THE RICHFIELD PLANNING COMMISSION FINDING THAT THE ACQUISITION AND DISOPOSITION OF REAL PROPERTY LOCATED IN THE CEDAR POINT II REDEVELOPMENT AREA FOR FUTURE REDEVELOPMENT AS MULTI-FAMILY RESIDENTIAL USE IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN

WHEREAS, the Planning Commission has reviewed the Comprehensive Plan regarding the acquisition and disposition of real property located within the Cedar Point II Redevelopment Area and legally described in Exhibit A;

WHEREAS, the Planning Commission has found that the acquisition and disposition of the property for future redevelopment as multi-family residential use would be consistent with the Richfield Comprehensive Plan;

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the acquisition and disposition of the above described property, for multi-family residential use, is in conformance with the Richfield Comprehensive Plan.

Adopted this 27th day of August, 2018, by the Planning Commission of the City of Richfield, Minnesota.

_____
Chairperson, Richfield Planning Commission

ATTEST:

_____
Secretary, Richfield Planning Commission

EXHIBIT A

Lots 3 and 6, Block 1, Iverson's Second Addition, according to the recorded plat thereof, Hennepin County, Minnesota

Lots 1 and 2, Block 2, Iverson's Second Addition, according to the recorded plat thereof, Hennepin County, Minnesota

Lots 9, 10, 11, 12, 13, 14, Block 1, Iverson's Second Addition, according to the recorded plat thereof, Hennepin County, Minnesota

Lots 9, 10, 11, 12, 13, 14, 15, 16, Block 2, Iverson's Second Addition, according to the recorded plat thereof, Hennepin County, Minnesota

Cedar Point II - 08/2018

Comprehensive Plan Designation

Cedar Point 2 Parcels

0 135 270 540 810 1,080 Feet

HDR: High-Density Residential
LDR: Low-Density Residential
RC- Regional Commercial
CC- Community Commercial
PUB: Public/Quasi-Public
PRK: Park

N

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AGENDA SECTION:	Other Business
AGENDA ITEM #	5.
CASE NO.:	Letter #9

PLANNING COMMISSION MEETING

8/27/2018

REPORT PREPARED BY: Julie Urban, Housing Manager

CITY PLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director
8/21/2018

ITEM FOR COMMISSION CONSIDERATION:

Consideration of a resolution finding that the acquisition and disposition of 6501 Penn Avenue by the Housing and Redevelopment Authority is consistent with the Richfield Comprehensive Plan.

EXECUTIVE SUMMARY:

The property located at 6501 Penn Avenue has been listed for sale for the past year and half. There are two buildings located on the 25,000 square foot property, one of which is occupied by a Bumper to Bumper Auto Parts store and the other primarily vacant/used for storage.

The property owner recently approached Housing and Redevelopment Authority (HRA) staff regarding purchasing the property. The HRA has authorized staff to make an offer on the property, contingent upon an environmental assessment.

If purchased, staff would begin marketing the site for a commercial and/or multi-family residential use. An analysis of the potential rehabilitation and reuse of the existing buildings is currently underway. If determined to be unusable, the buildings would be demolished.

Acquisition and disposition of property by the HRA requires a finding of consistency with the Comprehensive Plan. Staff believes the purchase of this property is consistent with both the 2008 Plan and the proposed Plan Update, which designate the property as Mixed Use and identify the Penn Avenue Corridor for redevelopment.

RECOMMENDED ACTION:

By Motion: Approve a resolution finding that the acquisition and disposition of 6501 Penn Avenue by the Housing and Redevelopment Authority is consistent with the Comprehensive Plan.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

- The HRA has a history of purchasing underutilized properties along the City's commercial corridors when the private market has proved unable to acquire, rehabilitate and occupy such properties.
- The Penn Avenue Corridor has long been identified in the City's Comprehensive Plan as an area to be improved.

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

- It has long been the goal of the City to see improvements along the Penn Avenue corridor. Purchasing this property offers the HRA the opportunity to direct redevelopment along the Penn

Avenue corridor in a way that meets this goal.

C. **CRITICAL TIMING ISSUES:**

- On August 20, 2018, the HRA authorized staff to make an offer on the property.
- Closing would occur by October 15, 2018.

D. **FINANCIAL IMPACT:**

- The HRA budget anticipates occasional acquisitions (and related demolitions) such as this, and there is available funding.

E. **LEGAL CONSIDERATION:**

- Chapter 462 of Minnesota State Statutes requires that whenever any public agency buys or sells property within the City, the Planning Commission must review the acquisition/disposition for consistency with the City's Comprehensive Plan.

ALTERNATIVE RECOMMENDATION(S):

Reject the proposed resolution and find that the proposed acquisition is not consistent with the Comprehensive Plan.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

	Description	Type
🗋	Resolution	Resolution Letter
🗋	6501 Penn Comp Plan Map	Backup Material

RESOLUTION NO. 227

RESOLUTION OF THE RICHFIELD PLANNING COMMISSION FINDING THAT THE ACQUISITION AND DISOPOSITION OF REAL PROPERTY LOCATED AT 6501 PENN AVENUE SOUTH FOR FUTURE REDEVELOPMENT AS COMMERCIAL AND/OR MULTI-FAMILY RESIDENTIAL USE IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN

WHEREAS, the Planning Commission has reviewed the Comprehensive Plan regarding the acquisition and disposition of real property located at 6501 Penn Avenue and legally described as follows:

6501 Penn Avenue South
The South 189 2/10 feet of the North 876 8/10 feet of the West 1/8 of the Southwest ¼ of the Northwest 1/4, except highway

WHEREAS, the Planning Commission has found that the acquisition and disposition of the property for future redevelopment as commercial and/or multi-family residential use would be consistent with the Richfield Comprehensive Plan;

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the acquisition and disposition of the above described property, for commercial and/or multi-family residential use, is in conformance with the Richfield Comprehensive Plan.

Adopted this 27th day of August, 2018, by the Planning Commission of the City of Richfield, Minnesota.

_____
Chairperson, Richfield Planning Commission

ATTEST:

_____
Secretary, Richfield Planning Commission

6501 Penn Ave S - 8/2018

Comprehensive Plan Designation

CCO - Community Commercial/Office
HDR - High Density Residential
LDR - Low Density Residential
MDR - Medium Density Residential
MHD - Medium-High Density Residential
Mixed - Mixed Use
NC - Neighborhood Commercial

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