Development Update

City Council & School Board Work Session
August 8, 2017
Under Construction

Under Construction

– Havenwood of Richfield
– Market Shores/Village Plaza
– Cedar Point Retail

Approved but construction not yet underway
– Plaza 66
Havenwood of Richfield

– Located at 77th & Pillsbury (old City Garage)
– 85 units of Senior Housing
– Mix of assisted living & memory care
– TIF for site costs & parking structure
Market Shores/Village Plaza

• Redesigning apartments and adding categories of care
• Net increase of 50 units
• Includes new Hennepin County Medical Center
• Giving a facelift to the entire center
• No City assistance
Cedar Point Retail

- 14,000 sq. ft. of new retail restaurant space
- New Five Guys, Panda Express & Café Zupas
- Other additional retail
- Preschool development expected as next phase
- No City assistance
Plaza 66

- At southwest quadrant of 66th Street/Richfield Pkwy
- Has purchased 4 houses and 3 city lots
- Has received all necessary City approvals
- Full-service restaurant and/or Brew-Pub
- Jersey Mike’s Subs
- Coffee/breakfast restaurant with drive through
- Other inline retail
- Minimal City assistance for soil cleanup
- Construction expected this fall
Seeking City Approvals

– The Chamberlain

– Morrie’s Land Rover/Jaguar
  • Adler Graduate School/Ramstead Service Center site
  • Evaluating conformance with Comprehensive Plan

– Dunkin Donuts
  • 66th & Penn

– Seven Hills
  • Gymnasium and playground additions
The Chamberlain

- At Richfield Pkwy from 66th to 68th
- Vacant HRA-owned land
- Has submitted application for planning/zoning
- Is finalizing request for City assistance (likely TIF)
- 284 new units (including 30 affordable)
- Rehabilitation of 33 existing units with preservation of existing tenants & affordability
- If approved, construction begins March 2018
At the Concept Level

– Lyndale Gardens
– Cedar Point Housing
Lyndale Gardens

– Developer in default on external financing
– Funding sources have approved extension to evaluate feasibility of:
  • 5-8,000 sq. ft. restaurant space
  • 28 +/- townhomes
  • An 85+/- unit apartment building
– Timing???
Cedar Point II Housing

- Across Richfield Pkwy from Target & Home Depot
- 17 vacant HRA-owned lots
- 12 privately owned homes
- Agreement with developer lapsed
- Conducting a new market study
- Zoning would require approximately 160 units of housing
Naturally Occurring Affordable Housing (NOAH)

Preservation Strategies & Tools

Council/School Board Work Session
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The Housing Justice Center suggested 14 “Housing Strategies & Tools” for preserving NOAH

- The City is already doing 5
- The City will implement 5 more within the next 3-9 months
- The City is not pursuing one (Right of First Refusal for Tenants)
- The City will continue to study/evaluate 3
NOAH Preservation Strategies & Tools

Research of three “Housing Strategies & Tools” for preserving NOAH

• 90-Day Notice for sale of NOAH properties
• Prohibition of Section 8 Discrimination
• Prohibition of Eviction Without Just Cause (regardless of lease status)

The City will also be further refining its NOAH policy as part of Comprehensive Plan Update