

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

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NOAH Preservation Strategies & Tools

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

