



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Special Concurrent City Council, Housing and Redevelopment Authority and Planning Commission Work Session

October 9, 2018

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| CALL TO ORDER |
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The work session was called to order by Chair Supple at 6:15 p.m. in the Bartholomew Room.

HRA Members Present: Mary Supple, Chair; Erin Vrieze Daniels; and Michael Howard (arrived at 6:21 p.m.).

HRA Members Absent: Sue Sandahl and Pat Elliott.

Council Members Present: Maria Regan Gonzalez, Mayor Pro Tempore; Edwina Garcia; Michael Howard (arrived at 6:21 p.m.); and Simon Trautmann (arrived at 6:31 p.m.).

Council Members Absent: Pat Elliott, Mayor.

Planning Commission Members Present: Sean Hayford Oleary, Chair; Susan Rosenberg; Bryan Pynn; Kathryn Quam; and James Rudolph.

Planning Commission Absent: Daniel Kitzberger and Allysen Hoberg.

Staff Present: Steven L. Devich, City Manager; John Stark, Community Development Director; and Jared Voto, Executive Aide/Analyst.

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| Item #1 | DISCUSSION OF POTENTIAL MULTI-FAMILY DEVELOPMENT AT LUNDS & BYERLYS (6228 PENN AVE) |
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Community Development Director Stark discussed the Lunds & Byerlys site, stating it is underdeveloped with a large parking area. He stated Lunds and Byerlys approached the City with a new concept for the area.

Brad List and Mitch Avery, Lunds and Byerlys, introduced themselves and began their presentation. Mr. Avery stated Lunds and Byerlys have been in Richfield since 1967. He said people are interested in living above a Lunds and Byerlys and they are looking at this as an opportunity to grow. He discussed the ability to make an impact in a very visible area at Crosstown and Penn Avenue and their hope to create more of a community feel and a gateway into the community; including housing that is attractive to all ages and income levels.

Council Member Garcia asked about the customer base of Lunds and Byerlys.

Mr. Avery responded that it is a majority of Richfield residents and people located within a 1-mile radius of the store.

Mr. List discussed the proposed development. He stated it is about 130 units of residential and their goal was to have one space of parking for every bedroom. They propose a drive-thru for the Caribou Coffee. Housing includes underground parking, parking on ground level, and an amenity deck on the 2nd floor, and rooftop amenities. He discussed the sizing and remodeling of the Lunds store so exteriors of the store and new residential building match. Lastly, he discussed the connection from the residential building to the Lunds and Byerlys store, the sizing of the residential units from studio to two-bedroom, the market study they completed that supports the smaller square foot unit sizes, and future discussions with City on affordable units.

Chair Supple commented on creating residential units that are accessible as well as affordable, as that is a need in the community.

Chair Hayford Oleary stated he was excited about the concept and commented on his concern about the location of the building in the back of the site rather than on Penn Avenue. He also discussed his concern for drive thru and his wish for having the storefront and principle entrance facing Penn Avenue.

Mr. Avery responded that they looked at placing the building along Penn Avenue and the parking behind but it was difficult to place that on this site. He also discussed the natural tree buffer between the residential building and single-family homes.

Chair Hayford Oleary also commented the single-family homes may have a negative reaction to a six story building near them, so if the building could be moved toward Penn it would fix two issues. He commented if the building cannot be moved toward Penn to create an inviting transition/landscaped path from the residential building to Penn Avenue.

Mr. List agreed that is their intention and they also hope to keep the large oak tree on the site.

Commissioner Quam asked about the retail pad proposed near Penn Avenue and commented that would be right near Penn Avenue.

Mr. Avery commented the retail pad will invite people into the area.

Commissioner Rudolph commented about the tree buffer on the west of the site.

Mr. Avery responded that they would definitely be keeping the tree buffer.

Commissioner Vrieze Daniels asked if the project is financially viable or will it need financial assistance from the City.

Mr. List responded that if it has affordable units assistance would be needed.

Council Member Howard asked about plans on getting feedback from neighbors and what that process would be.

Mr. Avery stated they want to work with the neighbors because they are their customers. Mr. List stated they plan on working on organizing neighborhood meetings. They said they get good

feedback and ideas from meeting with neighbors. Mr. List discussed a bit of the timeline for beginning construction in spring of 2019 and opening a year from then (spring 2020).

Commissioner Pynn commented on echoing Chair Hayford Oleary's comments and asked if they couldn't do the drive thru would there be a chance to add an addition to the Lunds and Byerlys building to increase its size and move it toward Penn.

Mr. Avery stated it was possible but they believe they need the access point to keep traffic flowing on the site.

Community Development Director Stark stated from a big picture level there are not a lot of City approvals needed and no issues. He discussed the financial assistance and stated that in Richfield financial assistance has been always need if it had one of two things, structured parking or affordable housing, and this proposed development has both. He also mentioned the retail pad and if timing had been better that this could have been the Penn Avenue Liquor Store, but since the the Penn Store has been recently remodeled it might not be feasible, although the door isn't closed on that.

Mr. Avery stated they would like to have a Richfield liquor store at that site.

City Manager Devich commented about the different sites that have redeveloped along Penn Avenue and shared his excitement with these plans as it's a major site along the corridor and entrance to Richfield.

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| ADJOURNMENT |
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The work session was adjourned by unanimous consent at 6:57 p.m.

Date Approved: November 19, 2018

Mary B. Supple
HRA Chair

Kate Aitchison
Housing Specialist

Steven L. Devich
Executive Director