

HOUSING AND REDEVELOPMENT AUTHORITY MINUTES

Richfield, Minnesota



Special Concurrent Housing and Redevelopment Authority, City Council, and Planning Commission Worksession

April 12, 2016

CALL TO ORDER

The concurrent worksession was called to order by Mayor/HRA Commissioner Goettel at 5:45 p.m. in the Bartholomew Room.

HRA Members Present: Mary Supple, Chair; Pat Elliott, Debbie Goettel, Doris Rubenstein; and David Gepner

Council Members Present: Debbie Goettel, Mayor; Pat Elliott; Edwina Garcia; Tom Fitzhenry and Michael Howard.

Planning Commission Members Present: Sean Hayford Oleary; Susan Rosenberg; and Charles Standfuss (arrived 6:25).

Planning Commission Members Absent: Erin Vrieze Daniels, Chair; Gordon Vizecky; Rick Jabs; and Daniel Kitzberger.

Staff Present: Steven L. Devich, City Manager/Executive Director; John Stark, Community Development Director; Kristin Asher, Public Works Director; Karen Barton, Assistant Community Development Director; Jeff Pearson, City Engineer; and Cheryl Krumholz, Executive Coordinator.

Item #1

DISCUSSION REGARDING THE CEDAR CORRIDOR MASTER PLAN (COUNCIL MEMO NO. 20/HRA MEMO NO.10)

Michelle Mongeon Allen, JLG Architects, discussed the proposed road alignment options for Richfield Parkway as it continues south of 66th Street in the Cedar Corridor.

The City Council, HRA Commissioners and Planning Commission Members discussed pros and cons of the alignment options including traffic, neighborhood enhancement, property takings, affordable housing, land use, and pedestrian/bike trails.

The consensus was to proceed with the 18th Avenue alignment option.

Item #2

DISCUSSION REGARDING THE INTERSTATE PARTNERS PROPOSED DEVELOPMENT (COUNCIL MEMO NO. 21/HRA MEMO NO.11)

Lonnie Provencher, Interstate Partners, presented a revised proposal for the development area at the southwest corner of 66th Street and Richfield Parkway/17th Avenue.

The City Council, HRA Commissioners and Planning Commission Members discussed concerns related to the proposed retail site plan including addressing drive-thru noise, lack of storefront access from 66th Street, neighborhood issues, light pollution, landscaping, and the need for project flexibility.

Community Development Director Stark stated staff encouraged the developer to leave the drive-thru on the west side of the project due to the traffic flow at the roundabout. He added the developer and staff are looking for progress on the proposed development.

The concurrent worksession was adjourned by unanimous consent at 6:42 p.m.

Date Approved: May 16, 2016.

Mary B. Supple
Chair

Cheryl Krumholz
Executive Coordinator

Steven L. Devich
City Manager/Executive Director