



Joint Council and HRA Conference Meeting

April 24, 2023

5:30 PM

Fridley City Hall, 7071 University Avenue N.E.

Agenda

1. [Update on Redevelopment Areas Identified in the Comprehensive Plan](#)

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AGENDA REPORT

Meeting Date: April 24, 2023

Meeting Type: City Council/HRA Conference Meeting

Submitted By: Paul Bolin, Asst. Exec. Director - HRA

Title

Update on Redevelopment Areas Identified in Comprehensive Plan

Background

Staff will present an update on activity in the 21 redevelopment areas identified in the Comprehensive Plan, last reviewed in August of 2022. Since the August work session, there has been preliminary development activity on a number of these sites.

For your convenience, attached are a map of the redevelopment areas, a description of each area, and how the area may potentially redevelop (according to the Comprehensive Plan).

Attachments and Other Resources

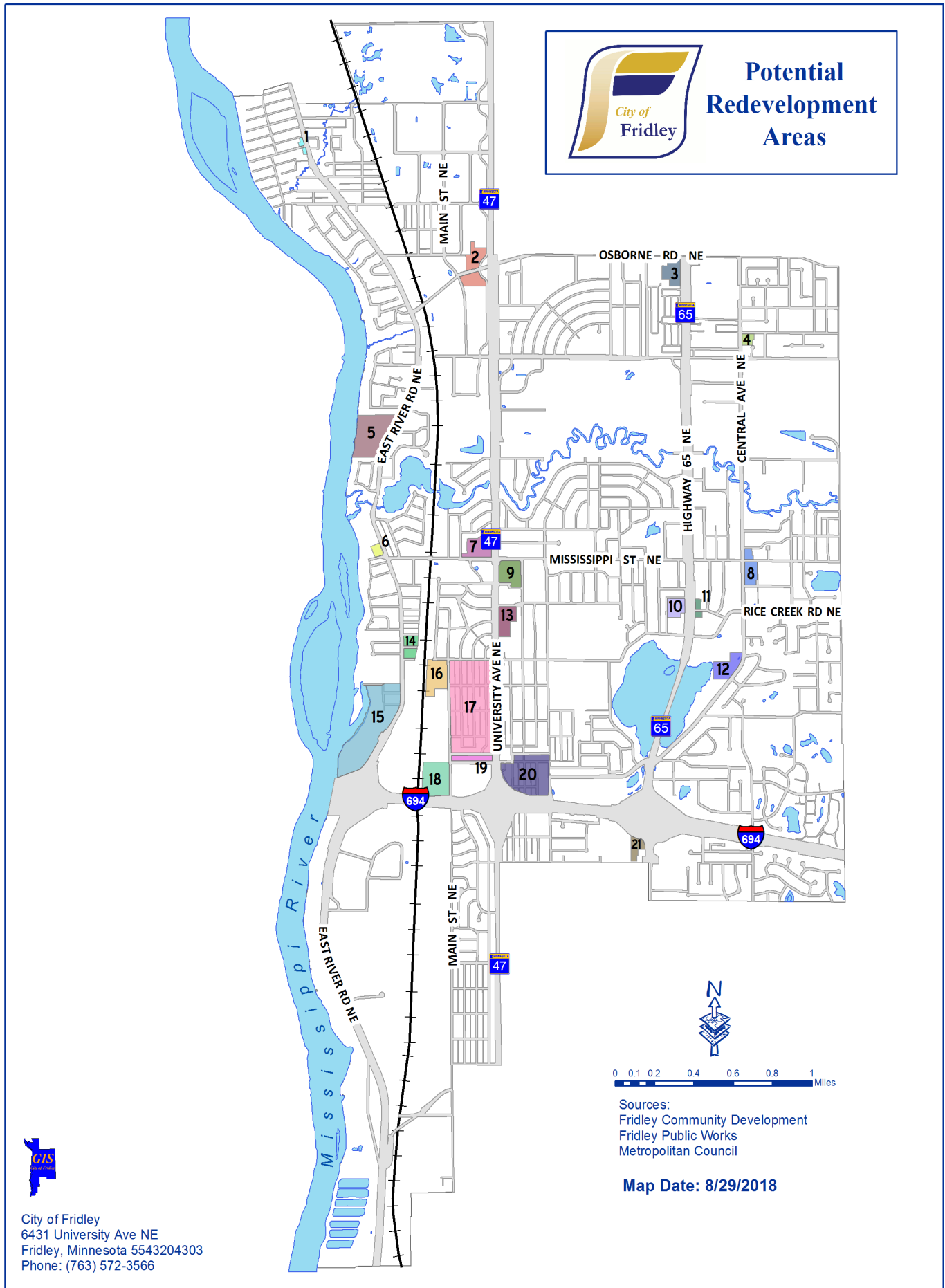
- Potential Redevelopment Area Map
- Potential Redevelopment Areas Described

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Figure 1.5 Potential Redevelopment Areas

Item 1.



1. West Intersection of East River Road and Fairmont Street

Item 1.

This location is comprised of three small commercial lots north of Fairmont Street, and a vacant commercially zoned lot, south of Fairmont Street. In 2012, Fridley, Coon Rapids and Anoka County completed a study of East River Road to identify concepts for improving safety and mobility. This study also considered improvements to enhance the corridors appearance and economic vitality.

East River Road has many access points throughout the corridor and the study evaluated each street that could end in a cul-de-sac to reduce access points to East River Road. This study identified that the south end of Fairmont Circle and Fairmont Street are too closely spaced, resulting in multiple entry points in a short distance. This poses potential conflicts and safety concerns. One solution is to realign Fairmont Street to the south to align with the south end of Fairmont Circle in order to create a four-way intersection. This street realignment would require approximately 9,000-12,000 sq. ft. of commercial lot, which would leave a piece of land south of Fairmont, that could be redeveloped with a single family home. The northern lots could continue to be used for local commercial uses because this neighborhood is in need of access to food, so it is important to preserve commercial zoning on this corner to allow for potential future redevelopment.



2. Osborne Road and University Avenue Intersection

This intersection was identified as a potential redevelopment area in the 2030 Comprehensive Plan. It has been selected by the City's Police Department as one of the most accident prone intersections in Fridley. It is located in the midst of a busy retail area and the Service Road access is too close to the Highway 47 intersection. In addition to the traffic safety issues, some of the structures in this 11 acre site need to be redeveloped. These buildings include the old Kennedy Transmission building at 7700 University Avenue, the former Lyndale Garden Center site at 7616 Osborne Road, which is now part of Bob's Produce, and the Mike's Discount Food/Tried and True Tool building at 7550 University Avenue. These buildings look outdated, have too much parking and are inadequately landscaped. There are many industrial uses west and south of 7550 University Avenue, so staff envision this area being a mix of both industrial and commercial users.



3. Southwest Intersection of Osborne Road and Hwy 65

This potential redevelopment area is a simplified version of what was in the 2030 Comprehensive Plan. Many of the properties that were in the redevelopment area last time have since redeveloped or have become thriving businesses that no longer need to be considered for redevelopment. The properties that remain in the potential redevelopment area are in the southwest intersection of Osborne Road and Highway 65, which is the entrance into Fridley from the north. The buildings included in this area are the VFW at 1040 Osborne Road, the Fridley Minnoco Service Station at 7680 Hwy 65, the property owned by BDA Associates at 7600 Highway 65, which when built was a Lambert Lumber Yard, and Sam's Auto World at 7570 Hwy 65. Considering this location is the gateway to Fridley from the north, a more modern mix of commercial and industrial buildings and uses could bring life back to the existing buildings and properties. Building conditions and overall site conditions are a problem in this area. Lack of stormwater management, landscaping, curb appeal, and difficult access could all be addressed with redevelopment of these properties.



4. 7345 and 7365 Central Avenue and 1360 Onondaga Street

This potential redevelopment area consists of three lots with a mixed zoning of C-1, Local Business and C-2, General Business. It is approximately two acres and is currently being used for the American Legion, and a single family home. The 7345 Central property is an underutilized, large, old farmstead lot. Both lots could be subdivided into additional single family homes. This would blend with surrounding duplexes and single family homes.



5. Girl Scout Camp on East River Road

The property at 6900 East River Road has been owned and operated by the Girl Scouts Council of Minneapolis since the 1960's. In April of 2016, they sold the 22 acre property to the Metropolitan Council, so the Council can construct a new sanitary lift station. It is anticipated that this use will occupy approximately 7 acres of the site. The 2013 National Wetland Inventory shows that approximately half of the northern 2/3 of the site is wetland. After discussions with the Met Council and their Consultant it seems unlikely that any type of residential development will be able to happen on site. Instead it is the City's hope to use the river front property and wetland area as an amenity to the City, through a trail system with connections and potential access to the Mississippi River, either for viewing or recreation.



6. West Corner of Mississippi Way and East River Road

This potential redevelopment area includes three small commercial lots currently occupied by Perfect 10 Carwash, a 2-3 tenant strip mall, and a small mini-golf area that has been abandoned. It is 1.75 acres and is currently zoned C-1, Local Business. The existing zoning is aligned with a potential new user. The best re-use of these parcels would be to take these underutilized parcels and combine them for a single user that could provide a convenience and possibly a fresh food opportunity considering the largely populated residential area surrounding these parcels.



Item 1.

7. Holly Center and (2) Properties to the West

Holly Center, located at 6530 University Avenue, was originally constructed in 1957 and has approximately 9 acres of land. This property was also included as a potential redevelopment area in the last Comprehensive Plan update. Staff continue to hear from Fridley Citizens that something needs to be done with this property. Updates are needed to the structure and façade. There is also an overabundance of parking, which is now informally being used as a park and ride site. Two additional parcels addressed as 201 and 203 Mississippi Street have been added to the redevelopment area because they are small commercial buildings located on parcels zoned R-3, Multi-Family. Both lots are non-conforming to lot size, so in the event that redevelopment of the Holly Center occurs, these two lots should also be considered. In 2016, University of Minnesota students completed a Transportation Study for the City and identified this area as having a high potential for redevelopment into a mixed-use development with upper level housing and first floor retail.



8. East Intersection of Mississippi Street and Central Avenue

The Future Land Use map continues to guide the northern portion of this intersection for commercial type uses. Focus should be given to similar type uses, like gas, convenience, barber, and dog groomer, but other convenience uses could be added to provide fresh food, a coffee shop, or fast food. The southern portion of the intersection is zoned S-2, Redevelopment District and has received approval to have a mixed use building constructed on it with small elements of commercial on the ground floor and residential above. That concept would align with the vision in the Future Land Use map.



Item 1.

9. Existing City Hall Campus Area

The new Civic Campus building is complete at what was the former Columbia Arena, therefore leaving the City Hall building and property at 6431 University Avenue vacant and ready for redevelopment. This redevelopment area is approximately 9 acres in size and includes not only the previous City Hall property but also the former Cummin's property at 6499 University Avenue and the medical building at 6341 University Avenue. It is anticipated that these areas will remain as commercial/medical uses. The former City Hall property has received City Council approval to redevelop the property to construct a 135-unit "with services" senior building that will be operated by Ebenezer Homes.



Adjusted Density Range

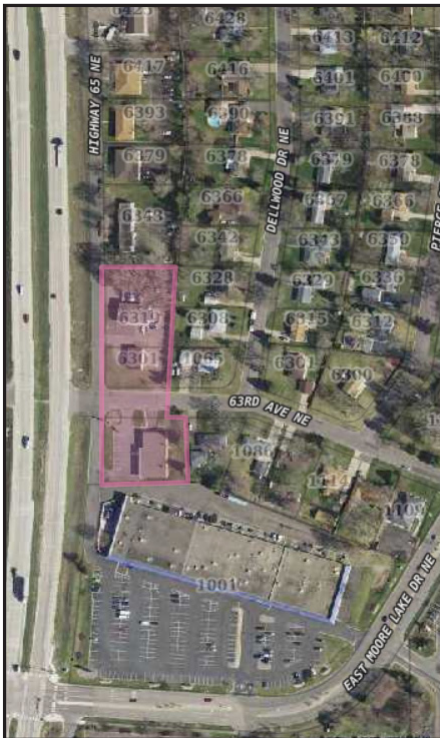
Due to the unique circumstances of this area, the density range of the MFR land use have been increased to 30.0 u/a - 40.0 u/ac

10. Banquets of Minnesota, Vacant Lot (Sinclair) and Daycare

This area is approximately 5.3 acres and includes the Banquets of Minnesota building (originally a bowling alley), a building that is currently a daycare, and two vacant lots, one of which had a Sinclair Service station on it years ago. The Future Land Use map continues to designate this area as commercial. Banquets of Minnesota did a major exterior and interior remodel of the building when they purchased the property, which has improved the image of this property. However, the overall area could use some new landscaping and stormwater treatment amenities. There are also improvements that could be made to the daycare building, and construction of a new commercial building could also improve this area.



Item 1.



11. City Liquor Store and (3) Commercial Properties to the North

This redevelopment area is occupied by a City Liquor Store and three other underutilized commercial businesses to the north. This Liquor Store location hasn't been as profitable for the City, so the City is exploring obtaining another location to operate a City Liquor Store. It is anticipated that the Liquor Store parcel should be guided commercial; however, the lots to the north may function better as multi-family housing.

12. Residential Lots East of Moore Lake along Central

There are six large single family lots along the northeast edge of Moore Lake. The City owns three of the lots and the other three are privately owned. The total lot area is approximately 7.5 acres. Considering the City owns a portion of this land, if the area is considered for redevelopment in the future, a multi-family complex overlooking the lake should be considered. This area should be accessible to all the commercial retail and restaurants along East Moore Lake Drive.



13. Moon Plaza and Commercial Lots to the North

The Moon Plaza strip mall was constructed in the 1960s and was guided for commercial redevelopment in the last Comprehensive Plan update. The strip mall building is outdated and could use a face lift. The property is over-parked for the type of retail businesses that occupy the building. It also struggles with poor access issues, making it difficult for retail businesses to survive.

Also included in this redevelopment area are three parcels to the north. One is occupied by the Alano Society, and the other is a small single story office building. The lot to the east is primarily vacant with a ¼ of the lot used for utility purposes. Office/commercial uses should be considered in the redevelopment of this area.



14. West Train Station

The Northstar Commuter Rail Line makes a stop in Fridley. The station provides public parking for riders on both the west and the east side of the tracks. A Transit Oriented Development (TOD), Tax Increment Financing (TIF) Master Plan was approved by the City Council in December 2014. Within this plan, the west side of the location is being guided for multi-

family residential, with a townhome style development. The north side is being utilized for stormwater ponds and the east side, closest to the tracks will be designated for parking for the commuter rail users.

15. Georgetown Apartments and Apartments to the North

This redevelopment area will continue to be guided as multi-family. The Georgetown Apartments are generally in good condition; however the apartments to the north are in poor shape and need to be updated. This area has been on the City's radar for years to consider for redevelopment, which is one of the reasons that the HRA purchased the property at 6000 East River Road when it was for sale. Islands of Peace Park, along the river, is situated behind the apartment buildings. Increased visibility of the Park from East River Road is a component of the NorthStar TOD Master Plan.



Georgetown Existing street view



Georgetown Potential street view

This would encourage more use of hidden park. Multi-family housing will be situated around the park, along with the construction of new parkways. .

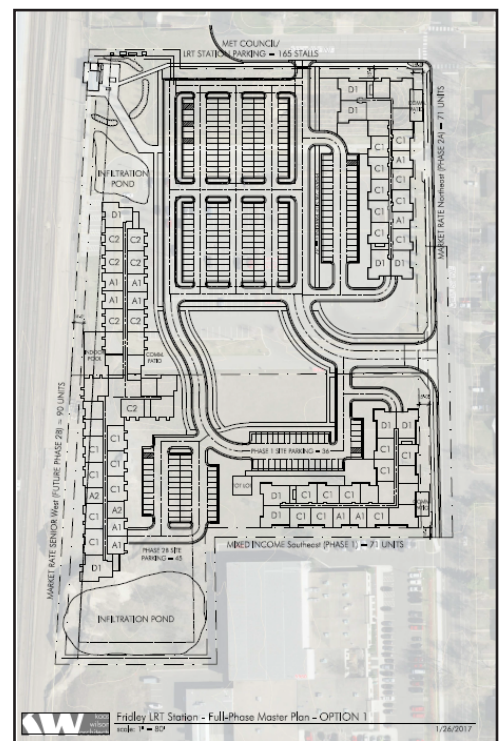
Item 1.

Adjusted Density Range

Due to the unique circumstances of this area, the density range of the MFR land use have been increased to 15.0 u/a - 40 u/ac

16. East Train Station

The East Northstar Train Station redevelopment area is owned by the City's HRA and has a lease with Metro Transit to provide 337 parking stalls for Northstar train riders. The site is 11 acres and is currently over-parked and underutilized. The HRA staff have been in contact with Metro Transit to consider reducing the amount of parking stalls required for this transit stop. The HRA is working with a local developer to construct approximately 232 units of multi-family housing on the site in a phased development. Each building will provide for underground parking and surface parking to meet the demands of the tenants. A portion of the property will remain as parking for transit users, but staff believe that the required number can be decreased based on current demand needs and the ability to share parking areas with the new development. Shared parking would allow the Northstar riders to park during the day and visitors of the apartments to park during the evening and weekend.



Item 1.



19. Commercial Strip Between 57th Place and 57th Avenue

30

5775 5770 5761 5770 5783 5775 5770 5745 5735

5765 57 1/2 AVE NE 5760 5725

131 219 233 241 247 251 261 271 281

57TH PL NE

201 251 255 255 262 289

200 268 286 5696

1694

MAIN ST NE UNIVERSITY AVE NE D ST NE

20. Neighborhood South of 57th Avenue and East of University Avenue

The City is still interested in pursuing the City View Corridor Master Plan that was highlighted in the previous Comprehensive Plan update. This plan would make Medtronic Parkway a continuous roadway from Hwy 65 to Main Street and potentially East River Road. It would provide another much needed east-west connection in the City and connect 4,000 employees to what is the City's largest retail area.

The residential area that would need to be redeveloped to accommodate the new parkway is currently zoned single and multi-family housing. While this area could support some mixed use, it would support less commercial than previously thought ten years ago due to new commercial development along 57th Avenue, west of University Avenue.



21. Pawn America and Two Lots South

This redevelopment area was highlighted in the last Comprehensive Plan update; however, one of the properties highlighted ten years ago has been redeveloped. What was an old and outdated gas station site, at 5300 Central Avenue, is now a new multi-tenant commercial/retail building that is home to a Starbucks, an AT&T store and a restaurant. The parcels that continue to be in the redevelopment area consist of a restaurant, a vacant parcel (former car wash), and a multi-tenant building, with Pawn America as its main anchor. The properties were at one time part of the Target property and as a result, remain in a C-3, General Shopping Zoning District, which makes it difficult to allow for redevelopment, as they do not meet minimum lot requirements. These properties also have poor access. Future redevelopment should involve a rezoning to C-2, General Business, which will provide performance standards that will make redevelopment feasible. The retaining wall design and stormwater drainage issues need to be resolved, as well. This will be easier to do once the vacant site (former car wash) is redeveloped.

Redevelopment areas #5 and #15, which are on the Mississippi River, could provide natural habitat for wildlife, including rare species, according to DNR mapping. The City will look to the corresponding watershed districts and the DNR for guidance when reviewing development proposals for these two areas.

In addition to the 21 redevelopment areas listed in this chapter, other locations will develop. The sites listed above are areas where the City anticipates land use changes. For example, approximately 13 acres of the Medtronic Corporate Center is yet to be developed. As it is master planned, the City anticipates the employment to double on that site, adding another 1,758 jobs. That is the only large piece of vacant land left in the City to be developed. Additional employment opportunities will come as land use intensifies at existing businesses, which will be possible if the City reduces parking requirements for commercial and industrial zoning districts as anticipated.