Housing & Redevelopment Regular Meeting

January 05, 2023
7:00 PM
Fridley City Hall, 7071 University Avenue N.E.

Agenda

Call to Order

Roll Call

Action Items

1. Approval of Expenditures from November and December, 2022

2. Approval of the Minutes from the HRA Meeting of November 3, 2022

3. Resolution No. 2023-01 Designating Official Depositories for the Year 2023

4. Designation of an Official Newspaper for 2023

5. Approval of S-2 Zoning, Master Plan - Moon Plaza Redevelopment

Informational Items

6. Housing Program Update

Adjournment

AGENDA REPORT

Meeting Date: January 5, 2023 **Meeting Type:** Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Expenditures

Background

Recommendation

Staff recommend the approval of the expenditures for the period November 1 through December 31, 2022.

Attachments and Other Resources

- Check Reports for November and December, 2022

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

City of Fridley, MN

Check Report

By Check Number

Date Range: 10/28/2022 - 11/22/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
HRA-500	BOWLSBY, RICHARD L	11/04/2022	Regular	0.00	1,000.00	30881
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	11/04/2022	Regular	0.00	47,293.00	30882
hra-623	FRIDLEY, CITY OF	11/04/2022	Regular	0.00	143,990.14	30883
HRA-502	HUB, JANNA	11/04/2022	Regular	0.00	5,000.00	30884
HRA-2646	KIMLEY-HORN & ASSOCIATES INC	11/04/2022	Regular	0.00	10,297.88	30885
hra-1601	PASSAU LANDCARE INC	11/04/2022	Regular	0.00	995.00	30886
HRA-504	SULLIVAN, KRISTA	11/04/2022	Regular	0.00	1,007.50	30887
HRA-503	TUENGE, DAVID	11/04/2022	Regular	0.00	2,205.76	30888
HRA-6866	BENNINGTON, CYNTHIA	11/08/2022	Regular	0.00	1,557.31	30889
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	11/08/2022	Regular	0.00	2,000.00	30890
HRA-2643	ANOKA COUNTY PROPERTY RECORDS & TAXATIOI	11/09/2022	Regular	0.00	699.65	30891
HRA-437	TWIN CITIES NORTH CHAMBER OF COMMERCE	11/09/2022	Regular	0.00	475.00	30892
HRA-509	DEBOER, MATTHEW	11/22/2022	Regular	0.00	500.00	30893
HRA-507	GREEN, JERAD	11/22/2022	Regular	0.00	3,003.75	30894
HRA-508	SEEL, MARK	11/22/2022	Regular	0.00	500.00	30895
HRA-471	SPENCE, KEVIN	11/22/2022	Regular	0.00	4,623.63	30896

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	17	16	0.00	225,148.62
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	17	**16**	**0.00**	**225,148.62**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	17	16	0.00	225,148.62
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	17	**16**	**0.00**	**225,148.62**

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	11/2022	225,148.62
			225,148.62

Item 1.

City of Fridley, MN

Check Report

By Check Number

Date Range: 11/23/2022 - 12/29/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
HRA-2646	KIMLEY-HORN & ASSOCIATES INC	12/05/2022	Regular	0.00	12,295.97	30897
HRA-510	PYKA, LORA	12/05/2022	Regular	0.00	500.00	30898
HRA-511	WILLMAN, ANDREW	12/05/2022	Regular	0.00	500.00	30899
hra-506	ECONOMIC DEVELOPMENT ASSOC OF MN	12/14/2022	Regular	0.00	770.00	30900
HRA-512	FELTON, JAMES	12/14/2022	Regular	0.00	4,089.15	30901
HRA-513	GWIAZDON, MARYANN	12/14/2022	Regular	0.00	500.00	30902
hra-1113	MONROE MOXNESS BERG PA	12/14/2022	Regular	0.00	1,870.00	30903
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	12/14/2022	Regular	0.00	2,000.00	30904
HRA-514	SEVERSON, KAYE	12/14/2022	Regular	0.00	1,826.61	30905
HRA-516	BROOS, MICHAEL	12/21/2022	Regular	0.00	500.00	30906
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	12/21/2022	Regular	0.00	93,605.00	30907
HRA-515	NELSON, JESSICA	12/21/2022	Regular	0.00	5,000.00	30908
hra-1404	XCEL ENERGY	12/21/2022	Regular	0.00	11.03	30909
hra-623	FRIDLEY, CITY OF	12/28/2022	Regular	0.00	128,425.01	30910

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	16	14	0.00	251,892.77
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	16	**14**	**0.00**	**251,892.77**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	16	14	0.00	251,892.77
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	16	**14**	**0.00**	**251,892.77**

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	12/2022	251,892.77
			251,892.77

AGENDA REPORT

Meeting Date: January 5, 2023 **Meeting Type:** Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of November 3, 2022

Background

Recommendation

Staff recommend the HRA approve the minutes from the HRA meeting of November 3, 2022.

Attachments and Other Resources

- HRA Minutes – November 3, 2022

Vision Statement

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

HOUSING AND REDEVELOPMENT AUTHORITY

November 3, 2022

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

MINUTES

CALL TO ORDER

Vice Chairperson Mulrooney called the Housing and Redevelopment Authority meeting to order at 7:00 p.m.

PRESENT

Gordon Backlund
Troy Brueggemeier
Rachel Schwankl
Kyle Mulrooney
Joe Starks, Finance Director
Nancy Abts, Associate Planner
Vickie Johnson, Development Consultant

ACTION ITEMS

1. Approval of Expenditures

Motion by Commissioner Backlund to approve the expenditures from September and October 2022. Seconded by Commissioner Brueggemeier.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY.

2. Approval September 1, 2022, Meeting Minutes

Motion by Commissioner Brueggemeier to approve the meeting minutes of September 1, 2022 as presented. Seconded by Commissioner Backlund.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY.

3. Approval of 2023 Budget for the Housing and Redevelopment Authority

Joe Starks, Finance Director, reviewed the proposed budget process, general background information on the proposed budget, and details of the proposed 2023 budget. He highlighted significant modifiations to the proposed budget revenues including an increase of $34,000 to the property tax levy, $100,000 increase in the sale of miscelanious propoerty, and $120,000 decrease in miscelanious revenues. He highlighted signficant modifications to the proposed budget expenditures including that the HRA Assistant Executive Director will be budgeted for within the City General Fund/Planning and charged back to the HRA, and a five percent increase in professional and contractual services due to inflation. He provided additional details on other changes incorporated into the proposed budget and noted that staff recommends approval of the budget as presented.

The Commission referenced the recommendations from staff and asked for details on approving those items. Mr. Starks replied that those changes have been incorporated into the proposed budget and therefore if the HRA approves of those changes, the budget could be approved. He confirmed that the larger items have been included in the budget as placeholders, but would still come back to the HRA for consideration and approval. He clarified that the items referenced by a member of the HRA are not his recommendations but is instead inforation from the TIF Plan that was approved by the HRA last November. The consensus of the Commission was to have an annual review of the TIF Plan at a future meeting.

MOTION by Commissioner Schwankl to approve the 2023 HRA Budget. Seconded by Commissioner Backlund.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED.

4. Approval of 2023 Housing Grant Programs

Nancy Abts provided an overview of the housing grant programs throughout 2022, noting that they are looking to make things fairly consistent for 2023. She reviewed proposed changes to the different grant programs and highlighted the different methods that would be used to promote the grant programs.

The Commission asked for clarification on the changes to the income allowance for the paint program and commented how great it is to see these programs implemented and the positive impact these projects have on the community. The Commission also agreed that applications with more complete information should be prioritized. Ms. Abts explained that the income guidelines are updated to reflect the most up to date information on those guidelines.

MOTION by Commissioner Brueggemeier to approve the Housing Grant Programs for 2023. Seconded by Commissioner Backlund.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY.

5. Insulation Rebate Pilot Program Extension

Ms. Abts stated that staff would recommend extension of the pilot program which began in 2022 as the program has been well received, providing additional details.

MOTION by Commissioner Backlund to approve an extension to the pilot grant program through 2023. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY.

6. Approval of 2023 Meeting Dates for the Housing and Redevelopment Authority

The Commission reviewed the proposed 2023 meeting dates.

MOTION by Commissioner Backlund to approve the 2023 meeting dates for the HRA. Seconded by Commissioner Brueggemeier.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY.

INFORMATIONAL ITEMS

7. Update on Housing Programs

Ms. Abts provided an update on the monthly and year to date progress of the different housing programs offered by the HRA.

A member of the Commission asked for a comparison on the activity from the previous year. Ms. Abts stated that staff can follow up and provide that information.

ADJOURNMENT

MOTION by Commissioner Backlund to adjourn the meeting. Seconded by Commissioner Brueggemeier.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED AND THE MEETING ADJOURNED AT 7:32 P.M.

Respectfully submitted,

Melissa Moore
City Clerk

AGENDA REPORT

Meeting Date: January 5, 2023 **Meeting Type:** Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Resolution No. 2023-01 Designating Official Depositories for the Year 2023

Background

Attached is a resolution appointing Wells Fargo Bank Minnesota N.A. as the Housing & Redevelopment Authority's official depository for 2023.

The service the HRA receives from Wells Fargo has been first-rate. Wells Fargo is responsive to not only our requests for information, but also other banking issues that may arise.

In today's world of increasing demands for electronic banking, Wells Fargo Bank provides a one-stop-shop for the Authority's required banking needs. This proves to be both beneficial and efficient, as our banking needs are quite complex.

Wells Fargo also monitors the Authority's daily cash balances to assure the deposits are fully collateralized. This assures deposits are safe and not subject to loss if the bank were to fail. This daily monitoring is critical, since the Authority can experience large swings in cash balances at different points throughout the year.

Staff recommends a motion adopting a resolution designating official depositories for the Housing & Redevelopment Authority for 2023.

Recommendation

Staff recommend the approval of HRA Resolution No. 2023-01.

Attachments and Other Resources

- HRA Resolution No. 2023-01

Resolution No. 2023-01

Designating an Official Depository for the Housing & Redevelopment Authority

Whereas, I, Joe Starks, do hereby certify that I am the Finance Director-Treasurer of the Housing & Redevelopment Authority in and for the City of Fridley, a corporation organized under the laws of the State of Minnesota. I further certify that at a meeting of said corporation duly and properly called and held on the 5th day of January 2023, the following resolution was passed; that a quorum was present at said meeting; and that said resolution is set forth in the minutes of the meeting and has not been rescinded or modified.

Now, therefore, be it resolved that Wells Fargo Bank Minnesota N.A. is hereby designated as a depository for the funds of this corporation.

Be it further resolved that checks, drafts or other withdrawal orders issued against the funds of this corporation on deposit with said bank shall be signed by the following two individuals:

Walter T. Wysopal, Executive Director
Joe Starks, Finance Director

and that said bank is hereby fully authorized to pay and charge to the account of this corporation any checks, drafts, or other withdrawal orders.

Be it further resolved that Wells Fargo Banks as a designated depository of the corporation is hereby requested, authorized and directed to honor checks, drafts or other orders for the payment of money drawn in this corporation's name, including those drawn to the individual order of any person or persons whose name or names appear thereon as signer or signers thereof, when bearing or purporting to bear the facsimile signatures of the following two individuals:

Walter T. Wysopal, Executive Director
Joe Starks, Finance Director

and Wells Fargo Banks shall be entitled to honor and to charge this corporation for all such checks, drafts or other orders, regardless of by whom or by what means the facsimile signature or signatures thereon may have been affixed thereto, if such facsimile signature or signatures resemble the facsimile specimens duly certified to or filed with Wells Fargo Banks by the City Clerk or other officer of this corporation.

Be it further resolved that any and all resolutions heretofore adopted by the Housing & Redevelopment Authority of the corporation and certified to as governing the operation of this corporation's account(s) with it, be and are hereby continued in full force and effect, except as the same may be supplemented or modified by the foregoing part of this resolution.

Be it further resolved that all transactions, if any relating to deposits, withdrawals, re-discounts and borrowings by or on behalf of the corporation with said bank prior to the adoption of this resolution be, and the same hereby are, in all things ratified, approved and confirmed.

Be it further resolved that any bank or savings and loan may be used as depositories for investment purposes so long as the investments comply with authorized investments as set forth in Minnesota Statutes.

Be it further resolved that the signatures of the following two named City/HRA employees are required for withdrawal of Housing & Redevelopment Authority investment funds from savings and loan associations:

Walter T. Wysopal, Executive Director ______________________________

Joe Starks, Finance Director ______________________________

Be it further resolved that any brokerage firm may be used as a vendor for investment purposes so long as the investments comply with the authorized investments as set forth in Minnesota Statutes.

I further certify that the Board of this corporation has, and at the time of adoption of said resolution, had full power and lawful authority to adopt the foregoing resolutions and to confer the powers therein granted to the persons named who have full power and lawful authority to exercise the same.

Passed and adopted by the Housing & Redevelopment Authority in and for the City of Fridley this 5th day of January, 2023.

____

Elizabeth Showalter - Chairperson

Attest:

____

Walter T. Wysopal - Executive Director

AGENDA REPORT

Meeting Date: January 5, 2023 **Meeting Type:** Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Designation of an Official Newspaper for 2023

Background

The Fridley City Charter Section 12.01 requires the designation of an official newspaper for the Fridley Housing and Redevelopment Authority. The official newspaper is used for publishing public hearings and other legal notices.

Recommendation

Staff recommend the approval of HRA Resolution No. 2023-02, designating the *Minneapolis Star Tribune* as the official legal newspaper of the Fridley Housing and Redevelopment Authority for the year 2023.

Attachments and Other Resources

- HRA Resolution No. 2023-02

Resolution No. 2023 - 02

Designating an Official Newspaper for the Year 2023

Whereas, the Charter of the City of Fridley requires in Section 12.01 thereof that the Fridley Housing and Redevelopment Authority, annually designate an official newspaper for the Housing and Redevelopment Authority.

Now, therefore be it resolved, that the *Minneapolis Star Tribun*e is designated as the official legal newspaper for the City of Fridley for the year 2023 for all publications required to be published therein.

Passed and adopted by the Housing and Redevelopment Authority in and for the City of Fridley this 5th day of January, 2023.

____
Elizabeth Showalter – Chairperson

Attest:

____
Walter T. Wysopal – Executive Director

AGENDA REPORT

Meeting Date: January 5, 2023 **Meeting Type:** Housing & Redevelopment Authority

Submitted By: Stacy Stromberg, Planning Manager
Scott Hickok, Community Development Director

Title

Review S-2, Rezoning Request, ZOA #22-000001 for 6257 University Avenue N.E. (Moon Plaza) petitioned by Roers Companies

Background

See attached report to the Planning Commission.

Recommendation

Staff recommends that the HRA review the Rezoning Request for the property at 6257 University Avenue N.E. and make a recommendation of approval of the rezoning to the City Council.

Attachments and Other Resources

- Roers-Moon Plaza Rezoning Report

Land Use Application Summary

Item: CPA #22-000001, ZOA #22-000001
PS #22-000002

Meeting Date: ~~December 21, 2022,~~ postponed January 4, 2023 – Special Mtg.

GENERAL INFORMATION

Petitioner:
Roers Companies
Two Carlson Pkwy N, Suite 400
Plymouth, MN 55447

Requested Action:
Comprehensive Plan Amendment, Rezoning and Plat

Location:
6257 University Avenue

Existing Zoning:
C-3, General Shopping

Size:
158,961 sq. ft. 3.65 acres

Existing Land Use:
Commercial – Moon Plaza strip mall

Surrounding Land Use & Zoning:
N: Commercial & C-3
E: Commercial and Multi-Family & C-3 and R-3
S: St. Williams Church & R-3
W: University Avenue & Right-of-Way

Comprehensive Plan Conformance:
Property is designated as Commercial

Building and Zoning History:
1956 – Auditor Sub. recorded.
1963 – Building issued.
1965 – Building construction completed.
Several permits have been issued over the years to allow interior remodels.

Legal Description of Property:
See attached certificate of survey

Public Utilities:
Building is connected and adequate services are available for the new use

SPECIAL INFORMATION

Transportation:
Property is accessed from the University Avenue Service Drive

Physical Characteristics:
Building, parking, with very little landscaping

Summary of Request:
The petitioner, Andy Bollig with Roers Companies has submitted three land use applications to allow for the redevelopment of the Moon Plaza, located at 6257 University Avenue. The redevelopment that is proposed is to allow for the construction of a multi-family housing development, located at 6257 University Avenue. Those items are: 1. Comprehensive Plan Amendment from a Commercial Use to a Residential Use 2. Rezoning from C-3, General Shopping to S-2, Redevelopment District 3. Re-Plat to combine the two existing lots to create one lot for the development

Staff Recommendation:
City staff recommends approval of the requested land use applications, subject to stipulations.

Aerial of the Property

City Council Action/60 Day Action Date:
City Council – January 9, 2023
60 Day Date – January 16, 2023

Staff Report Prepared by Stacy Stromberg and Nancy Abts

Written Report –

The Request

The petitioner, Andy Bollig, Developer with Roers Companies is requesting three land use items to allow for the redevelopment of the Moon Plaza property, located at 6257 University Avenue N.E. The redevelopment will allow for the construction of a 169-unit affordable multi-family rental housing development.

The land use items are:

1. *Comprehensive Plan Amendment* – The 2040 Comprehensive Plan's designates the future land use of the property as Commercial. The petitioner is requesting an amendment to change the land use designation of the site to Multi-Family.
2. *Rezoning Request to S-2, and Subsequent Master Plan* – The subject property is currently zoned C-3, General Shopping and the petitioner is requesting to have the property rezoned to S-2, Redevelopment District. When a property is zoned S-2, Redevelopment District, a master plan needs to be approved for the site.
3. *Plat* – To accommodate the redevelopment of the property, the petitioner would like to replat the property to create one new lot.

Site Description and History

The Moon Plaza Shopping Center was constructed between 1963-1965. Over the years it has been home to wide variety of retail and office users including a dry cleaner, a beauty salon and barber shop, small grocery stores, military recruiting offices, a café, and many others. A photo from 1975 shows there once was a small a small photo mat building in the parking lot.

1975
1984

The property sits on the University Avenue Service Drive, north of 61st Avenue. It is bordered by St. Williams Church to the south, small commercial users to the north, and Norwood Square, an affordable senior independent living community to the east.

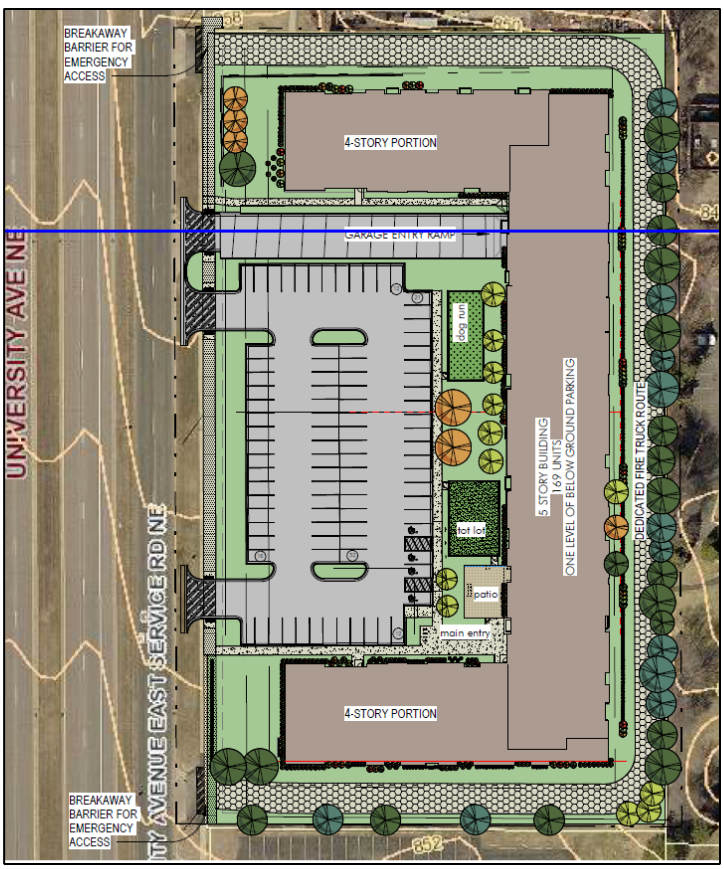
The property has been a source of criticism for many years, even dating back to 1985. At that time, the City Manager asked the Planning Coordinator to evaluate the vitality of the outdated, run-down strip center. The memo notes that the building's lack of architectural character, sufficient tenant floor space, landscaping, attractive lighting, and other contemporary amenities commercial tenants are looking for hindered its ability to attract quality tenants. Over the last two Comprehensive Planning processes, staff has heard from many people in the community, who want to see something done with the outdated Center. Concerns raised were like that of the Holly Center: the poor condition of the structure and its façade, an overabundance of parking, and lack of landscaping. As a result of community concerns and the overall condition of the property, it has been placed in a redevelopment district in the City's Comprehensive Plan for over 20 years.

The property has been under the same ownership since the early 1990s. The owner has generally been responsive and willing to work with the City as issues have come up; however, with no major reinvestment in the building and property over the last 40 years, it has become very tired, and is in desperate need of redevelopment.

Roers Companies started discussions with the property owner in early 2022 to potentially purchase the property. Roers has a letter of intent to purchase the property contingent upon these land use items being approved.

Proposed Project

The petitioner is proposing to redevelop the Moon Plaza property by constructing a new 169-unit affordable multi-family housing development. There will be a mix of 1 bedroom, 2 bedroom and 3-bedroom units, with rents affordable to households earning 60 percent of area median income (AMI). There will be 265 parking stalls on site, with 167 of those underground. The building will be 5-stories along the east side, and the north and south sides of the building will step down to 4-stories. Common area amenities will include a community room, outdoor patio, resident storage areas, a dog wash station, a game room, a playground, a dog run, and a seating and gazebo area.



As described by the petitioner, "the Moon Plaza Multifamily Redevelopment is a transformation of an existing aged retail strip center into a new affordable housing development. The project will create a high-quality development that enables lower than market rents making housing more accessible. It will target an underserved population of renters without sacrificing finish levels and amenities. The rent levels will be set to serve families and individuals who earn 60% of the area median income (AMI), which is an annual income of $56,320 for a family of 2, and $70,380 for a family of 4. Sixty percent AMI translates to monthly rents for this project being approximately $1,242 for a one-bedroom, $1,489 for a two-bedroom, and $1,717 for a 3-bedroom. Applicants will need to submit income eligibility that is verified by a 3rd party before they can qualify to live in this development."

The chart below shows the 2022 income limits for the Minneapolis-St. Paul Metropolitan Area, at 60% to 100% of AMI, based on household (HH) size, put together by the US Department of Housing and Urban Development (HUD). The text in red, "65%" is Fridley's median income for 2022.

Income Limit	1 Person HH	2 Person HH	3 Person HH	4 Person HH
100%	$82,740	$94,560	$106,390	$118,200
80%	$62,600	$71,550	$80,500	$89,400
65%	$53,536	$61,184	$68,832	$76,480
60%	$49,280	$56,320	$63,360	$70,380

Comprehensive Plan Analysis

The 2040 Comprehensive Plan's Future Land Use Map designates the site as "Commercial." Commercial Land Use is defined as, "Lots or parcels containing retail services, offices, restaurants, and uses that are generally privately owned and operated for profit." The petitioner requests the site be designated "Multi-Family Residential," which applies to "Lots or parcels containing multiple dwelling units, such as…apartment complexes, from 9-40 units/acre…" The site is located within an identified Redevelopment Area, and the Comprehensive Plan notes, "Some specific redevelopment areas have higher density…". With 169 proposed housing units across a 3.66-acre site, the proposed density is 46 units per acre.

Moon Plaza 2030 Comp Plan

This strip mall, facing University Avenue suffers from poor access issues. Since the structure was built in 1964 towards the back of the lot, the building is not clearly visible from the highway. Access from either the south or north off of University is awkward for this 3.6 acre site. The building itself has suffered from many building and fire code challenges in the past. Wall signage is not uniform and unappealing. This shopping area is also over-parked for the level of business it receives, leaving an opportunity for truck drivers to use the site as a truck stop or storage yard. The site lacks landscaping, and what little green space it has is not adequately maintained. The site lacks curb and gutter, and it appears the site is also in violation of required side yard parking setbacks. A public right of way access runs along the property's north edge. Vacation of this right of way should be considered in any future redevelopment of this site.

The site is near the proposed "F Line" Bus Rapid Transit (BRT) stops at 61st Avenue, and Mississippi Street, where higher density development may be warranted. Density at other TOD locations is approximately: 35 units per acre at The Cielo Apartments, 32 units per acre at Fridley Station Village (Altair, Aura, & Ursa Apartments), and 36 units per acre at Axle Apartments.

During the 2030 and 2040 Comprehensive Planning process, City staff continued to hear from Fridley citizens that they'd like to see something done with the Moon Plaza property. The concerns raised were related to the condition of the structure, the façade, the abundance of parking, and lack of landscaping. The 2030 Comprehensive Plan (adopted in 2009) and the 2040 Comprehensive Plan (adopted in 2021) put the subject property in one of the City's identified redevelopment districts.

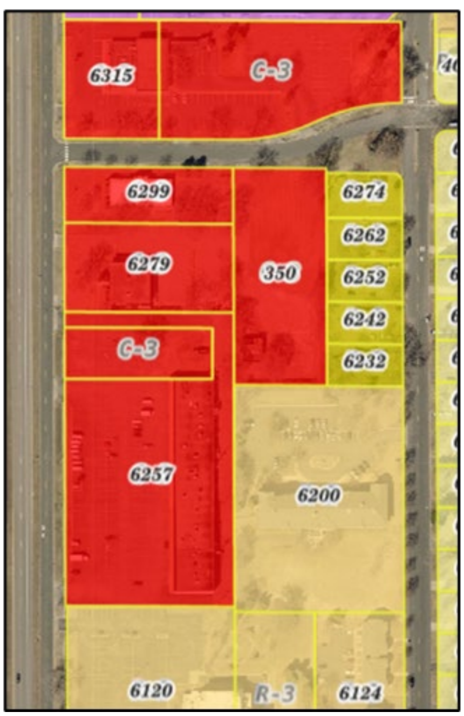
13. Moon Plaza and Commercial Lots to the North 2040 Comp Plan

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.

The following amendments to the 2040 plan, shown in red, are proposed:

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. A combination of office/commercial uses and multi-family housing should be considered in the redevelopment of this area. **Adjusted Density Range** Due to the unique circumstances of this area, the density range of the MFR land use has been increased to 37.0 u/a to 47.0 u/a.

The 2040 Comprehensive Plan guides the future land use for the subject property and the parcels to



the north and east as commercial. The petitioner's Comprehensive Plan amendment request is to change the land use designation of the subject property to Multi-Family and the Rezoning request is to change the zoning from C-3, General Shopping to S-2, Redevelopment District. The parcels to the north will remain guided in the Comprehensive Plan as commercial and zoned C-3, General Shopping.

The City encouraged the developer to consider incorporating retail and commercial into the building design, however the current market is showing that this mix isn't always viable, and developers are struggling to find commercial tenants to occupy that space. The Roers project at Holly Center did incorporate a commercial parcel, and to date Roers hasn't been able to lease it. Therefore, the proposed project only includes residential uses.

In addition to future land use guidance, the Housing Chapter of the Comprehensive Plan offers some perspective on the project. The Housing Chapter (p. 67) comments on the concentration of subsidized multi-family housing within a small area of the city. Historically, this concentration arose due to the proximity of other services (e.g., library, bus transit, pharmacy, etc.) in the area. As the petitioner establishes via the submitted Housing Market Study, a similar justification exists for locating this project on the proposed site.

Additionally, the Metropolitan Council has allocated needed affordable housing units to Fridley. This allocation is addressed in the Housing Chapter. By 2030, the Met Council anticipates Fridley will need at least 122 housing units which are affordable to residents earning 51 to 80 percent of AMI. The petitioner proposes to build 169 units at this affordability level. In the housing study, the petitioner establishes significant demand for housing affordable to households earning 60 percent of AMI or less, more than the 122 units anticipated in the forecast.

Moreover, the petitioner's housing study addresses providing housing to existing area residents, while the Met Council's allocation of need is calculated based on anticipated regional population growth. Therefore, proposing to create 169 units of housing affordable at 60 percent AMI is consistent with the Comprehensive Plan.

Lastly, Amendments to the City's Comprehensive Plan need to be approved by the City Council and the Metropolitan Council. Jurisdictions that may be affected by the change—in this instance, Fridley Public Schools, Mississippi WMO, & MnDOT—are given an opportunity to review and comment on the amendment prior to the Met Council's action.

Rezoning Analysis

The City's zoning ordinance and official zoning map are the mechanisms that help the City achieve the vision laid out in the Comprehensive Plan. The law gives the City the authority to "rezone" property from one designated use to another, so long as the zoning meets the intent of the Comprehensive Plan. Therefore, rezoning may be contingent on the Comprehensive Plan Amendment.

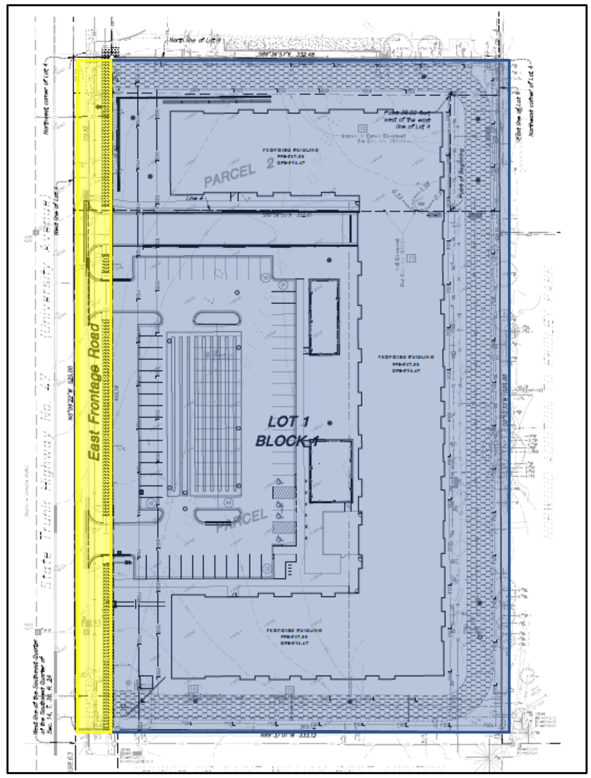
Rezoning the property to S-2, Redevelopment District to allow construction of the multi-family housing development will revitalize the property, which is what the City was hoping to achieve through the last two Comprehensive Planning processes. This redevelopment will also be consistent with the zoning and uses on the surrounding properties.

If the rezoning and subsequent master plan are approved by the City Council, any modification of the site plan would need to go back to the City Council for review and approval.

Review and Recommendation of the Rezoning to S-2, Redevelopment District is also required by the HRA to the City Council before the master plan can be approved. The HRA will review the land use requests at their January 5, 2023, meeting.

Plat Analysis

To accommodate the redevelopment of the subject property, the petitioner would like to replat the property to create one lot. Platting of the property will also allow the dedication of the west 30 ft. for right-of-way.



Lot 1, Block 1 shown in blue will be 158, 961 sq. ft. or 3.65 acres in size, and the right-of-way dedication shown in yellow is 15,750 sq. ft. or .36 acres.

Site Plan Analysis

The proposed project is a 169-unit affordable housing building that will have a mix of 1 bedroom, 2 bedrooms, and 3 bedrooms. Each unit will include a washer and dryer, stainless steel applies, quartz counter tops, and 9 ft. ceilings. Common area amenities include a community room, a game room, resident storages areas, an outdoor patio with a dog run, and tot lot, and sidewalk and connections to existing sidewalk and train systems.

Parking – The R-3, Multi-Family zoning code requires 339 parking stalls for this project, based on the breakdown of types of units, which is 1.57 stalls per unit. The petitioner is proposing 265 stalls, 167 of those will be underground and 98 will be surface stalls, which is deficient to the code requirements by 74 stalls. Though the parking doesn't meet the R-3, Multi-Family code regulations, it is consistent with the parking per unit ratios the City has approved for other recently constructed multi-family housing projects. The Axle Apartments and the Train Station Village Apartments have a parking ratio at 1.57 stalls per unit and have been operating without any on-street parking complaints.

The petitioner notes that because residents of this building will be income restricted at 60% AMI, the renters will primarily be families, that may or may not have a car, and will likely utilize the public transportation opportunities that are within proximity to the site. A new 8 ft. trail will be constructed as part of the project to connect to the existing sidewalk on St. Williams property to the south, which will then cross the old Citgo site, which the City is currently working to create a suburban micro-mobility hub that will tie into the existing Route 10 bus line stop, and future F Line BRT bus station.

Lot Coverage – After the replat and right-of-way dedication, the property will be 158,961 in size. Currently 87% of the site is covered with impervious area, and after the redevelopment 56% of the property will covered with impervious area. The Fire Code requires a 26 ft. drive-aisle around the proposed new building for fire protection. The new impervious coverage figure considers the use of a turn reinforcement mat along the north, west, and east sides of the property to accommodate the requirement by the Fire Code. If this mat doesn't meet the intent or requirements of the Fire Marshal, that 26 ft. drive aisle with need to be constructed of asphalt or concrete.

Access – The underground parking entrance and access to the surface parking lot will be from the University Avenue Service Drive. As proposed the site will have five access points, two for the fire lane, two for the surface parking lot and one for underground parking.

Height – The proposed building will be 5-stories along the east elevation, with a height of 51 feet 8 inches. The north and south sides of the building will step down to 4-stories and will be 42 feet 7 ½ inches in height. Both the R-3, Multi-Family and the C-3, General Shopping zoning codes allow a maximum height of 65 ft.

Building Orientation – Instead of placing the building close to the Service Drive, the petitioner has designed this project as a backwards "C", which pushes the building closer to the eastern property line. The shared common space and parking area on the west side, in front of the building and visible from University Avenue and the Service Drive. This building orientation was preferred by staff, as it works better for a mid-block development and was favored by the Public Safety Department for safety and security.

Setbacks and Landscaping – The building in this location complies with the setback requirements of the R-3, Multi-Family zoning code, and will provide a nice landscape buffer between it and the Northwood Square building to the east. A code complaint landscape plan will be required at time of building permit application.

Engineering Analysis provided by Brandon Brodhag, Assistant City Engineer

Engineering staff has reviewed the submitted Site Plan, Stormwater Management Plan and Traffic Analysis Report for the proposed development.

The project is located within the MWMO (Mississippi Watershed Management Organization) watershed. The City of Fridley is the permitting authority for stormwater management, and the LGU (Local Governing Unit) for administration of MWMO standards within this portion of Fridley. Permits for the construction of this project will be issued by the City of Fridley.

Site Plan/Utility Plan Review – The site plan shows existing concrete sidewalk on the west side of the property will be removed during construction and the City would like the sidewalk replaced with a shared-use bituminous trail. The proposed Utility Plan shows the locations of the two infiltration storm vaults and utility services. Based on the review with the Fridley Utility Department, the developer will be required to locate all existing utilities for final design. For the infiltration storm vaults, the developer shall consider having one access point at each run of the chamber. The developer should verify capacity at the sanitary sewer tie-in location and downstream at University Avenue Service Drive.

Stormwater Management Plan Review **–** Based on the stormwater management plan, the proposed project meets the rate control requirement for the 2-, 10- and 100-year storm events. This means the rate of runoff for these specific events does not increase because of the development. The Developer is meeting this requirement by constructing an infiltration storm vault as part of the project.

MWMO also requires the abstraction by infiltration of 1.1 inches of runoff from the proposed development to reduce the volume of runoff caused by the development. Based on the stormwater management plan, the project meets the abstraction requirement.

Should this project go to construction, the Developer will need to verify the following information and revised the stormwater management plan, if necessary:

- The included stormwater model in the stormwater management plans assumes Type A soils in this area based on county soil maps. The soils in Fridley are highly variable, and if the soils are not Type A soils, the project will not meet either the rate control or abstraction requirement. The Developer will need to provide further evidence that the assumptions of the model are correct.
- The infiltration storm vaults will need to be designed to provide the required abstraction, verified during construction, and protected from construction activity as described in MWMO Standards Section 3.1.3 – 4. The Developer shall submit a maintenance plan and maintenance agreement for these infiltration storm vaults.
- For the infiltration areas to work correctly, there must be 3 feet of separation between the bottom of the basin and the top of the water table. The Developer will need to provide evidence that this will be met, and no subject to seasonal variations in the water table also described in MWMO Standards Section 3.1.3 – 4 .

Housing Study Analysis

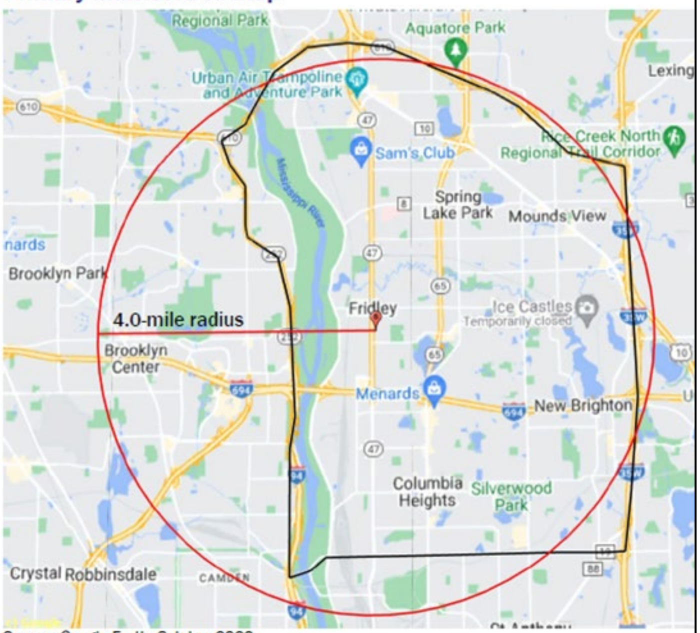
The applicant provided a housing market study prepared by Novogradac, a real estate consulting firm from Dallas, Texas. The report's effective date is from October 2022.

The report defined a Market Area for analysis and utilized socio-economic and demographic characteristics to estimate demand for this new multi-family housing development. Overall, the report established a market need for at least 175 apartments affordable to households earning 60 percent of AMI. (Due to changes to the project from the time the report was commissioned, this is more than the number of units currently being proposed.) Due to the number of cost-burdened households within the Primary Market Area who pay more than 35 percent of their income for housing, the report predicts demand for and rapid uptake of the new apartments.

The report notes as weaknesses the relatively smaller size of the units, compared to competitor properties. The proposed units are found to be 9.5 to 14 percent smaller than other average units; however, the report finds they are within the range of acceptable sizes. Additionally, the report finds that higher quality construction and building components will be an asset to offset any size-related drawbacks.

Comparable properties have vacancy rates from zero to 6 percent, and on average this figure is quite low and indicates housing demand in the market. Additionally, several comparable properties—including the recently-completed Low Income Housing Tax Credit (LIHTC) property "Ursa" in Fridley—maintain waiting lists for their units. Employment characteristics in the Primary Market Area—including concentrations in healthcare and manufacturing—should allow residents' income to remain relatively stable in the face of an economic downturn.

Primary Market Area Map



Source: Google Earth, October 2022

Beyond local demand, at least 15 percent of residents are estimated to come from outside the Primary Market Area. The report notes that Fridley experiences a significant in-migration of workers who travel to Fridley to work but live outside the community.

Traffic Study Analysis provided by Brandon Brodhag, Assistant City Engineer

The petitioner hired Swing Traffic Solutions to complete a Traffic Analysis for the proposed apartment project. They analyzed the connections from the University Avenue Service Road to the surrounding roadways at the intersections of Trunk Highway 47 & Mississippi Street, 5th Street & Mississippi Street, Trunk Highway 47 & 61st Avenue, and University Avenue Service Road & 61st Avenue.

The proposed development will generate 53 trips (30 entering and 23 exiting) during the morning traffic peaking and will generate 48 trips (21 entering and 27 exiting) during the evening traffic peak hour and 749 daily trips. The traffic numbers are based off the 165-unit mid-rise multi-family building.

Each intersection is given a letter designation from "A" representing the best operation conditions to "F", representing the worse. Generally, Level of Service "D" represents the threshold for acceptable overall intersection operation conditions during a peak hour. In the No Build Scenario and Build Scenario, for each of the intersections listed above that were analyzed, the letter grades ranged from "A" to "C" for each of the intersections. These letter grades stayed the same between the No Build/Build and a.m./p.m. scenarios. The analyzed intersections are and will continue to operate well, according to the study.

The traffic analysis results with the proposed project indicate acceptable operations with minimal vehicle delay and back-ups at adjacent intersections. Staff worked with the developer to review the traffic impacts for the possibility of converting the University Avenue Service Drive to a one-way, and the results were that the one-way conversion provides very little benefit. The traffic analysis includes the closure of the University Avenue Service Drive between Fourmies Avenue and Mississippi Street. Staff asked the developer to review the trip generation if Moon Plaza were to redevelop to a modern commercial center, and the results were that the modern commercial center would have approximately twice the number of trips per day compared to the proposed apartments.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for CPA #22-000001, ZOA #22-000001, and PS #22-000001.

Staff recommends approval of the Comprehensive Plan Amendment CPA #22-000001 to change the future land use guidance for the site, contingent on the following:

- Approval of the Rezoning of the site
- Metropolitan Council approval of the Comprehensive Plan Amendment

Staff recommends approval of the Rezoning to S-2, Redevelopment District, ZOA #22-000001 and the subsequent master plan, with stipulations.

- Meets the goals highlighted in the 2030 and 2040 Comprehensive Plan.

City Staff recommends approval of preliminary plat, PS #22-000001, with a stipulation.

Stipulations

Staff recommends the following stipulations on the Comprehensive Plan Amendment, CPA #22-000001:

1. *The City Council's approval of the Comprehensive Plan Amendment is contingent upon the Metropolitan Council's approval of said amendment.*

Staff recommends the following stipulations on Rezoning and Master Plan, ZOA #22-000001.

1. *The property shall be developed in accordance with the site plan submitted for "Roers – 6257 University Apartments", by Kaas Wilson, dated 12/15/2022.*
2. *The exterior building elevations shall be developed in accordance with the architectural exterior elevation's sheets submitted by Kaas Wilson Architects.*
3. *The petitioner shall meet all requirements set forth by:*
    a. *The Building Code*
    b. *The Fire Code*

   c. *The City's Engineering department – related to grading, drainage, storm pond maintenance agreement, utilities, and utility connection fees*
   d. *The City's Planning department – related to landscaping (meeting the 30% coniferous requirement), signage, parking, setback, and sidewalk/trail connections.*
   e. *The Mississippi Watershed Management Organization*
   f. *The Minnesota Department of Transportation*
4. *If the square footage of the footprint of any of the buildings proposed changes by more than 10%, a S-2 master plan amendment shall be required.*
5. *The parking formula for this project requires that the 167 underground parking stalls are assigned to a rental unit through that unit's lease at no additional/severable cost to assure adequate parking overall on this development site.*
6. *The petitioner is strongly encouraged to participate in Xcel Energy's Energy Design Assistance program to identify energy and cost-saving strategies and to evaluate the potential for solar energy.*
7. *The petitioner is strongly encouraged to consider accommodations for electric vehicle (EV) charging.*
8. *The internal refuse rooms shall be designed to include the future collection of organics. The petitioner is encouraged to work with Anoka County Recycling and Resource Solution on signage for waste receptacles.*

City staff recommends approval of the following stipulation on Plat, PS #22-000001.

1. *The University Avenue Service Drive right-of-way dedication shall occur with final plat approval.*

Attachments

Comp Plan Amendment

- Current and proposed 2040 Future Land Use Map
- Amended Pages (changes in red)

Rezoning

- Petitioner's Narrative
- Architectural and Civil drawings
- Resident Public Hearing Notice, Map and Labels

Plat

- Preliminary Plat drawing

ROERS COMPANIES

110 Cheshire Lane | Suite 120
Minnetonka, MN 55305

roerscompanies.com

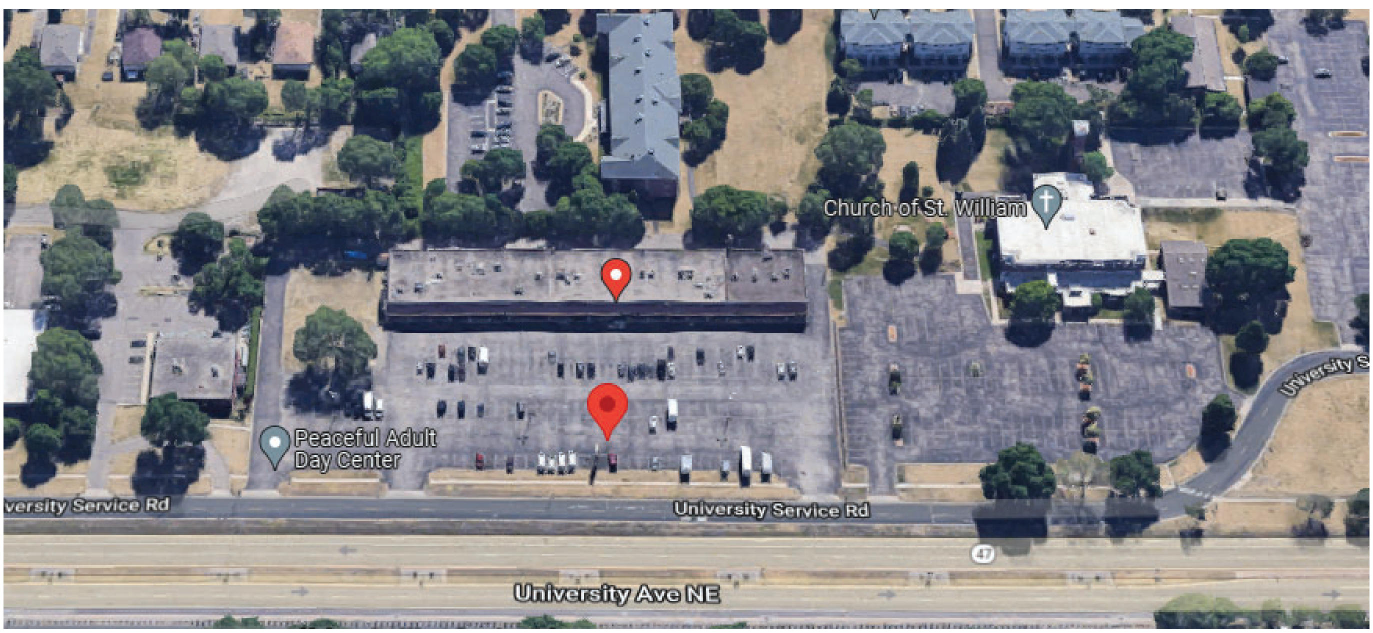
MOON PLAZA MULTIFAMILY REDEVELOPMENT

Land Use Application – Project Narrative

Project Address: 6257 University Ave NE

Current Owner: Plaza Development LLC

Current Use: Single story retail strip center, surface parking



Proposed Owner/Developer/Manager: **Roers Companies LLC**

Proposed Use: **169 apartments in a 5-story building + 1 level of underground parking.**

Timeline: **Begin construction in Q3 2023, finish in winter 2025.**

Residential Unit Mix

Type	No.	Percentage
1 Bedroom	50	29.8%
2 Bedroom	68	39.9%
3 Bedroom	51	30.4%
Total	169	100%

PARKING

Underground, indoor: 167 Stalls; surface: 98

Dear Councilmembers, Commissioners, Staff and Community Stakeholders,

Roers is pleased to present this application for the redevelopment of the property located at 6257 University Ave NE, currently known as the Moon Plaza.

The ***Moon Plaza Multifamily Redevelopment*** is the transformation of an existing retail strip center into a new affordable multifamily development. The project will include an apartment community comprising of approximately 169 residential apartments with rents limited at 60% of the area median income, 167 underground parking stalls, and 98 surface parking stalls. The redevelopment will create a high quality development that enables lower than market rents making the housing more accessible. The project will also dramatically improve the University street frontage with an engaging design, enhanced landscaping, and walk-up units creating an active street level. Stormwater will be treated on site and the amount of impervious area will not greatly increase from current conditions. The project will bring new energy and activity to a highly visible and trafficked site along the University corridor. The parking ratio of 1.35/1 is consistent with similar completed projects developed by Roers, underground parking will be available on a first come first serve basis (at no charge to residents). With the proximity to transit and the University Corridor, we anticipate residents utilizing various forms of transportation similar to the Axle project. It is instrumental in the lease up process having the project close to mass transit enabling lower parking counts.

Roers is actively working with Cushman Wakefield and the project owner on relocation plans for tenants currently at Moon Plaza. While the new redevelopment will not have commercial space, all parties are working to provide potential leasing options in the area.

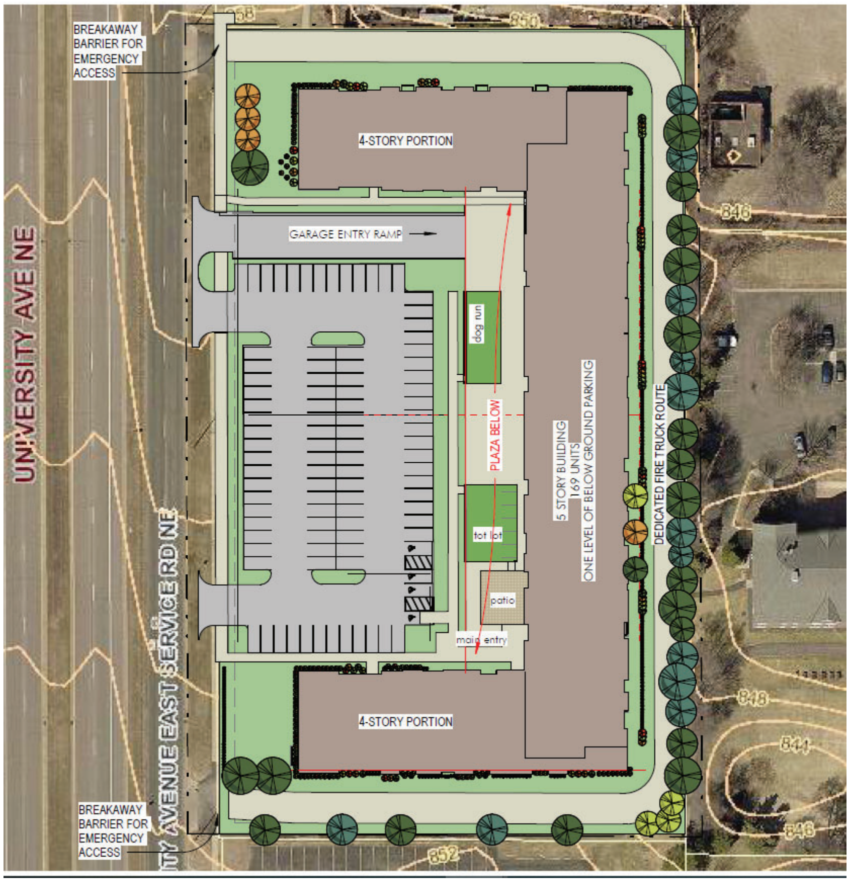
The project will follow the success of Roers' Axle project just a few blocks to the north. Axle opened at 96% preleased and was 100% occupied within weeks of opening demonstrating the need for below market rate apartments in the market. Compared to Axle, the Moon Plaza redevelopment will have rents at or below 60% of the area median income which translates to 1BR at approximately $1,242, 2 BR at $1,489, and 3BR at $1,717. Applicants submit income information that is 3rd party verified to confirm their eligibility and income at or below 60% of the area median income. 60% of the area median income is determined annually by HUD and currently is $56,320 for a 2 person household and $70,380 for a 4 person household.

The Project’s 169 units include a range of options including multiple space configurations. The 169 units are comprised of one, two and three bedroom apartment options. Included in each unit will be a washer and dryer, stainless steel appliances, quartz counter tops, and 9’ ceilings. Common area amenities in the building include a community room, outdoor patio , resident storage areas, a dog wash station, and game room. Outdoor amenities include a playground, dog run area, and seating/gazebo area.

One of the most unique aspects of this project is that it is built to target an underserved population of renters. Without sacrificing finish levels and amenities ,the rent levels in this project will be set at 60% of the area median income which is designed to serve families and individuals who have an income below the area median. This project will provide those renters with a new housing option at a rate that won’t prohibit entry.

The requested rezoning is to accommodate the change in use of the property.

Site Plan



BREAKAWAY BARRIER FOR EMERGENCY ACCESS
4-STORY PORTION
GARAGE ENTRY RAMP
UNIVERSITY AVE NE
dog run
PLAZA BELOW
5 STORY BUILDING
169 UNITS
ONE LEVEL OF BELOW GROUND PARKING
DEDICATED FIRE TRUCK ROUTE
tot lot
patio
main entry
UNIVERSITY AVENUE EAST SERVICE RD NE
4-STORY PORTION
BREAKAWAY BARRIER FOR EMERGENCY ACCESS
850
846
848
844
852

Unit Schedule (Gross SF - Overall)

Name	Count	Unit Gross Area Main Floor	%
1BR			
Unit 1-0	41	749 ft²	24%
Unit 1-1 Type A	4	749 ft²	2%
Unit 1-2	5	787 ft²	3%
	50		30%
2BR			
Unit 3-0	64	999 ft²	38%
Unit 3-1 Type A	4	999 ft²	2%
	68		40%
3BR			
Unit 4-0	8	1,351 ft²	5%
Unit 4-1	16	<varies>	9%
Unit 4-2	26	1,396 ft²	15%
Unit 4-3 Type A	1	1,369 ft²	1%
	51		30%
Grand Total	169		100%

PARKING TOTALS

Level	Type	Count
Level -1		167
Level 1	Surface	98
Grand Total		265

Parking Ratio/Units

- Parking Count: 265
- Unit Count: 169

Parking Ratio: 1.56 stalls

Parking Ratio/Bedrooms

- Parking Count: 265
- Bedroom Count: 339

Parking Ratio: .78 stalls

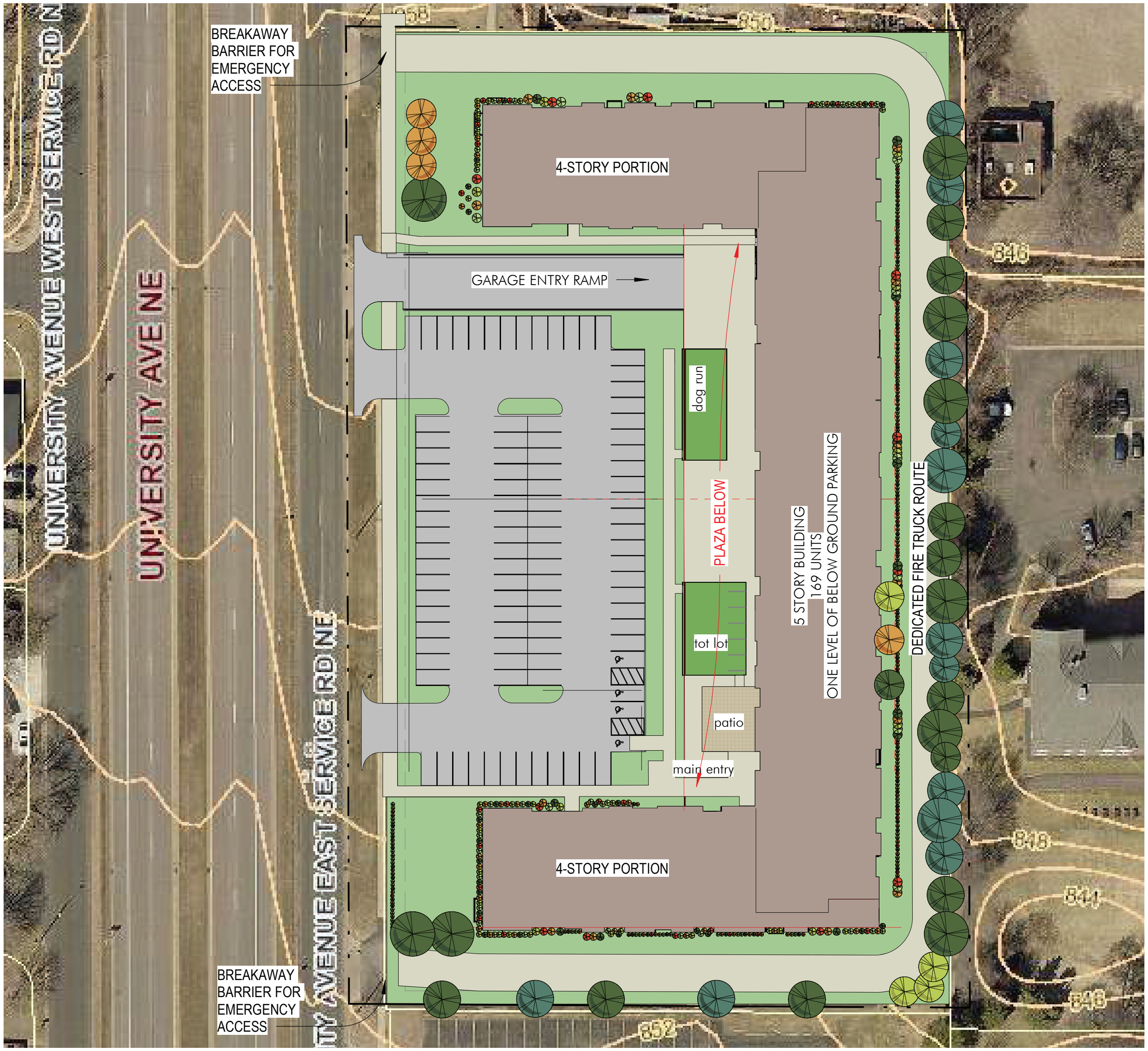
Lot Coverage

- Site Area: 159,430 SF or 3.66 Acres
- Building Coverage: 47,862 SF

Lot Coverage: 30%

GROSS AREA - TOTAL

Level	Area
Level 5	26,799 ft²
Level 4	47,165 ft²
Level 3	47,165 ft²
Level 2	47,164 ft²
Level 1	47,181 ft²
Level -1	60,001 ft²
Grand Total	275,474 ft²



1 **SD Site Plan**
1" = 60'-0"

GROSS AREA - TOTAL

Level	Area
Level 5	26,799 ft²
Level 4	47,165 ft²
Level 3	47,165 ft²
Level 2	47,164 ft²
Level 1	47,181 ft²
Level -1	60,001 ft²
Grand Total	275,474 ft²

PARKING TOTALS

Level	Type	Count
Level -1		167
Level 1	Surface	98
Grand Total		265

Unit Schedule (Gross SF - Overall)

Name	Count	Unit Gross Area Main Floor	%
1BR			
Unit 1-0	41	749 ft²	24%
Unit 1-1 Type A	4	749 ft²	2%
Unit 1-2	5	787 ft²	3%
	50		30%
2BR			
Unit 3-0	64	999 ft²	38%
Unit 3-1 Type A	4	999 ft²	2%
	68		40%
3BR			
Unit 4-0	8	1,351 ft²	5%
Unit 4-1	16	<varies>	9%
Unit 4-2	26	1,396 ft²	15%
Unit 4-3 Type A	1	1,369 ft²	1%
	51		30%
Grand Total	169		100%

N

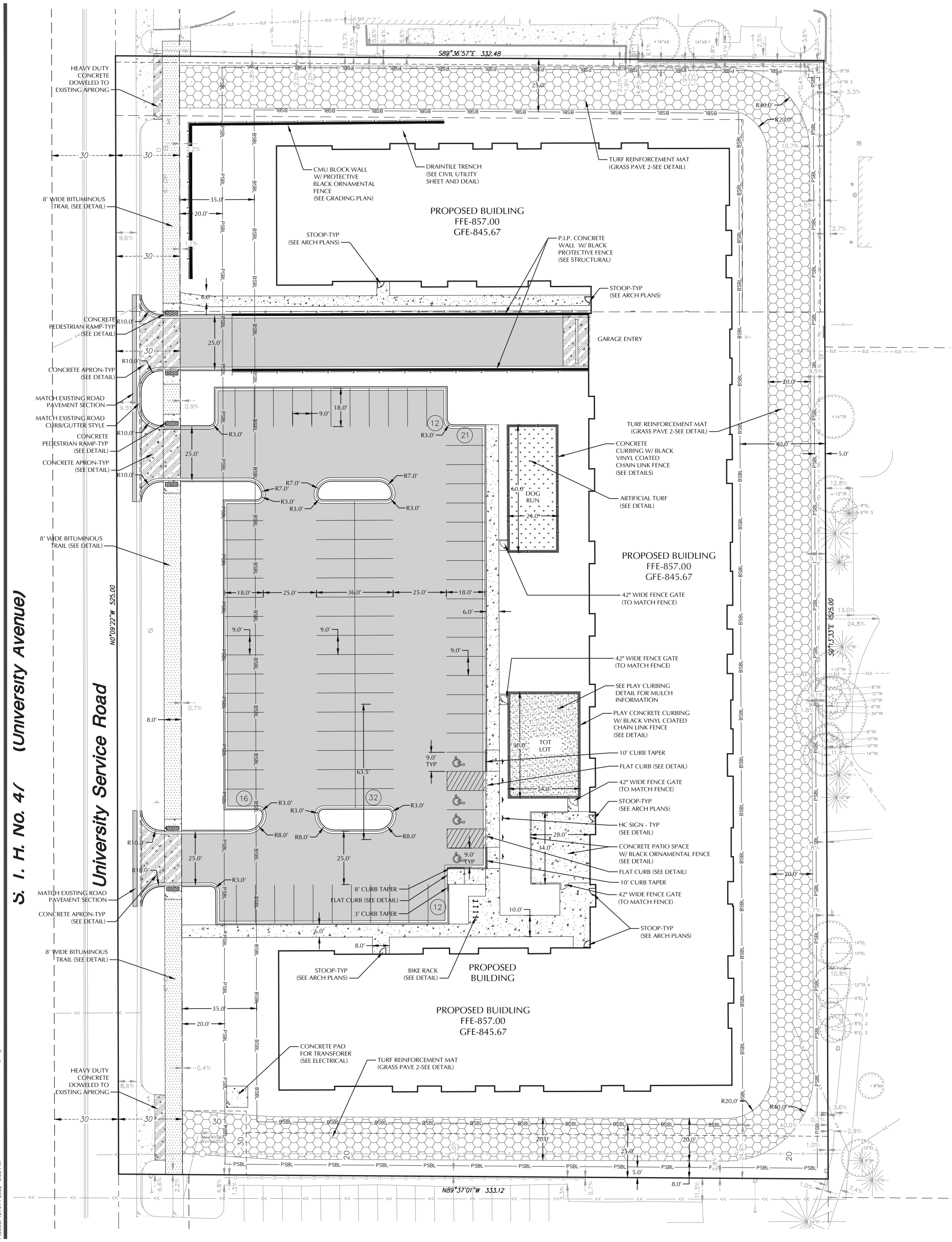
kaas wilson architects

SITE PLAN

Roers-6257 University Apartments

2.0

6257 University Ave NE, Fridley, MN 55432 12/15/22 22046



LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
DT	DRAINTILE	DT
	SANITARY SEWER	
FM	FORCEMAIN	FM
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

PAVEMENT LEGEND

DENOTES BITUMINOUS PAVEMENT

DENOTES CONCRETE PAVEMENT

DENOTES HEAVY DUTY CONCRETE PAVEMENT

SITE DATA

CURRENT ZONING: S2 REDEVELOPMENT DISTRICT
PROPOSED ZONING: PUD PLANNED UNIT DEVELOPMENT

PROPERTY AREA: 158,961 SF (3.65 ACRES)
EXISTING IMPERVIOUS AREA: 138,357 AC. (87.0%)
PROPOSED IMPERVIOUS AREA: 89,270 AC. (56.2%)

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS. SEE ARCHITECTURAL ALTERNATE #10 FOR SITE CONCRETE SEAL COATING.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' WITH A 24' WIDE TWO WAY DRIVE OR 9'X18' WITH CURB OVERHANG
6. ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
7. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
8. SEE SITE LIGHTING PLAN SL-1 FOR SITE LIGHTING AND STRUCTURAL 10/S301 FOR LIGHT POLE BASES.
9. ALL SIGN POSTS TO BE 2" x 2" SQUARE POSTS PAINTED DARK GREY OR GALVANIZED.
10. THE GAP BETWEEN THE SIDEWALK AND CONCRETE CURB (B612 OR FLUSH CURB) TO BE A MAXIMUM OF ¼" WITH TYPICAL PRE-MOLDED EXPANSION JOINT MATERIAL - NO PLASTIC INSETS.
11. ALL DRIVE LANES TO BE HEAVY-DUTY BITUMINOUS PAVEMENT AND PARKING STALLS TO BE STANDARD DUTY BITUMINOUS. SEE DETAIL ON C8-2.

OFF-STREET PARKING CALCULATIONS

GARAGE STALLS =	124 STALLS
GARAGE HANDICAP STALLS =	9 STALLS
OUTDOOR STANDARD STALLS =	89 STALLS
OUTDOOR HANDICAP STALLS =	4 STALLS
TOTAL STALLS =	226 STALLS

ACCESSIBLE PARKING

PROPOSED ABOVE GROUND ACCESSIBLE SURFACE PARKING: 4 STALLS

REQUIRED ACCESSIBLE PARKING: 4 STALLS**

***REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 76 TO 100 STALLS*

N

0 20 40
SCALE IN FEET

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

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FRIDLEY MULTI-FAMILY DEVELOPMENT

FRIDLEY, MN

ROERS COMPANIES
110 Cheshire Lane, Suite 120
Minnetonka, MN 55305

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

SUBMITTAL/REVISIONS

09/12/22	PRELIMINARY PRICING
09/16/22	CITY SUBMITTAL
11/09/22	CITY SUBMITTAL

DRAFT

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

PJ Disch - PE
License No. 49933
Date -

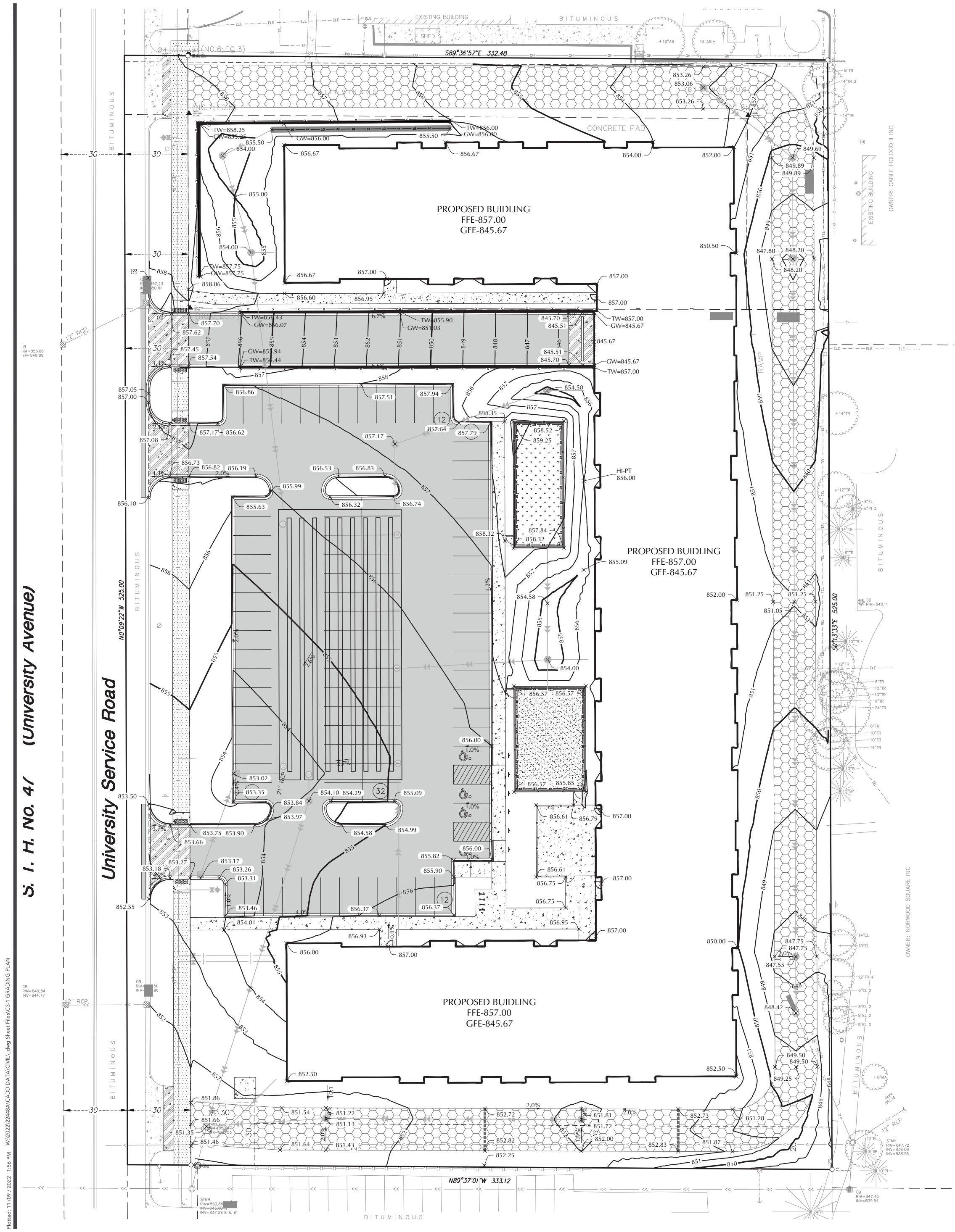
QUALITY CONTROL

Loucks Project No.	22448A
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	11/09/22

SHEET INDEX

SITE PLAN

C2-1



LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

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GRADING & DRAINAGE NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
4. FOR SITE RETAINING WALLS "TW" EQUALS TOP OF WALL AND "GW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
5. REFER TO THE GEOTECHNICAL REPORT (REPORT NO. 012738-000), DATED OCTOBER 10, 2018, AS PREPARED BY WSB FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
6. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WITH THE CITY OF ROCHESTER.
7. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
8. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
9. DUST MUST BE ADEQUATELY CONTROLLED.
10. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
11. SEE UTILITY PLANS FOR WATER, STORM, AND SANITARY SEWER INFORMATION.
12. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.

ELEVATION NOTES

857.00 = ARCHITECTURAL 100' 0" (VERIFY WITH ARCHITECTURAL)

CADD QUALIFICATION

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Gopher State One Call

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TOLL FREE: 1-800-252-1166

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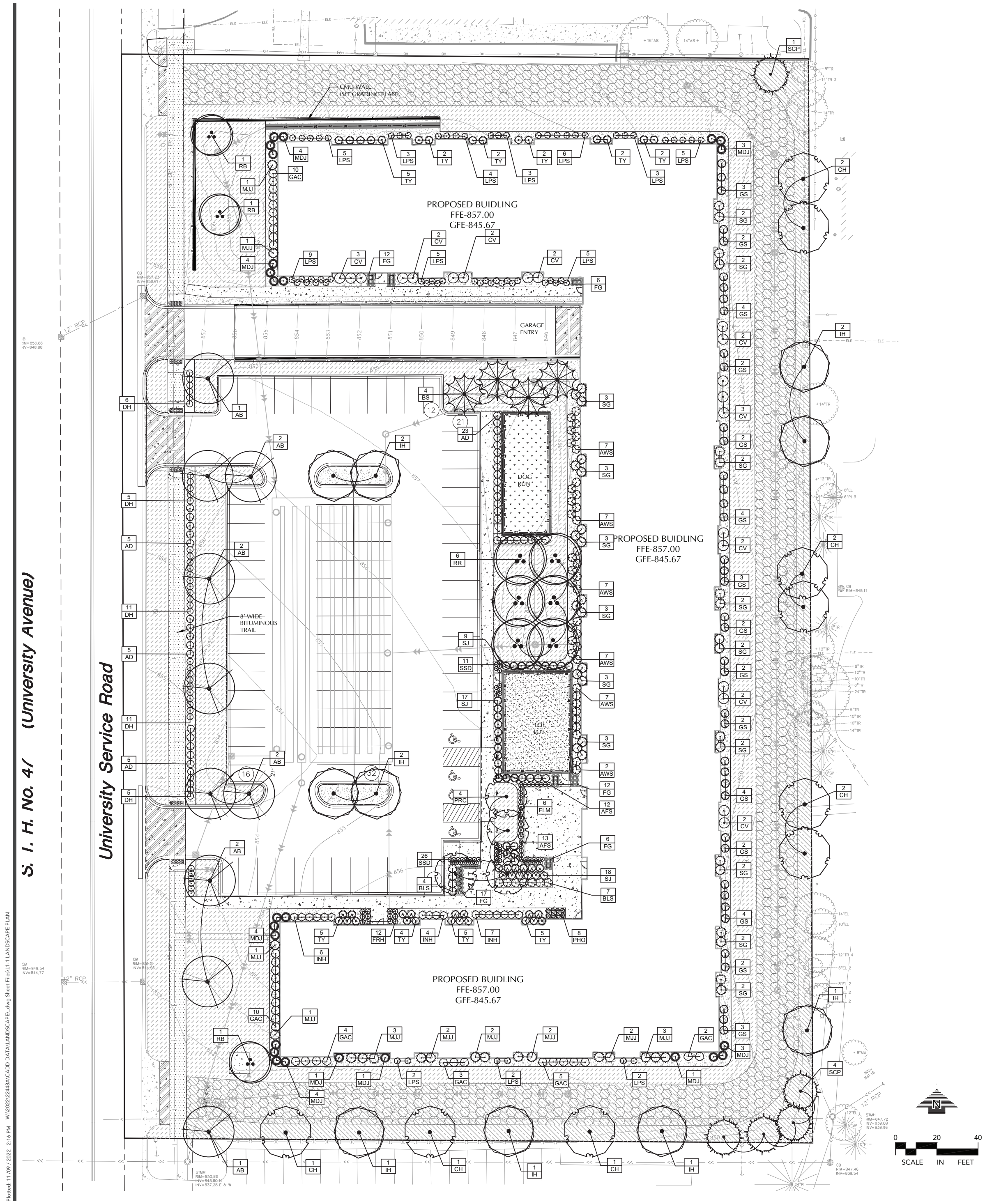
N

0 20 40

SCALE IN FEET

GRADING PLAN

C3-1



PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
AB	10	AUTUMN BLAZE MAPLE	Acer freemanii `Autumn Blaze`	B & B	2.5"Cal
CH	9	COMMON HACKBERRY	Celtis occidentalis	B & B	2.5"Cal
IH	11	IMPERIAL HONEYLOCUST	Gleditsia triacanthos `Impcole` TM	B & B	2.5"Cal
RR	6	RENAISSANCE REFLECTION BIRCH	Betula papyrifera `Renaissance Reflection`	B & B	10` HGT.
RB	3	RIVER BIRCH CLUMP	Betula nigra	B & B	10` HGT.
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
BS	4	BLACK HILLS SPRUCE FULL FORM	Picea glauca `Densata`	B & B	6` HGT
SCP	5	SCOTCH PINE FULL FORM	Pinus sylvestris	B & B	6` HGT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
PRC	4	PRAIRIE ROSE CRABAPPLE	Malus x `Prairie Rose`	B & B	1.5"Cal
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE
AWS	37	ANTHONY WATERER SPIREA	Spirea x bumalda `Anthony Waterer`	5 gal	24" HGT
AD	38	ARCTIC FIRE DOGWOOD	Cornus sericea `Artic Fire`	5 gal	24" HGT
BLS	12	BIRCH-LEAF SPIREA	Spirea x betulifolia `Tor`	5 gal	24" HGT
CV	20	COMPACT AMERICAN VIBURNUM	Viburnum trilobum `Bailey Compact`	5 gal	24" HGT
DH	43	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	5 gal	18" HGT
GS	46	GOLDFLAME SPIREA	Spirea x bumalda `Goldflame`	5 gal	24" HGT
GAC	35	GREEN MOUND ALPINE CURRANT	Ribes alpinum `Green Mound`	5 gal	24" HGT
INH	20	INCREDIBALL HYDRANGEA	Hydrangea arborescens `Incrediball`	5 gal	24" HGT
LPS	63	LITTLE PRINCESS SPIREA	Spirea japonica `Little Princess`	5 gal	24" HGT
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE
FG	53	FEATHER REED GRASS	Calamagrostis x acutiflora `Karl Foerster`	1 gal	
FLM	6	FLAME MISCANTHUS	Miscanthus sinensis `Purpurascens`	1 gal	
CONIFEROUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE
MDJ	25	MEDORA JUNIPER FULL FORM	Juniperus scopulorum `Medora`	15 gal	4` HGT
MJJ	21	MINT JULEP JUNIPER	Juniperus chinensis `Monlep`	5 gal	18" SPRD
SJ	44	SCANDIA JUNIPER	Juniperus sabina `Scandia`	5 gal	
SG	36	SEA GREEN JUNIPER	Juniperus chinensis `Sea Green`	5 gal	18" SPRD
TY	37	TAUNTON YEW	Taxus x media `Taunton`	5 gal	18" SPRD
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE
AFS	27	AUTUMN FIRE SEDUM	Sedum x `Autumn Fire`	1 gal	
FRH	12	FRANCEE HOSTA	Hosta `Francee`	1 gal	
PHO	8	PATRIOT HOSTA	Hosta x `Patriot`	1 gal	
SSD	37	STELLA SUPREME DAYLILY	Hemerocallis x `Stella Supreme`	1 gal	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	
	SM 1	12,979 sf	STONE MULCH CRUSHED GRAY ROCK 1"-3" DIA. WITH 3" DEPTH		
	SEED	27,555 sf	TURF SEED MNDOT COMMERCIAL TURF SEED MIX 25-131 OVER GRASSPAVE GRID		
	SOD	28,673 sf	TURF SOD		

LANDSCAPE REQUIREMENTS:

TREE REQUIREMENTS:	
(1) TREE/1,000 BUILDING FLOOR AREA = (52,000 SF / 1,000) = (1) TREE PER (15) SURFACE PARKING STALLS = (122/15)=8.13 LESS CREDIT FOR (5) EXISTING TREES TO REMAIN	52 TREES 8 TREES -10 TREES
TOTAL TREE REQUIREMENTS	50 TREES
PROPOSED TREES 39 OVERSTORY 9 CONIFEROUS 4 ORNAMENTAL (EQUAL TO 2 OVERSTORY)	50 TREES
SHRUB REQUIREMENTS:	
(1) SHRUB/300 BUILDING FLOOR AREA = (52,000 / 300) =	173 SHRUBS
PROPOSED SHRUBS (DOES NOT INCLUDE PERENNIALS)	477 SHRUBS

GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. CONTRACTOR SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES. CONTRACTOR TO PROVIDE THE NECESSARY PROTECTION FOR THE UTILITIES BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS. CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY CONCERNS PRIOR TO INSTALLATION OF PLANTINGS.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

IRRIGATION NOTES:

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING/SOD/SEED HAS BEEN ESTABLISHED.

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Douglas D. Loken - LA
License No. 45591
Date -

QUALITY CONTROL

Loucks Project No. 22448A
Project Lead PJD
Drawn By DDL
Checked By DDL
Review Date 11/09/22

LANDSCAPE PLAN

L1-1

kaas wilson architects

CONCEPTUAL PERSPECTIVE - SOUTH WEST VIEW

Roers-6257 University Apartments

6.1

6257 University Ave NE, Fridley, MN 55432 06/07/22 22046

kaas wilson architects

CONCEPTUAL PERSPECTIVE - ENTRY CORNER

Roers-6257 University Apartments

6.2

6257 University Ave NE, Fridley, MN 55432 06/07/22 22046

AGENDA REPORT

Meeting Date: January 5, 2023 **Meeting Type:** Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Update on Housing Programs

Background

On a monthly basis, staff will provide updates from CEE on the past month's activity for the Authority's loan programs, remodeling advisor visits and Home Energy Squad Visits.

Attachments and Other Resources

- Chart of Loans Issued and Remodeling Advisor Visits

Fridley Loan Summary Report

Activity for Period 11/16/2022 - 12/15/2022

Item 6.

Center for Energy and Environment

Application packets requested/mailed:	This period:	0	Year-to-Date:	7
Residential Advisor Visits:	This period:	0	Year-to-Date:	37
Loans currently in process for residents in your City/Neighborhood:		39		

Closed Loans	This period:		Year-to-Date:	
Fridley		Units		Units
		0		0
Closed End	148,934.00	3	1,084,114.18	38
Down Payment Assistance	0.00	0	25,000.00	5
Last Resort	0.00	0	0.00	0
Last Resort Emergency Deferred	0.00	0	0.00	0
Mobile Home Closed End	0.00	0	7,000.00	1
Multi Family Exterior Closed End	0.00	0	17,847.00	1
Senior Deferred	0.00	0	197,665.00	13
Total	148,934.00	3	1,331,626.18	58

Leveraged Funds	This period:	Units	Year-to-Date:	Units
MHFA FUF	0.00	0	243,045.00	8
Total	0.00	0	243,045.00	8

Types of Improvements Financed YTD	# of Projects	% of Total
Air Conditioning	1	0.96
Bathrooms	8	7.69
Deck	5	4.81
Down Payment Assistance	4	3.85
Driveways	7	6.73
Electrical	3	2.88
Fence	6	5.77
Flooring/Carpet/Tile	2	1.92
Foundations/Basement	1	0.96
Garage	5	4.81
Heating System	1	0.96
Insulation	3	2.88
Interior Painting/Repairs	1	0.96
Kitchens	11	10.58
Landscaping	3	2.88
Lighting	1	0.96
Other Exterior Improvements	11	10.58
Other Interior Improvements	10	9.62
Patio	1	0.96
Plumbing	1	0.96
Roof	7	6.73
Sidewalks, Steps	2	1.92
Siding, Stucco, Exterior Paint	2	1.92
Solar-PV	3	2.88
Water Heater	1	0.96
Windows, Doors, Storm Windows, Storr	4	3.85

Types of Properties Financed YTD	#	% of Total
Commercial - Non-residential	1	[illegible]
Manufactured/Mobile Home	1	1.49
Single Family Residence	58	86.57
Townhouse	3	4.48
Two to Four Unit Property	4	5.97