



Planning Commission Meeting

April 19, 2023

7:00 PM

7071 University Avenue NE Fridley, MN 55432

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

- [1.](#) Approval of the January 4, 2023, Planning Commission Meeting Minutes

Public Hearing

- [2.](#) Public Hearing to Consider Plat Request, LS #23-01 for the City of Minneapolis
- [3.](#) Public Hearing for Comprehensive Plan Amendment, CPA #23-01 by the City to amend the Parks and Trails Chapter in the 2024 Comprehensive Plan and update the Future Land Use Map

Other Business

Adjournment

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs, or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact the City at (763) 572-3450.



AGENDA REPORT

Meeting Date: April 19, 2023

Meeting Type: Planning Commission

Submitted By: Julianne Beberg, Office Coordinator

Title

Approval of the January 4, 2023, Planning Commission Meeting Minutes

Background

Attached are the January 4, 2023, minutes from the meeting for the Commission's consideration

Financial Impact

None

Recommendation

Staff recommend the approval of the January 4, 2023, Planning Commission Meeting Minutes

Attachments and Other Resources

- January 4, 2023, Planning Commission Meeting Minutes

Vision Statement

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



Planning Commission

January 4, 2023

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Chair Hansen called the Planning Commission Meeting to order at 7:00 p.m.

Present

Pete Borman

Amy Dritz (arrived at 7:02 p.m.)

Mark Hansen

Mike Heuchert

Terry McClellan

Ross Meisner

Stacy Stromberg, Planning Manager

Scott Hickok, Community Development Director

Approval of Meeting Minutes

1. Approve November 16, 2022, Planning Commission Minutes

Motion by Commissioner Meisner to approve the minutes. Seconded by Commissioner McClellan.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously.

Public Hearing

2. To Consider a Comprehensive Plan Amendment, CPA #22-000001, by Roers Companies to Modify the Future Land Use Designation and Map from Commercial to Multi-Family for the Property at 6257 University Avenue N.E.
3. To Consider a Rezoning, ZOA #22-000001, by Roers Companies to Rezone the Property at 6257 University Avenue N.E. from C-3, General Shopping to S-2, Redevelopment District to Allow for the Construction of a Multi-Family Housing Project
4. To Consider a Plat, PS #22-000003 by Roers Companies to Replat the Property at 6257 University Avenue N.E. to Redevelop the Property for a Multi-Family Housing Project

Stacy Stromberg, Planning Manager, explained that the three public hearings are related to one case. She stated that she will provide one presentation and the public hearings will be opened and closed individually with individual recommendations.

Commissioner Dritz arrived.

Motion by Commissioner Meisner to open the public hearing to consider a Comprehensive Plan Amendment. Seconded by Commissioner Borman.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was opened at 7:02 p.m.

Motion by Commissioner Meisner to open the public hearing to consider a Rezoning Request. Seconded by Commissioner McClellan.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was opened at 7:02 p.m.

Motion by Commissioner Meisner to open the public hearing to consider a plat. Seconded by Commissioner McClellan.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was opened at 7:03 p.m.

Ms. Stromberg presented a request for a Comprehensive Plan Amendment, a Rezoning, and a Plat which would allow for redevelopment on the Moon Plaza located at 6257 University Avenue. She stated that Comprehensive Plan Amendment would propose to change the land use designation from Commercial to Multi-Family; the rezoning would propose to change the zoning from C-3, General Shopping to S-2, Redevelopment District; and the plat would create one new lot. She reviewed the history of the Moon Plaza including different users and noting that the property has been a topic of criticism for many years. She reviewed details on the proposed project which would create 169 units of affordable housing with a mix of one-, two- and three-bedroom units. She provided more details on the Comprehensive Plan analysis, rezoning analysis, and plat analysis. She provided a summary of the proposed site plan and also reviewed details of the housing study, traffic study, and recommended stipulations for each request as recommended by staff.

The Commission asked and received confirmation that parking would be allowed on the frontage road. The Commission asked for additional details on parking allocations.

Andy Bollig, Roers Companies, replied that underground parking stalls are rented first come first serve meaning that the last two units would be allocated surfacing parking. He provided more details on parking allocations and the different methods that could be used. He noted that because this is affordable housing, they generally see less roommate scenarios in multiple bedroom units. He provided additional details on the income limits and general management of the facility.

The Commission asked for details on whether there have been issues with parking at other multi-family buildings. Ms. Stromberg replied that there have not been any issues with parking for buildings with similar parking ratios. She noted one building that had issues because of phased construction but has not had issues upon being fully built out.

Mr. Bollig explained how the affordable housing works and noted that this would not be Section 8 and all renters would be paying their own rent.

The Commission asked for details on the encouragement for electric charging. There was also inquiry as to whether solar energy has been considered. The Commission also asked for an update on the commercial location at another Roers multi-family building in Fridley. Mr. Bollig replied that they do install conduit in multiple locations for electrical vehicle charging in the underground areas and could investigate adding a location on the surface lot. He stated that they will explore all solar options with Xcel Energy.

Shane LaFave, Roers Companies, replied that they have the commercial pad available and continue to actively market that site for many different options but there has not been much activity or interest. He hoped that as they get further out from covid they would be able to find a complimentary use to a residential building such as a restaurant, daycare, or fitness use.

The Commission asked the current occupancy of Moon Plaza and whether anything was learned through the previous development with Roers for this type of development and whether this would compete with that building. Ms. Stromberg replied that the Moon Plaza building is fully occupied at this time. Mr. Hickok replied that it was a very good experience that resulted in a very good building. He stated that the market was very much matched with the availability of units. Mr. Bollig replied that existing project rented much more quickly than anticipated and they still receive interest, therefore they could refer those interested parties to this project.

The Commission noted that many old commercial properties have been converted to residential in recent years and asked if that could impact the small businesses in the community. Mr. Hickok commented that direct access to University is important for commercial/retail users and as that direct access has been removed, that interest has changed. He believed that the changes occurring better match what a land use plan would look like with that changed access, creating better commercial nodes that match the market.

The Commission asked for details on screening. Ms. Stromberg provided details on the different screening proposed through landscaping. She noted that they are not requiring fencing, nor is the applicant proposing fencing.

The Commission asked for details on the City's plan for mixed use development, especially with more high-density housing continuing to be constructed. Mr. Stromberg replied that certain areas are guided for mixed use, but the timing is not great for commercial users. Mr. Hickok commented that

they are focusing on multi-modal transportation and planning. He stated that while they plan for retail, they do not want to plan for retail that will not come and end up with vacant space.

The Commission asked for details on the building orientation. Mr. Bollig commented that they did look at different orientations and in cooperation with staff they support this orientation. Mr. Hickok provided more details noting that this provides more architectural interest along the corridor.

The Commission also asked for details on tax impact in changing commercial to residential. Mr. Hickok commented that this would take a tired and diminishing value commercial building, perhaps valued around \$1,000,000 and creates a much more vibrant development with a building cost of between \$30,000,000 and \$50,000,000 which is incredible for the tax base. He noted that this would also bring students to the school district and would be a positive change for the tax base.

Mr. Bollig thanked staff noting that this has been a great cooperative process and they are excited to bring another great project to Fridley.

There were no comments from the public.

Motion by Commissioner Borman to close the public hearing for consideration of a Comprehensive Plan Amendment. Seconded by Commissioner McClellan.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was closed at 8:03 p.m.

Motion by Commissioner Borman to close the public hearing for consideration of a rezoning. Seconded by Commissioner McClellan.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was closed at 8:03 p.m.

Motion by Commissioner Borman to close the public hearing for consideration of a plat. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was closed at 8:04 p.m.

The Commission thanked the applicant for considering another project as they believe it would be an asset to the community. The Commission agreed that this transition from commercial to residential would be a benefit to the community and this location. The question was asked as to whether there is a sense of what the commercial businesses will do. Ms. Stromberg replied that staff was not aware and noted that would be between the property owner and its tenants. Mr. LaFave noted that all conversations and processes with the commercial tenants at Moon Plaza is following

the lease stipulations. He noted that ideally, they would like to break ground in late spring or early summer.

The Commission stated that perhaps there is a stipulation that parking on the frontage road could be restricted, should that become a problem. Another member of the Commission suggested removing that section of the frontage road to create additional greenspace and parking. Mr. Hickok confirmed that staff has had those conversations and has removed frontage roads in other areas when appropriate. He noted that other businesses may oppose closing the frontage road at this time.

Motion by Commissioner McClellan recommending approval of CPA #22-000001. Seconded by Commissioner Borman.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously.

Motion by Commissioner McClellan recommending approval of the rezoning request for ZOA #22-000001 with the stipulations recommended by staff. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously.

Motion by Commissioner McClellan recommending approval of the plat #22-000003. Seconded by Commissioner Borman.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously.

It was noted that this item will move forward to the City Council for consideration on January 9, 2023.

Other Business

5. Election of Vice Chair

Ms. Stromberg noted that Commissioner Evanson previously served as Vice Chair but has since been elected to the City Council and therefore a new Vice Chair would need to be elected. Commissioner McClellan volunteered to serve as Vice Chair.

Motion by Commissioner Meisner to elect Commissioner McClellan as Vice Chair. Seconded by Commissioner Dritz.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously.

Ms. Stromberg noted that because this special meeting was held, the regular January meeting has been canceled. She provided an update on recent cases that the Planning Commission has provided a recommendation on and noted an upcoming commission training session.

Adjournment

Motion by Commissioner Meisner to adjourn the meeting. Seconded by Commissioner McClellan.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the meeting adjourned at 8:26 p.m.

Respectfully submitted,
Amanda Staple, Recording Secretary



LAND USE APPLICATION SUMMARY

Item: LS #23-01

Meeting Date: April 19, 2023

Applicant:

Stonebrooke Engineering
12279 Nicollet Avenue
Burnsville, MN 55337

Requested Action:

Public Hearing to Consider Plat Request, LS #23-01 for the City of Minneapolis

Location:

4300 Marshall Street N.E.

Existing Zoning:

P, Public

Size:

137.55 acres after replat

Existing Land Use:

Mpls Waterworks Facility and Emergency Operations Training Facility

Surrounding Land Use & Zoning:

N: Riverfront Park & P
E: East River Road & ROW
S: City of Minneapolis
W: Mississippi River

Comprehensive Plan Conformance:

Future Land Use Map designates this property as Utility.

Building and Zoning History:

Auditor's Subdivision No. 155 filed in 1939. Several permits have been issued over the years for both the Waterworks and Emergency Operations facilities.

Legal Description of Property:

See attached preliminary plat.

Public Utilities:

Property is served by its own utilities.

Transportation:

The property is accessed from East River Road and 37th Avenue.

Physical Characteristics:

Buildings that service the waterworks and emergency management operations for the City of Minneapolis. Open space and water reservoirs.

Summary of Request:

Stonebrooke Engineering, on behalf of the City of Minneapolis is requesting to replat the property generally located at 4300 Marshall Street.

Staff Recommendation:

City staff recommends approval of the replat request.

City Council Action/60 Day Action Date:

City Council – May 8, 2023

60 Day Date – May 15, 2023

Staff Report Prepared by Stacy Stromberg

Written Report –

The Request

Stongebrooke Engineering, on behalf of the City of Minneapolis is requesting to replat the property generally located at 4300 Marshall Street. The reason for the replat is create one new lot that will better define the property lines for the Minneapolis Waterworks facility and the Minneapolis Emergency Operations Training Facility.

Analysis

The City of Minneapolis has utilized the subject property along the Mississippi River, north of 37th Avenue for their Waterworks facility since the 1920's. The 150-acre property itself is made up of several different parcels and un-used alleys and public right-of-ways. The petitioner on behalf of the City of Minneapolis would like to replat the property to create a single lot, that will be 137.55 acres in size. There will also be 11.85 acres dedicated to the East River Road right-of-way.

In addition to the replat, a request to vacate those un-used alleys and public right-of-ways, has been submitted and will be reviewed by the City Council on May 8, 2023.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for Plat Request, LS #23-01.

Staff recommends the Planning Commission make a recommendation of approval to the City Council.



Attachments

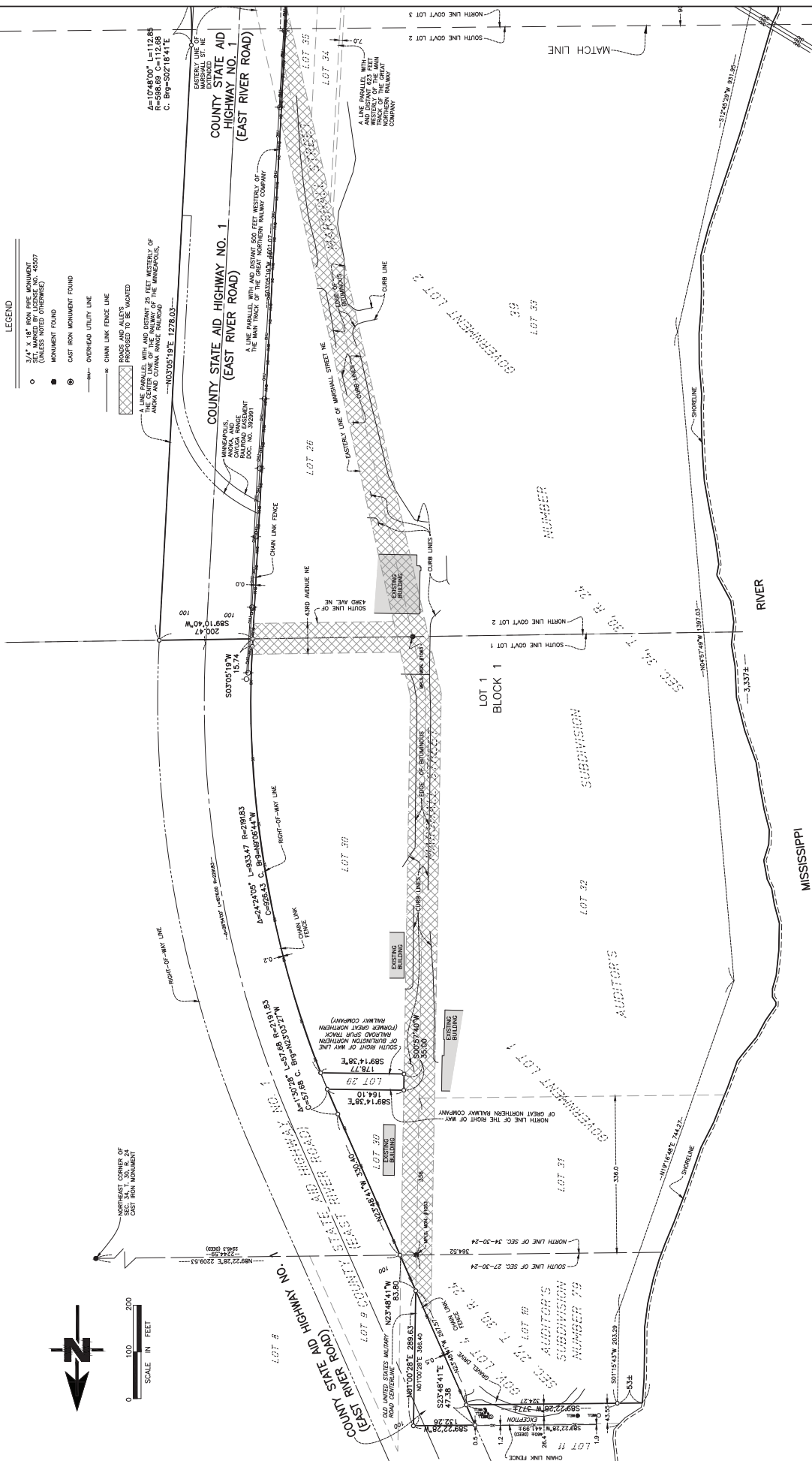
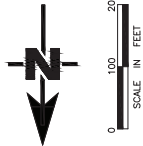
1. Preliminary Plat
2. Public Hearing Notice and Mailing Labels to Properties within 350 ft.

WATER PLANT ADDITION PRELIMINARY PLAT

Fridley, MN

C.R. DOC. NO.

- LEGEND**
- 3/4" x 1/4" IRON PIPE MONUMENT
(UNLESS NOTED OTHERWISE)
 - MONUMENT FOUND
 - CAST IRON MONUMENT FOUND
 - CHAINED UTILITY LINE
 - ROADS AND ALLEYS
PROPOSED TO BE VACATED
 - A LINE PARALLEL WITH AND DISTANT 24 FEET WESTERLY OF
AND AN OCEAN WIDE RAILWAY OF THE MANNEVILLE
AND AN OCEAN WIDE RAILWAY

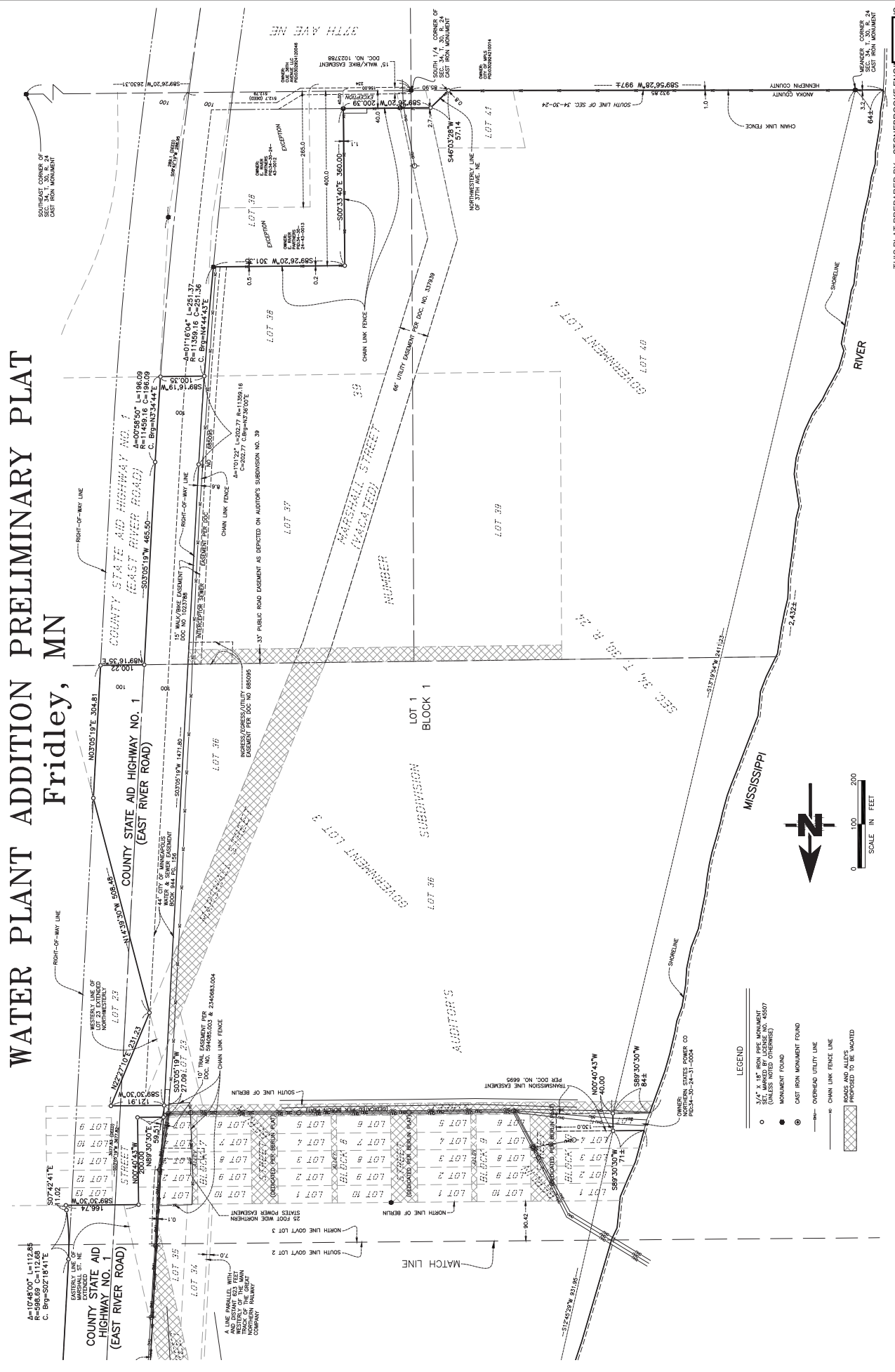


Item 2.

THIS PLAT PREPARED BY STONEBROOKE ENGINEERS

WATER PLANT ADDITION PRELIMINARY PLAT

Fridley, MN



Item 2.



PUBLIC NOTICE

City of Fridley Planning Commission Notice of Public Hearing to Consider a Plat by Stonebrooke Engineering, Inc., on behalf of the City of Minneapolis

Notice is hereby given that the Planning Commission of the City of Fridley will hold a public hearing on April 19, 2023, at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

The public hearing will consider a Plat, LS #23-01 by Stonebrooke Engineering, Inc., on behalf of the City of Minneapolis to replat the property at 4300 Marshall Street NE to create one new lot that will better define the boundary of the Minneapolis Waterwork property, the legal description is on file and available at Fridley Civic Campus.

Any person desiring to be heard shall be given an opportunity at the above stated time and place. Or, comments may be submitted before the meeting to stacy.stromberg@fridleymn.gov or 763-572-3595. Publication date(s): April 7, 2023

The City Council will consider this item on May 8, 2023.



Fridley Civic Campus

7071 University Ave N.E. Fridley, MN 55432
763-571-3450 | FAX: 763-571-1287 | FridleyMN.gov

PUBLIC HEARING NOTICE

To: Property Owners and Residents within 350 feet of 4300 Marshall Street NE

Applicant: Stonebrooke Engineering, Inc., on behalf of the City of Minneapolis

Request: Plat, LS 23-01, to replat the property at 4300 Marshall Street NE to create one new lot that will better define the boundary of the Minneapolis Waterwork property, the legal description is on file and available at Fridley Civic Campus.

Date of Hearings: Planning Commission Meeting, Wednesday, April 19, 2023 at 7:00 p.m.
The Planning Commission meeting is televised live the night of the meeting on Channel 17.

Location of Planning Commission Hearing: Meeting will be held in person at Fridley Civic Campus located at 7071 University Avenue NE.

How to Participate: 1. You may attend the public hearing in person and testify.
2. You may submit a letter in advance of the meeting to Stacy Stromberg, Planning Manager at the address above or by email at stacy.stromberg@fridleymn.gov

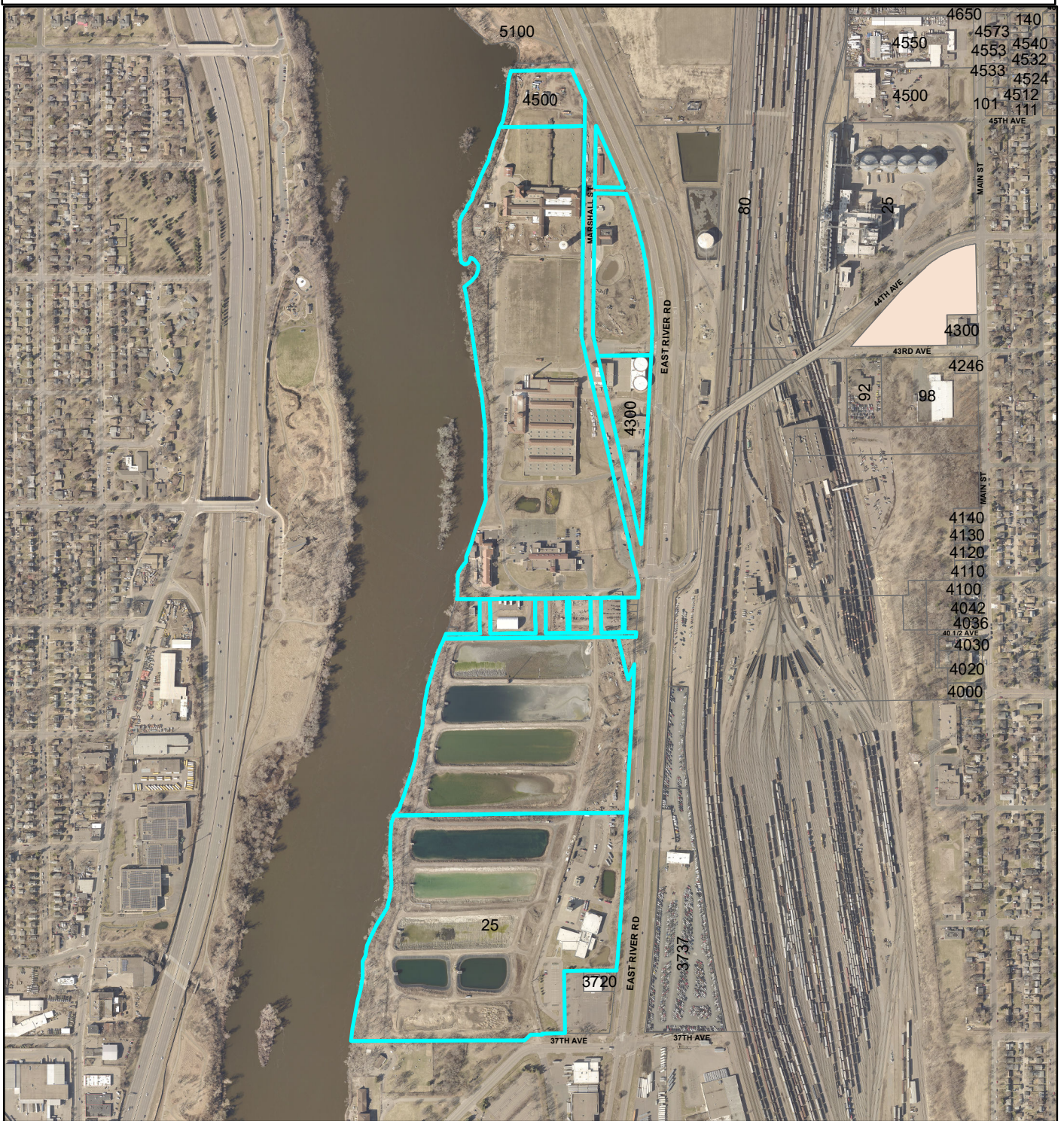
Questions: Call or Email Stacy Stromberg, Planning Manager at 763-572-3595 or stacy.stromberg@fridleymn.gov

Mailing date: April 7, 2023 Publication date: April 7, 2023

**If you require auxiliary aids or services to participate to communicate in the meeting, please contact Roberta Collins at 763-572-3500 or roberta.collins@fridleymn.gov no later than April 12, 2023, for the Planning Commission meeting and May 1, 2023, for City Council meeting. The TDD # is: 763-572-3534.*



Community Development Department Public Hearing Notice



SOURCES

Fridley Engineering and Planning
Fridley GIS
Anoka County GIS

Map Date: April 5, 2023

Plat, LS #23-01

Petitioner: Stonebrooke Engineering on behalf
of the City of Minneapolis

Address: 4300 Marshall Street N.E.



LABELS FOR
Current Resident

Current Resident
FRIDLEY MN 55421

Current Resident
80 44TH AVE NE
FRIDLEY MN 55421

Item 2.

Current Resident
5100 EAST RIVER RD NE
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
3720 EAST RIVER RD NE
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
3737 EAST RIVER RD NE
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
4300 MARSHALL ST NE
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
25 37TH AVE NE
FRIDLEY MN 55421

Current Resident
4500 MARSHALL ST NE
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

LABELS FOR
Parcel Owner

BAE SYSTEMS LAND AND ARMAMENTS L P
4800 EAST RIVER RD
FRIDLEY MN 55421

E RIVERS PARTNERS LLC
1335 PIERCE BUTLER ROUTE
ST PAUL MN 55104

Item 2.

ANOKA COUNTY
ATTN PARKS DEPT
ANOKA MN 55303

MINNEAPOLIS CITY OF
350 S 5TH ST STE 325M
MINNEAPOLIS MN 55415

E RIVERS PARTNERS LLC
1335 PIERCE BUTLER ROUTE
ST PAUL MN 55104

MINNEAPOLIS CITY OF
350 2 5TH STREET
MINNEAPOLIS MN 55415

MINNEAPOLIS CITY OF
350 S 5TH STREET
MINNEAPOLIS MN 55415

COPART OF CONNECTICUT INC
14185 DALLAS PKWY STE 300
DALLAS TX 75254

MINNEAPOLIS CITY OF
4300 MARSHALL ST NE
MINNEAPOLIS MN 55421

MINNEAPOLIS CITY OF
309 2ND AVE S RM 200
MINNEAPOLIS MN 55401

ANOKA COUNTY
ATTN PARKS DEPT
ANOKA MN 55303

MINNEAPOLIS CITY OF
4300 MARSHALL ST NE
MINNEAPOLIS MN 55421

MINNEAPOLIS CITY OF
PO BOX 211208
EAGAN MN 55121

MINNEAPOLIS CITY OF
350 S 5TH ST
MINNEAPOLIS MN 55415

CITY OF MPLS
DEPT OF PUBLIC WORKS
MPLS MN 55415

NORTHERN STATES POWER CO
ATTN TAX DEPT
MINNEAPOLIS MN 55401

MINNEAPOLIS CITY OF
350 S 5TH STREET
MINNEAPOLIS MN 55415

MINNEAPOLIS CITY OF
350 S 5TH STREET
MINNEAPOLIS MN 55415

COPART OF CONNECTICUT INC
14185 DALLAS PKWY STE 300
DALLAS TX 75254

MINNEAPOLIS CITY OF
350 SOUTH 5TH ST RM 203
MINNEAPOLIS MN 55415

MINNEAPOLIS CITY OF
350 S 5TH ST
MINNEAPOLIS MN 55415

MINNEAPOLIS CITY OF
PO BOX 211208
EAGAN MN 55121

MINNEAPOLIS CITY OF
4300 MARSHALL ST NE
MINNEAPOLIS MN 55421

BURLINGTON NORTHERN INC
PROPERTY TAX DEPT
FORT WORTH TX 76161

01 03-029-24 12 0045
RESIDENT
3641 MARSHALL ST N E
MINNEAPOLIS MN 55418

01 03-029-24 12 0046
RESIDENT
36 37TH AVE N E
MINNEAPOLIS MN 55421

01 03-029-24 21 0014
RESIDENT
3701 ST ANTHONY PKWY
MINNEAPOLIS MN 55418

01 03-029-24 21 0025
RESIDENT
3660 TECHNOLOGY DR
MINNEAPOLIS MN 55418

01 03-029-24 12 0045
CUE 36TH AVENUE LLC
3501 MARSHALL ST NE
MINNEAPOLIS MN 55418

01 03-029-24 12 0046
CUE 36TH AVENUE LLC
C/O CUE PROPERTIES LLC
PO BOX 581698
MINNEAPOLIS MN 55458

01 03-029-24 21 0014
CITY OF MINNEAPOLIS
PUBLIC WORKS RIGHT OF WAY
309 2ND AVE S # 201
MINNEAPOLIS MN 55401

01 03-029-24 21 0025
3660 TECHNOLOGY DRIVE LLC
3660 TECHNOLOGY DR
MINNEAPOLIS MN 55418



AGENDA REPORT

Meeting Date: April 19, 2023

Meeting Type: Planning Commission

Submitted By: Scott Hickok, Community Development Director
Stacy Stromberg, Planning Manager
Nancy Abts, Associate Planner

Title

Public Hearing for Comprehensive Plan Amendment, CPA #23-01 by the City to amend the Parks and Trails Chapter in the 2024 Comprehensive Plan and update the Future Land Use Map

Background

In 2022, the City Council approved a Park System Improvement Plan (PSIP) for park facilities owned and operated by the City of Fridley. The Council also authorized staff to begin implementing the plan. The proposed Comprehensive Plan (Comp Plan) amendments will update the Comp Plan in accordance with the PSIP.

Additionally in 2022, the City provided Anoka County with notice of termination of a Joint Powers Agreement (JPA) relating to parks traversed by the Rice Creek West Regional Trail. The JPA granted operational control of three parks—Locke Park, Plaza Park, and Locke Lake Park—to Anoka County. Control of the parks will return to the City of Fridley.

The proposed Comprehensive Plan Amendments will update the classifications of parks in the table of Existing Parks and Recreational Facilities (Figure 4.2) in accordance with the PSIP. It will also correct minor mapping and geoprocessing errors and omissions.

Finally, the amendment will acknowledge the city's ownership of the parcel located at 6101 University Avenue and the intent to develop this property as a public park/trail facility. The future land use guidance for this site will be changed from Commercial to P – Parks & Recreation. The parcel size is approximately 0.6 acres and was previously occupied by a Citgo gas station, before being forfeited due to unpaid taxes. Because of the way the property was acquired, it must be used for park/trail use.

Financial Impact

No financial impact.

Recommendation

Staff recommend the Commission hold a public hearing for Comprehensive Plan Amendment, CPA #23-01.

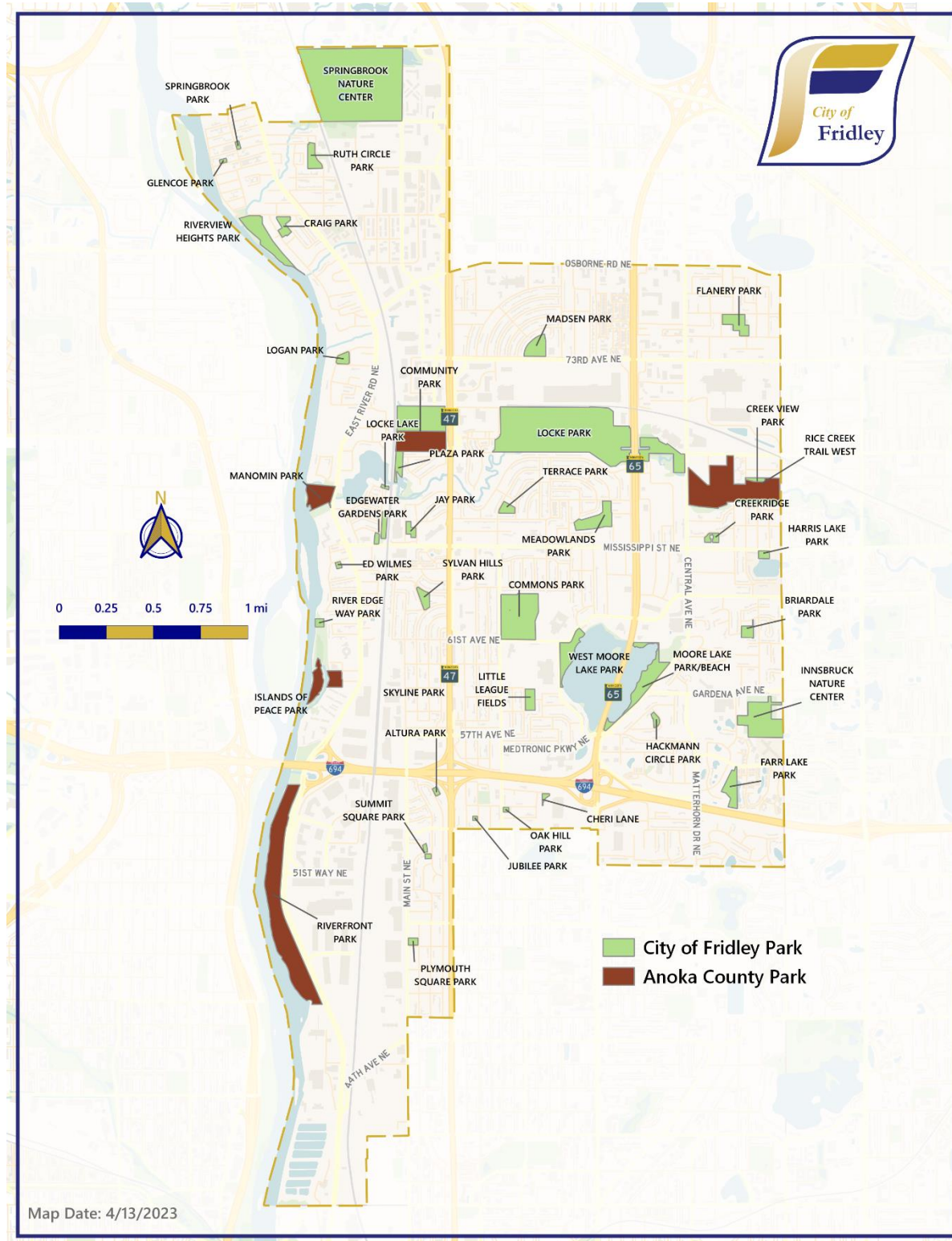
Staff then recommends approval of CPA #23-01.

The City Council is scheduled to review this item at their May 8, 2023, meeting.

Attachments and Other Resources

- Revised Figure 4.1: Existing City of Fridley Park System
- Revised Figure 4.2: Existing Parks and Recreational Facilities
- Revised Figure 4.5: Existing Trails by Jurisdiction
- Revised Table 1.3: Future Land Use Acreage
- Revised Figure 1.4: Future Land Use Map

Revised Figure 4.1: Existing City of Fridley Park System Map

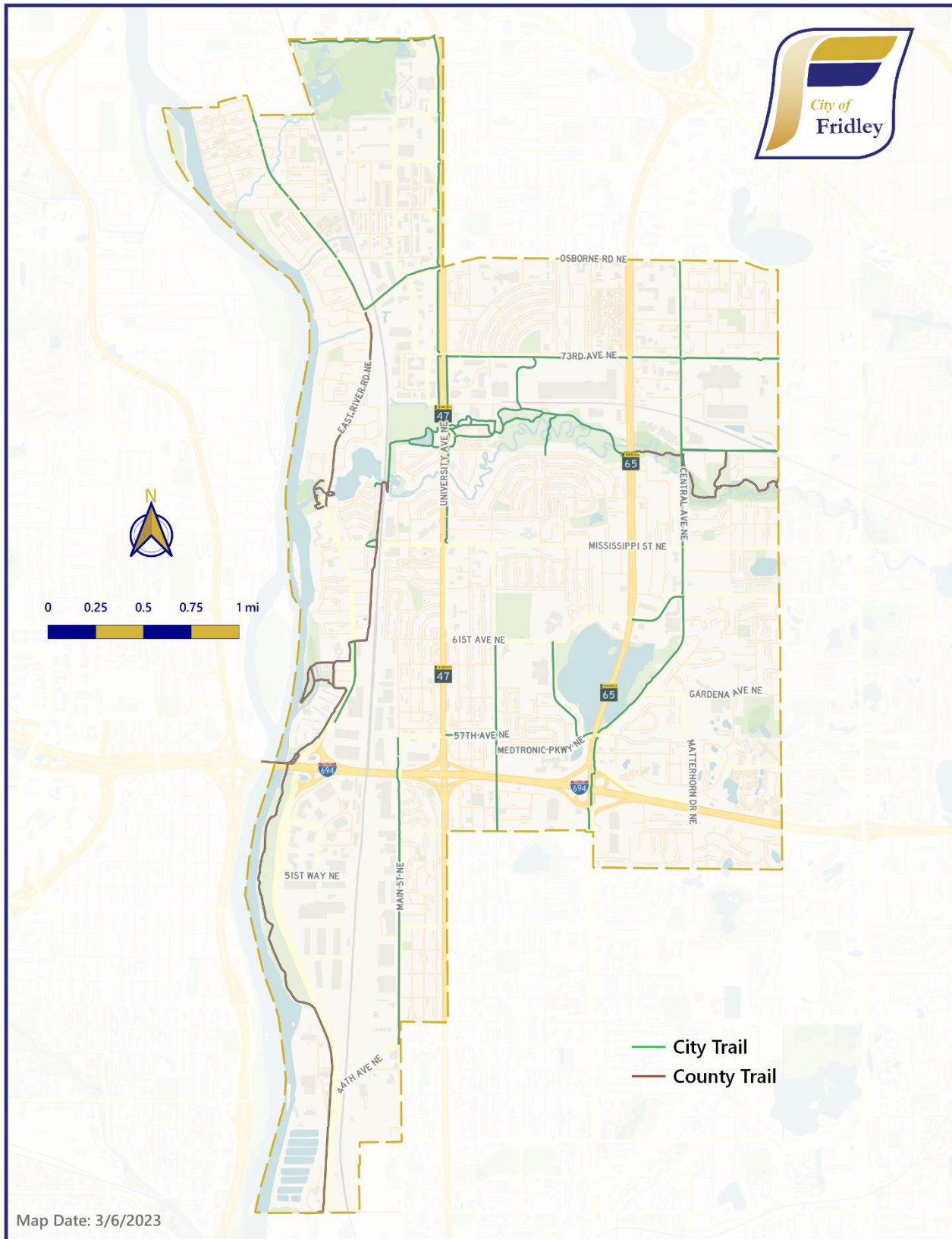


Revised Figure 4.2: Existing Parks and Recreational Facilities Inventory

Parks & Recreation Areas																	
	Classification	Previous Acres	Acres	Picnic Area	Picnic Shelter	Park Building	Playground Equip.	Walking/Biking Trail	Ball Diamonds	Basketball	Football Fields	Soccer Fields	Hockey Rinks	Skating Rinks	Sand Volleyball	Tennis Courts	Other
PARKS - CITY OF FRIDLEY																	
"The Parklet" / MMTH / Citgo Site, 6101 University	SU		0.6				◆										Transit Hub
Altura, 5445 Altura Road	Mini	0.7	0.7			◆			◆								
Briardale, 6171 Rice Creek Drive	N	2.8	2.6	◆	◆	◆	◆		◆							1-L	
Cheri Lane,	Mini		0.7														
City Plaza, 6431 University Avenue	SU	0.9	0.9	u													
Commons, 555 - 61st Avenue	C	23	27.3	◆	◆	◆		◆	◆	◆	◆	◆	◆	◆		2	Sliding Hill
Community, 7000 University Avenue	C	21	21.8	◆	◆	◆	◆	◆	◆		◆						
Craig, 410 - 79th Way	N	2.8	3.3	◆		◆		◆	◆							2-L	
Creekridge, 1380 Creek Park Lane	N	2.2	2.2	◆	◆	◆		◆	◆							1-L	
Creek View, 6801 Anoka Street	Mini	0.8	1.2			◆			◆								
Ed Wilmes, 150 - 64-1/2 Avenue	Mini	0.6	0.6	◆		◆											
Edgewater Gardens, 6700 Ashton Avenue	N	4.4	4.2			◆	◆		◆							1-L	
Farr Lake, 1510 North Innsbruck	SU	6.6	6.7				◆										
Flanery, 1505 Onondaga Street	N	7.9	6.7	◆	◆	◆	◆		◆			◆				2-L	
Glencoe, 661 Glencoe Street	Mini	0.4	0.5						◆								
Hackmann, 1071 Hackmann Circle	N	19	1.4	◆		◆			◆								
Harris Lake, 1620 Mississippi Street	N	17	10.1	◆	◆	◆											
Innsbruck, 5815 Arthur Street	SU	24	22.2				◆										
Jay, 6540 - 2nd Street	N	18	1.4				◆		◆								
Jubilee, 5334 - 5th Street	Mini	0.4	0.4	◆		◆											
Locke, 6911 University Avenue 840 71st Ave NE	C	16.7	75.5			◆											Dog Park
Locke Lake, 6725 Ashton Avenue	Mini	0.5	0.7				◆										
Logan, 155 Logan Parkway	N	2	2.3	◆	◆	◆		◆	◆							1	
Madsen, 725 - 73rd Avenue	N	6.2	6.4	◆		◆			◆		◆	◆	◆			1-L	
Meadowlands, 6641 Kennaston Street	N	9.9	9.9	◆	◆		◆										
Moore Lake, 5890 Central Avenue	C	14	15	◆	◆	◆	◆	◆	◆						◆	2-L	Beach & Fishing Pier
Oak Hill, 5391 - 7th Street	Mini	0.5	0.5	◆		◆											
Plaza, 170 - 69th Avenue	N	3	3.3	◆		◆			◆								
Plymouth Square, 4801 Main Street	Mini	11	1.2			◆			◆								
Ray Thompson Little League, 5875 Jefferson	SU	3.5	3.7		◆			◆									
River Edge Way, 154 River Edge Way	CA	13	1.2														
Riverview Heights, 500 - 79th Avenue	SU	7.4	14	◆	◆		◆										
Ruth Circle, 8160 Ashton	N	3.6	4.3	◆		◆	◆		◆	◆		◆	◆			1-L	
Skyline, 5880 - 2nd Street	Mini	0.9	0.5			◆			◆								
Springbrook, 8155 Broad Avenue	Mini	0.6	0.6			◆											
Springbrook Nature Center, 100 - 85th Avenue	SU	127	123.8	◆	◆	◆	◆										Interpretive Center/Amphitheater
Summit Square, 5201 Capitol Street	Mini	1	1.1			◆			◆							1	
Sylvan Hills, 6205 Jupiter Drive	N	2.6	3.1	◆				◆	◆				◆			1	
Terrace, 6735 - 7th Street	N	3.5	2.4			◆		◆								1	
West Moore Lake, 6091 West Moore Lake Drive	CA	7.6	8.3				◆										
PARKS - ANOKA COUNTY																	
Islands of Peace, 200 Charles Street				◆	◆	◆		◆									
Locke, 450 - 71st Avenue				u	u			u									Dog Park
Manomin, 6666 East River Road				◆	◆												
Rice Creek Trail West, 1410 - 69th Avenue								◆	◆								
Riverfront, 5100 East River Road				◆	◆			◆	◆								Boat Launch
SCHOOL FACILITIES																	
Community Center, 6085 - 7th Street				◆					◆								ISD 14 Senior & Teen Center
Fridley Middle School, 6100 West Moore Lake Drive								◆		◆	◆					6-L	ISD 14 Indoor Pool
Fridley Senior High, 6000 West Moore Lake Drive								◆		◆	◆					7	ISD 14 Auditorium
Hayes Elementary, 615 Mississippi Street						◆		◆	◆			◆	◆				ISD 14
North Park Elementary, 5575 Fillmore Street						◆		◆									ISD 13
Stevenson Elementary, 6080 East River Road						◆		◆	◆							2	ISD 14
Woodcrest Elementary, 880 Osborne Road						◆		◆	◆			◆	◆			1-L	ISD 16
REV 04/23																	

REV 04/23

Revised Figure 4.5: Existing Trails by Jurisdiction Map



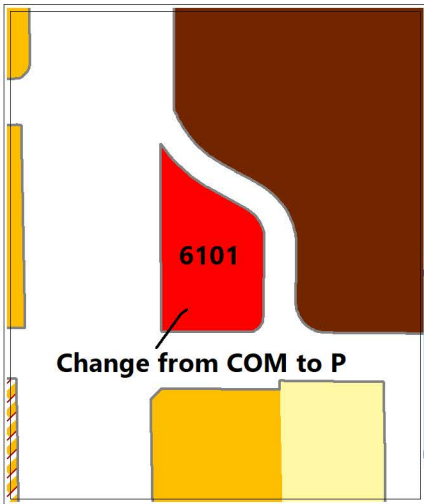
Revised Table 1.3: Future Land Use Acreage

	Acres	Percentage	New Acres	Notes
Single Family Residential	1949.6	29.4%		
Industrial	1311.7	19.8%		
Right of Way	1295.9	19.6%		
Park and Recreation	586.5	8.9%	587.1	
Multi-Family Residential	371.96	5.6%		
Commercial	346.34	5.2%	345.8	Amended in 2022 as well
Institutional	276.9	4.2%		
Open Water	130.7	2.0%		
Utility	159.2	2.4%		
Railway	92.8	1.4%		
Mixed Residential	47.1	0.7%		
Mixed Use	13.2	0.2%		
Mixed Use (Commercial/Industrial)	17.2	0.3%		
Public/Semi-Public	13.0	0.2%		
Office	10.1	0.2%		
Total	6623.0	100.0%		



Future Land Use (Projected 2040)

- SFR - Single Family Residential
- MFR - Multiple Family Residential
- MR - Mixed Residential
- OFC -
- COM - Commercial
- MU - Mixed
- IND - Industrial
- MU - Mixed Use
- INS - Institutional
- P-SP - Public/Semi-
- P - Park &
- RAIL -
- ROW - Right-of-
- UTL -
- Open Water



0 0.1 0.2 0.4 0.6 0.8 1 Miles

Sources:
 Fridley Community Development
 Fridley Public Works
 Metropolitan Council
 MNDNR

Map Date: 4/10/2023



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