Richfield: Rebirth of a First-Ring City

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City of Richfield

Melissa Poehlman
Assistant Community Development Director
Best Suburb

Is Richfield fancy now? Sorta! The first-ring ‘burb is known for its blue-collar sensibilities and mid-century ramblers, but it’s recently acquired hipper food and drink options—Lyn 65, Pizza Lucé, Lakewinds Food Co-Op, Giordano’s, Andale Taqueria y Mercado—and a smoldering-hot real estate market. For the second straight year, Richfield was named the hottest housing market in the Twin Cities, according to a Star Tribune survey. Gentrification’s fangs can only dig so deep into the 36,000-person suburb, however. Home prices are still (relatively) affordable, burgers at Sandy’s Tavern remain $5, and A World of Fish will outlive us all. More than ever, the freeway-wrapped, character-rich city lives up to its motto: “The Urban Hometown.”

*Best of the Twin Cities, City Pages 2018*
Best Suburb

Gail, left, and Ken Janes won a replica of the Iron Throne from HBO’s "Game of Thrones" series. Tim Nelson | MPR News
Current Projects

• The Chamberlain – City of Richfield

• Parker Station Flats – City of Robbinsdale

• Arbor Lakes Corporate Center – City of Maple Grove

• 100 Lake Street West – City of Wayzata

• 130 Lake Street West – City of Wayzata
Today’s Message

• Context and Background
• Redvelopment Takes Time
• Public and Private Partnerships
Context and Background

City of Richfield, MN
Richfield Context
Richfield Historically
Airport Expansion

1996

– Legislature decides that MSP airport will remain and expand in current location

– North/south runway construction requires removal of 428 homes (over 4% of Richfield’s housing stock), 2 parks, and the Rich Acres Golf Course

– MAC acquires these homes directly
Noise Impacts

2000
- Noise studies confirm the runway would be incompatible with adjacent predominantly single-family uses
- 460 homes & apartment units should be removed due to noise impacts – est. $75 million

2001 - 2004
- Grant funds used to purchase 52 single-family homes, 5 apartment buildings and 28 commercial properties
2004 Cedar Corridor Master Plan
2004 Cedar Corridor Master Plan

[Diagram showing master plan for Cedar Corridor with various designated areas for retail, housing, and green space.]
Cedar Point Commons

2005
Special TIF District created

2006
Ryan Companies – Cedar Point Commons
Cedar Point Commons

2007

- City purchases 14 homes to construct Richfield Parkway north of 66th Street

- Cedar Point Commons opens
Redevelopment Takes Time

City of Richfield, MN
The Chamberlain – Why It All Began

• MSP Airport north/south runway required noise mitigation strategy

• Removal of existing impacted homes

• Construction of new buildings reducing transmission of sound & vibration to remaining homes
IDP’s Involvement

• 2015 North Parcels RFP – not selected

• 2015 South Parcels – selected
South Parcels

• Existing structures removed

• Three (3) apartment buildings and remaining house

• Subsurface debris/foundation removed

• Perfectly sandy soils
Market Considerations

- Hotel/hospitality
- Office
- Retail
- Industrial
- Medical
- Multi-Family
Critical Infrastructure

• Richfield Parkway extension

• Regional trail extension

• 66\textsuperscript{th} Street/sidewalk improvements

• Storm sewer improvements

• Private utilities upgrade and relocate
Richfield Parkway

• Major north/south connection for future development

• Regional trail

• Partnered with City and WSB to secure Metropolitan Council Livable Communities Grant – $1.36 million
Richfield Parkway

• Integrated design/construction with development
  – Reduced building setbacks
  – Urban edge with buildings on parkway
  – On-street parking
  – Integrated stormwater system/landscape center
  – Shared maintenance
  – Developer responsible for construction
  – Developer acquires remaining house
Neighborhood Entitlement Process

• Participated in a total of 8 City Council, HRA, Transportation and/or Planning Commission work sessions between 2015 and 2017

• Hosted 6 neighborhood meetings between 2016 and May 2019

• Also hosted neighborhood construction meeting and meetings with business owners

• City Council, Planning Commission & HRA approvals required

• Final City Council approval September 2017
Final Redevelopment Plan – The Chamberlain

• Total of 316 units
  – 283 units of new construction
  – 3 buildings, 33 units renovated

• 20% or 64 units affordable (50% AMI)
Richfield Parkway
Final Redevelopment Plan – The Chamberlain

• Amenities
  – Community/Media Rooms
  – Fitness Center
  – Outdoor pool & sundeck
  – Grilling areas
  – Firepit
  – Bike storage & repair
  – Storage lockers
  – Outdoor play area
  – Dog run
  – Underground parking
New Construction Units

• Stainless steel or black kitchen appliance package

• In-unit washer/dryer

• Vinyl plank flooring

• Walk-in closets

• 9 foot ceilings

• Oversized windows
Renovated Units

• New Roofs

• New bathrooms and kitchens

• New carpeting

• New HVAC, windows, insulation

• Access to all community area amenities
Public and Private Partnerships

City of Richfield, MN
The Chamberlain Financials

Total Project Costs $58,125,000
Total Equity $10,365,000
Total Debt $47,760,000
Tax Increment Housing District (20% units @50% AMI) $8,492,000 (PV)
Significant Deal Points

- Purchased 6.8 acres from City for $982,850
- TIF Pay-Go Note $8.5 million (PV)
- Developers responsible for Richfield Parkway construction/remaining house purchase
- Developers acquire 3 existing apartment buildings
- $1.36 million Metropolitan Council Livable Communities Grant
- Project substantially complete by August 2020
Groundbreaking – July 2018
Next Milestones

• June 3, 2019 – Model units open/leasing commences
• August 2019 – Building A completed
• September 2019 – 3 building renovations completed
• November 2019 – Building B completed
• November 2019 – Richfield Parkway completed
• March 2020 – Building C completed
• May 2020 – Final landscaping, artwork and site completed
• July 2022 – Projected stabilization
Key Players - IDP

- Kraus-Anderson Construction
- Kraus-Anderson Development
- Saturday Properties, LLC
- Fredrikson & Byron, P.A.
- UrbanWorks Architecture, LLC
- Braun Intertec Corporation
- Westwood Professional Services
- WSB
- Commercial Partners Title, LLC
- Dougherty Mortgage, LLC
- Housing and Urban Development
Key Players - City

- Kennedy & Graven, Chartered
- Ehlers, Inc.
- JLG Architects
Key Players – Public Agencies

• City of Richfield
  – Staff
  – Mayor
  – City Council
• Metropolitan Council
  – Livable Communities Grant
  – Comprehensive Plan Amendment
• Metropolitan Airport Commission
• MNDOT
• MPCA
• Three Rivers Park District
• HUD
The Chamberlain

www.chamberlainapartments.com
THANK YOU!

Melissa Poehlman
City of Richfield
mpoehlman@richfieldmn.gov
612-861-9766

Steve Schwanke
Inland Development Partners
sschwanke@inlanddp.com
952-495-6244