Sponsored by: City of Fridley

Fridley Columbia Area
Corridor Development Initiative
Summary Report and Final Recommendations

Submitted by: Gretchen Nicholls, Twin Cities LISC

June 2015

Summary

The City of Fridley HRA enlisted the Twin Cities LISC's Corridor Development Initiative (CDI) to facilitate a series of community workshops from March to April 2015 to identify development guidelines for the Columbia Arena site, with the option to include adjacent city owned sites to the north (public works facility) and east (park land). The development guidelines will be presented to the Fridley City Council (June 8, 2015) and HRA (June 4, 2015) for their consideration.

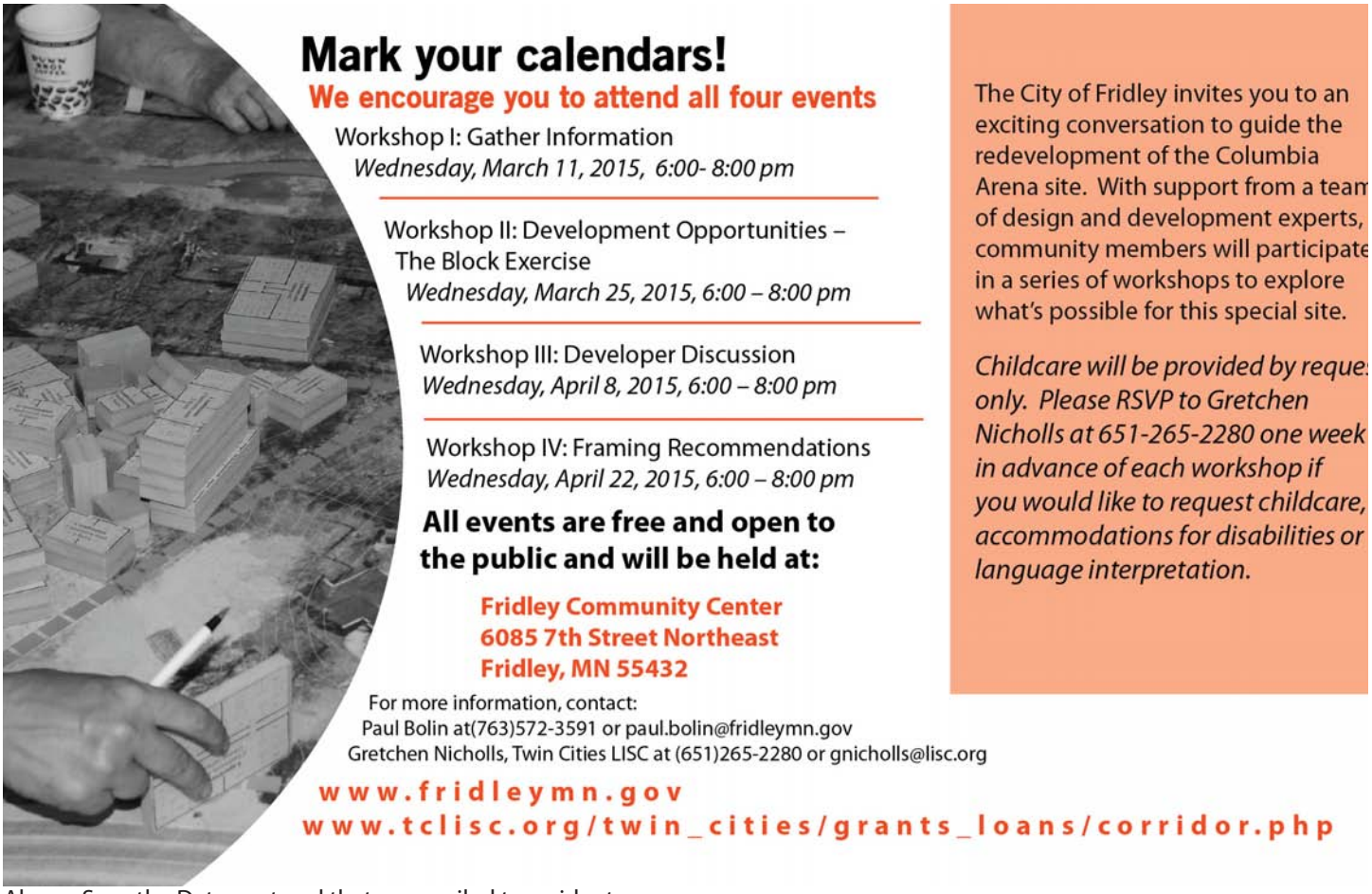
The Corridor Development Initiative offers an opportunity for the community to help guide future development rather than simply react to specific development proposals. When the Fridley HRA purchased the deteriorated Columbia Arena site, the CDI process was identified as a way to engage the community and create a vision for what was possible. Given that the arena was unsalvageable, what would the community like to see in its place?

Map showing the Columbia Arena study area.

Columbia Arena site: Creating something Grand

Surrounded by a rich array of natural amenities (Locke Park, Rice Creek, trails and sports fields), and transit amenities such as the nearby Northstar commuter train station major bus lines and easy access to a major freeway, the location offers great potential for something grand. The redevelopment opportunity of the Columbia Arena site (11 acres) is even further enhanced by the surrounding sites, which are also publicly owned. The current public facilities site (11 acres) and an adjoining park with soccer fields (11 acres) provide a "once in a lifetime" opportunity for an aggregated parcel of 33 acres.

Home of the Mighty Ducks, the Columbia Arena has long been an iconic and loved symbol for the Fridley community. With memories of hockey games and other noteworthy events, the arena will always be cherished. But with years of deterioration and neglect, unable to resuscitate the facility, the City of Fridley purchased the site in 2014 because of the incredible development opportunity it offered. With the purchase of the Columbia Arena, along with the public works and park site, redevelopment of up to 33 acres is a once-in-a-lifetime opportunity for Fridley to upgrade its image and attract development that would enhance the entire City.



Above: Save the Date postcard that was mailed to residents.

Overview of the Corridor Development Initiative Process:

The Corridor Development Initiative consisted of four community workshops held at the Fridley Community Center. Approximately 125 community members attended the workshops (with a CDI record breaking attendance of 86 at the fourth and final workshop), aimed at gathering input on community values and concerns, and assessing likely development scenarios that could meet those values. The process involved a technical team of facilitators, designers, developers, and city staff to inform and support participants as they explored ideas. Resulting from the process was an increased understanding by participants about the range of options the sites offer, and identified ways that redevelopment could enhance the area for future and current residents. The purpose of the CDI process is to identify guidelines or objectives for redevelopment that will advance community goals and respond to market forces.

Community Outreach

A variety of methods were used to notify the community about the Fridley Columbia Arena Corridor Development Initiative workshops. Information about the public workshops was distributed through:

- A direct mailing of "Save the Date" postcards announcing the series of workshops to the neighborhood (city-wide)
- 300 flyers distributed to the surrounding neighborhood.
- Advertisements on the city's cable network.
- Articles in the Sun Focus newspaper.
- The City of Fridley web site

Child care and translation services were available upon request to limit obstacles for participation. All participants that signed in for any of the workshops were notified in advance about upcoming sessions by email.

Above: Attendes at the Block Exercise, March 25, 2015.

CDI Technical Team

The technical team that supports the CDI process includes:

- Barbara Raye, Center for Policy Planning and Performance (facilitator and evaluator)
- Katie Thering, Kage Imagery (Block Exercise Coordinator)
  Block exercise team includes table facilitators, and sketchers
- Alan Arthur, Aeon (financial analysis for the block exercise)
- Bill Beard, The Beard Group (financial analysis for the block exercise)
- Gretchen Nicholls, Twin Cities LISC (CDI Coordinator)

The series of CDI community workshops were held at the Fridley Community Center. They included:

Workshop I: Gathering Information

Wednesday, March 11, 2015

Presentations were provided by City staff, and Dan Cornejo, of Cornejo Consulting, to share ideas about redevelopment options for the Columbia Arena district. Participants were asked to respond to four questions:

1.) What makes the Columbia Arena area interesting or unique?

Themes: Amenities, parks, Rice Creek, size of the site, location, visibility, access, proximity to transit.

2.) What could be accomplished through development that would improve or enhance the area?

Themes: Housing options, commercial uses, public facilities / town center, recreation, environmental improvements, create options for different age groups, increase tax base, improve appearance and access.

3.) What concerns for the area do you have as future development occurs?

Themes: Achieving a successful project, housing, commercial and office uses, noise, traffic flow and parking, appearance, safety, and reducing parks and green space.

4.) Are there specific types of uses that this site could accommodate (e.g. senior housing, recreational centers, retail or commercial uses, etc.)?
Themes: Housing, commercial and office, parks and green space, public facilities / town center, and a mix of uses.

Workshop II: Development Opportunities – Block Exercise
Wednesday, March 25, 2015
Participants worked at three tables with different site scale options to explore different development scenarios:

Table A: Columbia Arena site only
Table B: Columbia Arena plus adjacent site to the east (park land)
Table C: All three parcels (Columbia Arena, Public Works facility, and park land)

The scenarios were presented to the large group, and everyone discussed what they learned through the exercise. It was frustrating for participants to see how difficult it was to make a development financially viable while maintaining a high degree of park land and public amenities in the area.

Workshop III: Developer Discussion
Wednesday, April 8, 2015

Developer Panelists include:

- **George Sherman**, Sherman Associates
- **David Newman**, The Bancor Group
- **David Deebach**, Pulte Group
- **Alan Arthur**, Aeon
- **Cathy Bennett**, ULI MN / Roseville intergenerational housing project

Panelists, representing a variety of development expertise (single family housing, townhomes, affordable and market rate apartments, senior housing, commercial, and mixed-use development), responded to questions from participants and provided information on the challenges and opportunities of redevelopment for the study area. All agreed that a mix of housing options and a small amount of commercial and maybe office would be a good fit for the location. The challenge will be to find the right balance between public uses and private investment. The natural amenities in the area are a strong draw for residential uses. One of the takeaways was that to achieve the level of amenities that the community desired, the City would need to work closely with private developers to optimize the site, and that public subsidies would likely be needed.

Workshop IV: Framing Recommendations
Wednesday, April 22, 2015
Draft development guidelines were reviewed and edited by participants to reach consensus for the final recommendations (Attachment A).
A strong community vision is needed to guide the future of the site. The Fridley Columbia Arena CDI Development Guidelines serve to recommend community goals and objectives for what could be achieved, informed by market realities of redevelopment. To help inform the City's decision process, three key questions were posed:

1.) Which of the three scenarios is most preferred?

Support was expressed for all three scenarios: strong support for C, with the majority supporting B.

A – Small site	B – Medium site	C – Large site
Columbia Arena site only (11 acres) Could locate a City Hall Maintains existing public works facility to the north	Columbia Arena site + the public work facility site (22 acres) – *excludes the park* May include a new civic center (city hall, fire, police, public works or other configurations) A large public use could reduce options for private development (and perhaps development interest)	Columbia Arena site + public works facility site + adjacent park land (33 acres) May include a civic center (city hall, fire, police, public works or other configurations) Greatest potential to reconfigure or integrate public space throughout the site (e.g. trails, water feature, soccer fields, etc.) Preserving family park and public activity space (approximately 11 acres) Water filter plant would need to remain where it is on the frontage of the park site

2.) How should the City weigh the need to generate additional tax base (private development), with the willingness of taxpayers to pay more taxes (to enhance additional amenities and community uses)?

Recommendation: Work to recover as much of the public investment as possible, but be prepared to provide some public support (e.g. TIF, finance support, etc.) to ensure the City and community can achieve their goals. The public investment made to acquire and clear the Columbia Arena site for redevelopment is approximately $3.4M. The decision to incur additional public costs (e.g. upgrade or replace the existing City Hall, upgrade or relocate the existing public works facility, pedestrian bridge over University Avenue, infrastructure improvements to the site, street reconfiguration, etc.) will be calculated and considered.

3.) What is needed to attract a quality developer(s) to partner with the City?

> ***Recommendation:*** Define a strong vision for the site that responds to community needs and priorities listed below, and submit an RFQ (Request for Qualifications) to identify a private partner. Once a private partner(s) is established, they will work closely with the City and community to co-create the site plan and land use components.

Community Participation

Workshop participants were largely residents from the immediate and surrounding area. Fridley city staff also attended, as well as city officials. 48% of attendees participated in 2 or more of the workshops, and 18 out of 125 participants (14%) attended all four.

Evaluation Summary of the CDI process

Evaluation forms were distributed at each of the four meetings (March 11, March 25, April 8, and April 22, 2015.) As mentioned earlier, attendance at these meetings was far greater than the number of evaluation surveys submitted.

Although, the majority of participants did not complete a feedback form, the information from those that did was used to plan the next session and to bring forward additional information requested. A total of 81 surveys were returned throughout the four-meeting series. From session one we received 27 surveys, 15 from session 2, 18 from session 3, and 21 from session four.

Meeting Goals

Each set of evaluation questions included satisfaction questions, as well as an assessment of how well the meeting met its goals, what additional information the respondent would like to see provided at the next meeting, and an opportunity for open comments. The answers to questions related to the meeting achieving its goals were ratings of "Excellent", "Good", "Fair" and "Poor".

- Of the total 107 responses from the evaluation of meeting one, 74 (70%) were "Excellent", 31 (29%) were "Good", and 2 (1%)were "Fair." No one ranked meeting one as poor in achieving any of its goals.
- Of the 61 responses from the evaluation of meeting two, 20 (33%) were "Excellent", 25 (41%) were "Good", 8 (13%) were "Fair", and 8 (13%) were "Poor." The "Poor" ratings for this session can be directly linked to the large number of participants. We asked if each member was able to understand the financial viability of their project and if design considerations were discussed at the tables. The large attendance made these two things less feasible, given the time limit of the meeting itself.
- Of the 74 responses to the rating questions for meeting three, 48 (65%) were "Excellent", 23 (31%) were "Good" or "Fair" , and 3 (4%)were "Poor"
- In the final meeting there were only 21 forms returned, yet over XXX people attended. Eighty-six percent of those responding indicated they could support the final recommendations, 91% would recommend the series to other cities/communities, and 91% were very to somewhat satisfied with the overall project. Only 1 person indicated a "very dissatisfied" rating for the entire project.

Open Comments

Each evaluation form also included opportunity for open-ended comments. A sampling of comments is included from each meeting.

Meeting 1: Question: What worked well during the meeting? Ans.

- Well planned
- Presentation with pictures on projects from other places
- Small group/round table discussion
- Good history of Columbia arena are
- Interaction/conversation with everyone's ideas including people you didn't know

Meeting 2: Question: What worked well during the meeting? Ans.

- Lots of input
- Interaction of the group
- Having the maps and site plans, good visuals
- Organized
- Eye opening
- Not much

Meeting 3: Question: What worked well during the meeting: Ans.

- Good to hear from developers
- Input from developers
- Open discussion
- Child care

Meeting 4: Question: What worked well during the meeting: Ans.

- Moderator, consensus building
- Good handout (draft) as a starting point
- Public input – diversity and interaction of ideas
- Give and take

When asked how each meeting could have been improved, responses clustered around:

- Time, time management
- Keep children separate (children were is a separate area, but the sound was disrupting to some in the room nearest the children's area),
- More information during the block exercise
- More sharing from individuals about their perspective
- More diversity of participants
- Difficulty in seeing/hearing in the back of the room.

Demographics

The majority of participants that responded to the surveys have been long-term Fridley residents of 20 years or more. However, there were some residents from each of the categories of 1-3 years, 4-9 years, and 10-19 years. The largest group of people attending was seniors. However there were also participants in the categories of "young adult" and "adult."

Conclusion

The Corridor Development Initiative workshops focused on the potential for redevelopment for alternative scenarios provided by three sites:

- The Columbia Arena site (11 acres)
- The Fridley public works facility site (11 acres)
- The park / soccer fields (11 acres)

All three sites are publicly owned by the City of Fridley. Surrounded by natural and recreational amenities, as well as residential and industrial uses, the site offers the opportunity to better coordinate and enhance the broader area. By reconfiguring the public and private portions, it would be possible to reclaim the wetland to create a water feature, and reposition buildings on more solid ground.

A multiple-site scenario may provide an opportunity to create a new Fridley civic center by co-locating and coordinating city services (City Hall, fire, police, public works), and creating an exciting town center of residential, retail and offices that promotes walkability and offers space for community gathering and events. The existing public works facility would not be a good neighbor to new residential housing in its current layout and type. Positioning the city buildings on the north edge of the site would provide a buffer from the industrial uses.

A key concern is access to the area, which is currently severely constricted to one access point onto University Avenue. Better and more access points would be needed to allow accessibility in the area to flow easily. Another enhancement would be to better connect both sides of University Avenue through a pedestrian bridge or underpass to link up the amenities on either side.

A key goal is to utilize the site to create new assets for the community that will enable the City of Fridley to continue to thrive and prosper. As demographic trends show a continued aging of the population, it will be critical to find housing options that respond to their changing needs. And to attract young families (Millennials) who are often saddled with a lot of student debt, and typically have less financial capacity than previous generations. Research shows that Millennials are often looking for smaller lots, with shared open space and access to jobs without owning cars.

To achieve the full potential of the site, the City will need to work proactively with developers (e.g. identify strategies for shared parking, coordinated and complementary uses, attract and retain needed retail and services, safe and effective traffic flow, etc.). The components of the Columbia Arena expanded site should be complementary with the greater neighborhood.

The Corridor Development Initiative submits the attached recommendations to the Fridley City Council and HRA for your consideration regarding the Columbia Arena and adjoining city-owned sites.

Attachments:

A. Fridley Columbia Arena CDI Development Guidelines
B. Map of the study area (3 sites)
C. What's Possible? Guiding the Redevelopment of the Columbia Arena site – presentation by Dan Cornejo, Cornejo Consulting
D. Development Wish List (Workshop I)
E. Block Exercise Summary Sheets (Workshop II)
F. Developer Panel Discussion Meeting Notes (Workshop III)
G. Evaluation summaries for each CDI workshop
H. Attendance list for the Fridley Columbia Arena CDI workshops
I. Overview of the Corridor Development Initiative
J. Announcement / publicity flyer for the Fridley Columbia Arena CDI workshops

A. Fridley Columbia Arena CDI Development Guidelines

Sponsored by: City of Fridley

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LISC Twin Cities
Helping people and places prosper

Columbia Arena site: Creating something Grand

Surrounded by a rich array of natural amenities (Locke Park, Rice Creek, trails and sports fields), and transit amenities such as the nearby Northstar commuter train station major bus lines and easy access to a major freeway, the location offers great potential for something grand. The redevelopment opportunity of the Columbia Arena site (11 acres) is even further enhanced by the surrounding sites, which are also publicly owned. The current public facilities site (11 acres) and an adjoining park with soccer fields (11 acres) provide a "once in a lifetime" opportunity for an aggregated parcel of 33 acres.

Home of the Mighty Ducks, the Columbia Arena has long been an iconic and loved symbol for the Fridley community. With memories of hockey games and other noteworthy events, the arena will always be cherished. But with years of deterioration and neglect, unable to resuscitate the facility, the City of Fridley purchased the site in 2014 because of the unique development opportunity it offered. With the purchase of the Columbia Arena, along with the public works and park site, redevelopment of up to 33 acres is unique opportunity for Fridley to upgrade its image and attract development that would enhance the City.

Above: Some of the amenities located in Fridley. Clockwise from l to r: Medtronic, Rice Creek, Moore Lake, and the the Northstar Commuter Rail Station.

ASSETS

The broader city of Fridley offers:

- A strong network of 38 recreational city parks, the Springbrook Nature Center, an array of natural amenities such as Moore Lake, Locke Lake, Rice Creek and the Mississippi River, and regional trails for biking and walking are available to appeal to families of all ages.
- Major employers such as Medtronic (operational headquarters), Cummins, Unity Hospital, BAE Systems and Target.
- Strong commercial and industrial areas that provide over 25,000 jobs and tax base.
- University Avenue with accessibility to bus stops.
- Convenient to both St. Paul and Minneapolis, as well as the airport.
- A wealth of community resources, including four public school districts and three private schools, a community center, many churches, transportation options, and other community services.

MAXIMIZING THE POTENTIAL OF THE SITE

A strong community vision is needed to guide the future of the site. This document serves to recommend community goals and objectives for what could be achieved, and informed by market realities of redevelopment. Key questions to be asked include:

1.) Which scenario is the most preferred?
Support was expressed for all three scenarios: strong support for C, with the majority supporting B.

Scenario A: Small Site

- Columbia Arena site only (11 acres)
- Could locate a City Hall
- Maintains existing public works facility to the north

Scenario B: Medium Site

- Columbia Arena site + the public works facility site (22 acres) *excludes the park*
- May include a new civic center (city hall, fire, police, public works or other configurations)
- A large public use could reduce options for private development (and perhaps development interest)

Scenario C: Large Site

- Columbia Arena site + the public works facility site (22 acres) *excludes the park*
- May include a civic center (city hall, fire, police, public works or other configurations)
- Greatest potential to reconfigure or integrate public space throughout the site (e.g. trails, water feature, soccer fields, etc.)
- Preserving family park and public activity space (approximately 11 acres)
- Water filter plant would need to remain where it is on the frontage of the park site

Above: The three portions of the focus area. Top: Columbia Arena, Bottom left: Park and soccer fields, Bottom right: Public Works facility.

2.) How to weigh the need to generate additional tax base (private development), with the willingness of taxpayers to pay more taxes (to enhance additional amenities and community uses)?
Recommendation: Work to recover as much of the public investment as possible, but be prepared to provide some public support (e.g. TIF, finance support, etc.) to ensure the City and community can achieve their goals. The public investment made to acquire and clear the Columbia Arena site for redevelopment is approximately $3.4M. The decision to incur additional public costs (e.g. upgrade or replace the existing City Hall, upgrade or relocate the existing public works facility, pedestrian bridge over University Avenue, infrastructure improvements to the site, street reconfiguration, etc.) will be calculated and considered.

3.) How to attract a quality developer(s) to partner with the City?
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Above left: Housing development under construction on University Avenue. Above right: Fridley City Hall.

DEVELOPMENT GUIDELINES

The focus area includes (scenario A, B, or C):

- The Columbia Arena site (11 acres)
- The Fridley public works facility site (11 acres)
- The park / soccer fields (11 acres)

All sites are publicly owned by the City of Fridley. Surrounded by natural and recreational amenities, as well as residential and industrial uses, the site offers the opportunity to better coordinate and enhance the broader area. (For scenarios B or C) By reconfiguring the public and private portions, it would be possible to reclaim the wetland to create a water feature, and reposition buildings on more solid ground.

The (scenario B, or C) acre site may provide an opportunity to create a new Fridley civic center by co-locating and coordinating city services (City Hall, fire, police, public works), and creating an exciting town center of residential, retail and offices that promotes walkability and offers space for community gathering and events. The existing public works facility would not be a good neighbor to new residential housing in its current layout and type. Positioning the city buildings on the north edge of the site would provide a buffer from the industrial uses.

A key concern is access to the area, which is currently severely constricted to one access point onto University Avenue. Better and more access points would be needed to allow accessibility in the area to flow easily. Another enhancement would be to better connect both sides of University Avenue through a pedestrian bridge or underpass to link up the amenities on either side.

A key goal is to utilize the site to create new assets for the community that will enable the City of Fridley to continue to thrive and prosper. As demographic trends show a continued aging of the population, it will be critical to find housing options that respond to their changing needs. And to attract young families (Millenials) who are often saddled with a lot of student debt, and typically have less financial capacity than previous generations. Research shows that Millenials are often looking for smaller lots, with shared open space and access to jobs without owning cars.

To achieve the full potential of the site, the City will need to work proactively with developers (e.g. identify strategies for shared parking, coordinated and complementary uses, attract and retain needed retail and services, safe and effective traffic flow, etc.). The components of the Columbia Arena expanded site should be complementary with the greater neighborhood.

Above: Trail along the Northstar Commuter Rail line.

Recommendations for redevelopment of the Columbia Arena expanded site include:

Goal 1: Preserve and enhance the amenities of the area through greater connectivity

A. Utilize the opportunity to reconfigure the larger site to daylight the natural wetland and water features.
B. Strengthen the existing trail system through new connections and access.
C. Consider rain gardens and other natural features – restore wetlands when possible.
D. Enhance the walk-ability and bike-ability of the area by incorporating destinations (e.g farmers market, cafe or ice cream shop, amphitheater or gazebo, pond to walk around, art attraction, music, etc.).
E. Maximize open space to the greatest extent possible.
F. Include elements that enhance the area as a unique and special place.
G. Improve water quality.
H. Consider utilizing solar technology for use by the buildings on the site and possibly for the community.
I. Incorporate design that increases safety (Crime Prevention Through Environmental Design-CPTED).

Goal 2: Create an area that is unique and special that serves to provide new elements that aren't currently available in the community

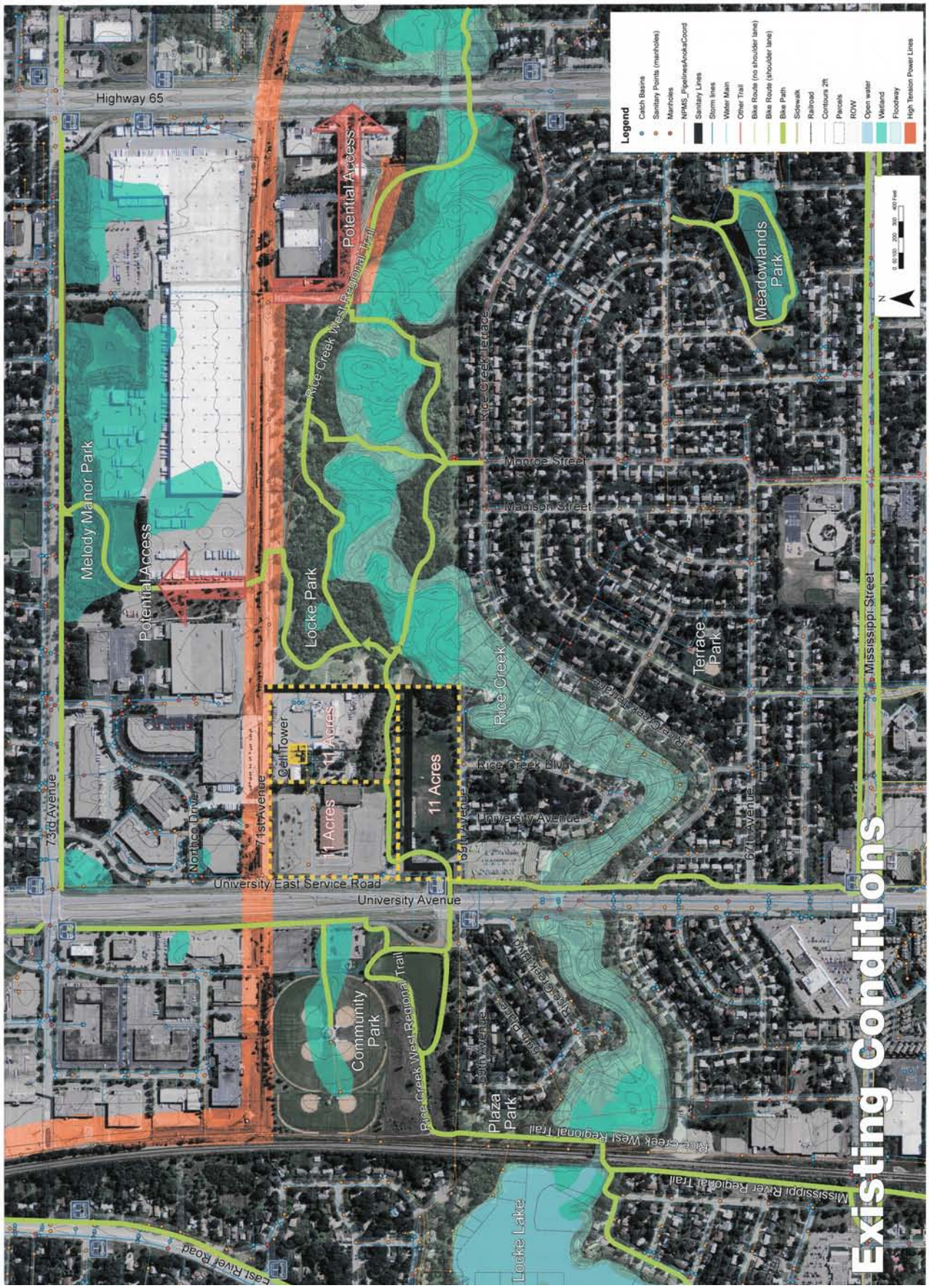
O. Incorporate public art and high quality design for visual appeal.
P. Utilize design to designate public and private spaces, and ensure public access to trails and parks.
Q. No huge parking lots or paid parking, and limit on-street parking.
R. Consider design elements and aesthetics that enhance transit and bike uses.
S. Consider impact on existing neighborhood character, single- family homes, and industrial uses in the immediate vicinity.

Goal 3: To make public use work, advance a public / private partnership that benefits the community, which might include:

- Residential development, with the option of small scale commercial and /or office (mixed use).
- Small lot or townhome options to provide housing options for seniors and younger families.
- Consider non-traditional housing types, such as senior co-ops.
- A mix of mid-density housing options that can accommodate a range of income and age levels.
- Space dedicated for special uses such as farmers markets or outdoor theater and music (public gathering places).
- To serve as a buffer between the industrial area to the north and the rest of the site, reconfigure the public works facilities and potentially relocate the City Hall and other city services (fire and police).
- A multi-generational community center which could include rental spaces (this is an option only if Scenario C expands the use of land for redevelopment, although there's disagreement).

FOR MORE INFORMATION, CONTACT: **Scott Hickok**, *Community Development Director*
763-572-3590 or scott.hickok@fridleymn.gov

Attachment B. Map of the study area (3 sites)



Attachment C. What's Possible? Guiding the Redevelopment of the Colubia Arena site - pres tation by Dan Cornejo, Cornejo Consulting

Framework for future . . .

Create a place, not a project

Make it better with a VISION

Focus on long-term objectives

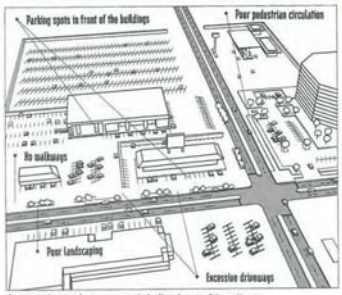
Pay attention to WHO might live and work there

Provide guidance, not requirements

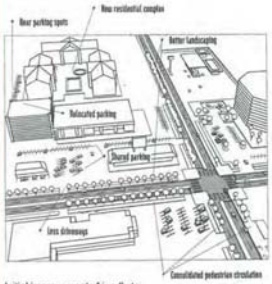
Be flexible, creative in phasing

How to think about changes . . .

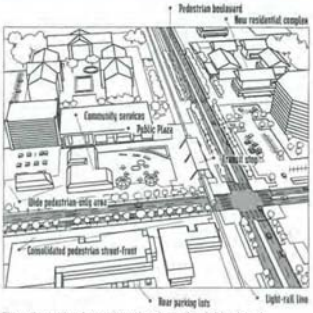
Transform . . . not only site, but also the surrounding area



Auto-oriented commercial district unfriendly to pedestrians and transit users



Initial improvements friendly to pedestrians and transit users

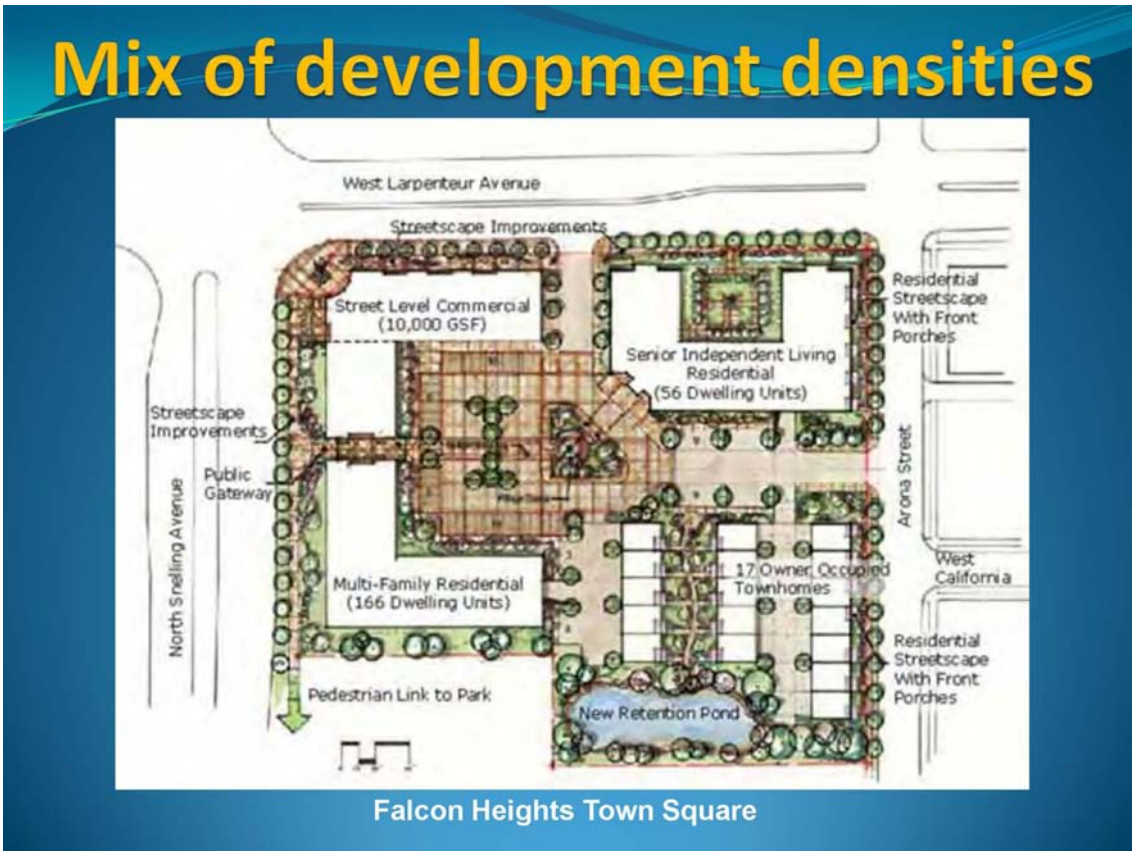


Transformation into a transit-oriented neighborhood

How to think about changes . . .
Less auto-oriented, more walkable
Complementary uses, clusters
Greater density, serve more needs
Gathering/social places

How to think about changes . . .
Land uses, activities, densities
Development character, placemaking
Connections, circulation, access

Rich mix of land uses, activities
CITY HALL


Mix of development densities
West Larpenteur Avenue
Streetscape Improvements
Street Level Commercial
(10,000 GSF)
Senior Independent Living
Residential
(56 Dwelling Units)
Residential
Streetscape
With Front
Porches
Streetscape
Improvements
Public
Gateway
North Snelling Avenue
Arona Street
West
California
Multi-Family Residential
(166 Dwelling Units)
17 Owner Occupied
Townhomes
Residential
Streetscape
With Front
Porches
Pedestrian Link to Park
New Retention Pond
Falcon Heights Town Square

Mix of development densities
FALCON HEIGHTS
TOWN SQUARE
Falcon Heights Town Square

Development Character

Placemaking

Placemaking

How to think about changes . . .
Less auto-oriented, more walkable
Complementary uses, clusters
Greater density, serve more needs
Gathering/social places

How to think about changes . . .
Land uses, activities, densities
Development character, placemaking
Connections, circulation, access

Connections, circulation, access

Taming streets . . .
Welcome to the Plaza
Please Watch For Pedestrians

Wayfinding and identity
Cedar Lake
LRT Regional Trail
Hopkins Depot
FORT ROAD
COMMUNITY GARDEN
EST. 2010

Putting it all together . . .
Create a great place
EVOLVE

Putting it all together . . .
Create a great place

Putting it all together . . .
Create a great place
RIDGE
RIDGE
MARKET

Putting it all together . . .
Create a great place
Phase 1
Phase 2
Phase 3
Phase 4

How can I remember all of this?
Density - serve range of people, lifestyles
Diversity – mix of land uses; housing types
Design – walkable; circulation route network; quality buildings, public areas, gathering places
H&R BLOCK
PERSONALIZE IT

Fridley Columbia Arena
CDI Workshop I
March 11, 2015

Small Group notes

1. What makes this area interesting or unique?

Amenities
- Park, water, wetland
- Natural amenities
- Community gardens
- Amenities close by
- Natural amenities
- Community gardens

Parks
- Parks – adjacent
- Open green space
- Park
- Park with paths
- Open space
- Park
- Park proximity
- Community garden
- Soccer field
- Open wetlands
- Community area that acts as entrance to park
- Softball fields
- Parks and trails
- Locke Park

Rice Creek
- Rice Creek
- Water feature near by (Rice Creek)
- Creek
- Creek
- Creek

Size of site
- No other property of this size to develop
- Some retail
- 11, 22, or 33 acres
- Undeveloped land
- Ability to define city to self and others
- Large piece of land

Location
- Walking & biking trails
- Close to heart of city
- Proximity to recreation, residential, industrial
- Central to Fridley
- Mixed use
- Adjacent to neighborhood (quiet)
- Near bike and walk trails
- Near medical
- Bike trails, etc.

Visibility
- Visibility
- Highly visible (improve image)
- Visible
- Visible
- Visibility

Access
- Access
- Access to healthcare & hospital
- Access to highway
- Easily accessible (47)
- Good access
- High visibility
- Centrally located
- Good access city-wide

Proximity to transit
- Public transportation
- Near mass transit
- Public transit
- Major thoroughfare

Page 1 of 5

2. What could be accomplished through development that would improve / enhance the area?

Housing options

- Mix of residential (more upscale)
- One level senior housing
- Senior housing
- Mixed housing

Commercial uses

- Some retail
- Some commercial
- Restaurant

Public facilities / town center

- Think bigger – utilize the ice arena, public works and part of the park
- Creation of downtown – identity
- Farmers market
- Develop government center and City Hall to create downtown at University and Mississippi
- City Hall, more central Fire Hall
- Farmers Market (summer) / Outdoor theater & music
- Gathering space
- Framers Market
- Art attraction – Center
- Public gathering space
- Main Street function
- Downtown (walkable) – could be located at current City Hall through Moon Plaza
- Multi-purpose community setting with more than one building
- Not high density village, setting similar to old Apache area
- Move public works out – more land to develop

Recreation

- Consider moving the soccer fields
- Dedicated parking for park (if stays)
- Hockey / sports / swimming pool (indoor / outdoor)

Environment

- Improve water quality
- Liked community solar idea
- Restore some wetlands
- Tree barrier – enhance landscaping from University
- Gardens
- Landscaping
- Environmentally sensitive
- Massive solar garden – producing energy revenue
- Pond where high water and senior living around pond

Population

- Mixture of age groups
- Keep people in Fridley
- Young people

Tax base

- Taxable – more value
- Generate taxes

Appearance / Art

- Anything better
- Something new, attractive, current
- Live music & music
- Improving look of city
- Public art
- Nicely planned, aesthetically pleasing
- A destination
- Transitional area

Access

- Walkway between parks across University
- Sidewalks on University

3. What concerns for the area do you have as future development occurs?

General development

- A development that starts and can't finish
- Something that pays taxes
- Mixed funding sources

Housing development

- No low income subsidized housing (have enough)
- No housing
- Not completely high density residential
- No low income housing

Commercial / Office

- No office / warehouse
- Big box retail
- No rental
- Don't need retail
- No rental
- No box store
- No chain restaurant
- No strip mall
- Not just office building (okay in mixed use)
- No high density that affects nature
- Mixed funding sources
- No roller rink

Noise

- Sound from industrial
- Increased noise

Traffic / flow / parking

- Increased traffic
- Maintain access and parking for park
- Increased traffic
- No huge parking lots
- No paid parking (avoid on-street, prefer behind)
- Traffic
- Train (industry)

Appearance

- Design lacks – scenic landscaping, place-making
- Well house – out front, visibility
- Enhance and better identify park entrance
- No cookie cutter
- Character in architecture
- Limited height

Safety

- Safety – "personal"
- Pedestrian traffic – safety
- Crime – retail / business may bring

Parks and green space

- Maintain some open space / park
- Accessibility to the creek
- Keep a park wetland NOT swamp (adjacent or accessible to other park)
- Keep the trail / natural feel

4. Are there specific types of uses that this site could accommodate (e.g. senior housing, recreational centers, retail or commercial uses, etc.)?

Housing

- Residential
- Single family homes
- Senior (55+ owner occupied) / medical (like previous proposal)
- Upscale housing
- Transitional – 55 and older
- Entry housing
- Housing or condo / apartments
- Condos or apartments (not single family / townhomes)
- Progressive senior housing
- Young family housing or recreational sites for these families

Commercial / Office

- Small new retail
- Restaurants – aim for small business bakery
- Retail
- Support manufacturing base
- Hotel / accommodations
- Casual sit-down restaurant (could be inside/incorporated)
- Co-op
- Retail
- Nice restaurant
- Coffee shop
- Entertainment
- Entertainment

Parks and green space

- More green space
- "Rest stop" for bike trail
- Bike rental
- Dock in pond
- Green space and gardens
- Move Little League ball fields (currently by community center) to Columbia Arena. Little league fields
- Rain garden
- Landscape arboretum

Public facilities / town center

- City complex – side of noise only, not other.
- Gathering places - destination
- Community center
- New City Hall
- Community center / YMCA, fitness, pool (possibly return current community center to school)
- Recreation center
- Move city facilities
- Cultural center
- Farmers Market
- Recreational center – walking track summer and winter
- Farmers Market
- Indoor rec center

Mix of uses

- Government, industrial, recreation
- Mixed use
- Small neighborhood business "village"
- Move City Hall and Public Works facility to site and senior housing

Other ideas

- Utilize existing super structure
- Enhance what exists now
- Diversity – attractive to all people and ages
- Energy efficient

5. **What additional information would you like to have in order to assess the redevelopment opportunities for the Columbia Arena site?**

What is needed? • Mention recent study – looking ahead next 40 years. Related costs for improvements to existing City Hall and Public Works. (may answer for some the question, "Do we need a new City Hall?") • What / who is our target market (if residential)? • Is there a NEED for a new, larger government center? Or community center? • What is the city lacking? (i.e. balance of business and housing) • Tax basis • What is vision – how does it relate to other development – tie in? • What does city government need? • Other location for garage • Housing projections / need • Any interested business / retail from previous planning? • Fridley market challenges • Ability to team with Spring Lake Park	**Parking** • What will be done about parking for the soccer field? • Present parking situation **Traffic and other impacts** • Apartments on University Ave (Ceilo) – what impact will they have on this project? • Ability to change traffic flow • Traffic solutions and counts **Environmental impacts** • Plan to free wetland • Wetland / water impacts (how much can be redeveloped?) • Creek – water runoff, quality impact

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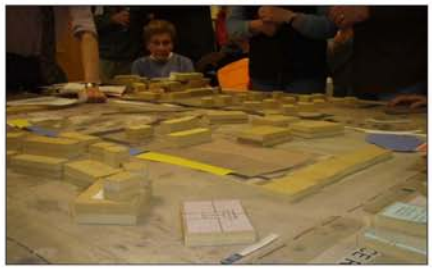
Attachment E. Block Exercise Summary Sheets (Workshop II)

FRIDLEY / COLUMBIA ARENA | *Block Exercise Summary Sheets*

SCENARIO #1



DETAILS:
40 units of senior rentals
30 townhomes (8 affordable)
Surface parking
15,000 s.f. retail
40,000 s.f. industrial
70,000 s.f. city facilities and offices

RESULTS:
Plenty of green space
Not close to paying city back for their costs
Millions of dollars short of viability

SCENARIO #2

DETAILS:
140 market rate units
90 townhomes
Includes senior housing
15,000 s.f. retail
40,000 s.f. city hall
50,000 s.f. medical

RESULTS:
Still way short of financially viable

CORRIDOR DEVELOPMENT INITIATIVE
COLUMBIA ARENA SITE | FRIDLEY
MARCH 25, 2015

FRIDLEY / COLUMBIA ARENA | *Block Exercise Summary Sheets*

SCENARIO #1

DETAILS:
16 single family homes
Access and connections across University to the park to the west
Wetland
Housing and sports facility
Government and community center
Senior and medical facility
Multi family apartments and some single family

RESULTS:
Not close to paying city back
Millions and millions away from viability even if you could sell the houses for $750,000 each

SCENARIO #2

DETAILS:
18 single family homes
68 market rate rental
42,000 s.f. government/community center
5,000 s.f. bike facility

RESULTS:
Can't repay city
Millions short of viable

CORRIDOR DEVELOPMENT INITIATIVE
COLUMBIA ARENA SITE | FRIDLEY
MARCH 25, 2015

SCENARIO #1: Rockafridley Center

DETAILS:
86 home ownership units
30,000 s.f. office
30,000 s.f. parking ramp
Outdoor skating rink in the center of site becomes a farmers market/amphitheater in summer. Space for community gatherings
Senior housing that is co-op owned
Pedestrian walkway over University

RESULTS:
Plenty of green space
Can't pay for the land
Lost millions/short millions
Not dense enough to attract developers or make cost/benefit sense

SCENARIO #2: Fridley Community Center

DETAILS:
28 Home ownership units
80,000 s.f. community center with gym/pool/ community space
40,0000 s.f. office space
Outdoor skating rink in the center of site becomes a farmers market/amphitheater in summer. Space for community gatherings
Large community center on northern portion of the site, similar to the Shoreview Community Center
Pedestrian walkway over University
Public art incorporated into gathering space

RESULTS:
Millions short of viable—not enough on the site to make it work
Not close to paying the city back
City on the hook for community center, too

CORRIDOR DEVELOPMENT INITIATIVE
COLUMBIA ARENA SITE | FRIDLEY
MARCH 25, 2015

Attachment F. Developer Panel Meeting Notes (Workshop III)

Fridley: Columbia Arena
Corridor Development Initiative
Workshop 3: Developer Panel

April 8, 2015
Fridley Community Center, 6085 7th St NE, Fridley

Meeting Notes

Scott Hickok, Fridley Community Development Director, provided information on how public investment would impact property taxes for Fridley households.

Public costs to acquire the Columbia Arena site:

- $2.6M to acquire the property
- Additional $800K will be needed to take the building down

Cost to update the existing Fridley City Hall: $17M
Cost to build new city hall on different site: $21M

Doesn't include cost for updating the public works facility.

What is the break-even scenario for public investment in the site?

- Invest $10M of public funds: Increased tax of $58 per household for 20 years.
- Invest $20M of public funds: Increased tax of $116 per household for 20 years.
- Invest $30M of public funds: Increased tax of $175 per household for 20 years.

Developer Panel Discussion

Facilitated by Barbara Raye, Center for Policy Planning and Performance

Panel Members:

- **David Deebach, Pulte Group**
- **David Newman, The Bancor Group**
- **Alan Arthur, Aeon**
- **George Sherman, Sherman Associates**
- **Cathy Bennett, Urban Land Institute of MN**

Opening Questions:

1. What is your development expertise?
2. How would you redevelop the Columbia Arena site?
3. What would you consider to be the greatest challenges and opportunities for the area?

David Deebach, Pulte Group

- Pulte Homes merged with Centex in 1979. David's specialty is purchasing land, and going through municipal process to proceed with residential construction. The last ten years have been difficult with the tough economy. Housing is still sluggish (still recovering). David applauded the City for going through this exercise for the Columbia Arena site. Most cities don't provide this type of input.
- **Recommendations for the site: Mid-density housing (townhomes) and mixed-use.**
  - This is a great spot for housing with parks all around.
  - Fantastic opportunity to attract families with children – both active and passive park space.
  - Incredible site for mid-density housing and a mix of commercial and residential uses (mixed-use) – not a good site for single family housing.
  - Consider townhomes – market or age-targeted buyers (active / empty nesters) who want maintenance free living.
  - Townhomes haven't been built since 2007 (used to do 300 per year) – starting again in New Brighton.
  - Townhomes are typically 8 – 10 units per acre, so an 11 acre site could offer 75 – 90 townhome units.
  - NOTE: The public works facility would be an adverse situation for residential uses

Dave Newman, The Bancor Group

- Dave grew up in Fridley a third of a mile away from the site. He chaired the City's Planning Commission for four year, and served on the School Board for four years. He is the owner of The Bancor Group, which does single family residential.
- **Recommendation for the site: Two options: 1.) Single family homes on small lot, or 2.) Townhomes (more dense).**
  - The park is a wonderful amenity, including the trail system. The ability to tie it more together would create an even greater asset.
  - Single family homes on small lots would attract young families, and townhomes would help empty nesters graduate out of their single family homes to allow young families to move in.

Alan Arthur, Aeon

- Alan is the President and CEO of Aeon, a non-profit developer of affordable and mixed income residential projects throughout the region, which also offers expertise in historic preservation and sustainable development.
- **Recommendation for the site: Apartments and townhomes.**
  - Parks are a great amenity. It will be important to connect the parks through the site, do development along the edges
  - Design has a bigger impact than density.
  - What's it going to be? 11 acre, 22 acre, or 33 acre site?
  - 33 acres would offer an incredible opportunity – so much flexibility to create a mix of elements.

- Consider providing a mix of affordability, make room for everyone.
- Many seniors can't afford to move out of their homes. To provide options for people you need to be sure that the housing can accommodate all income levels.

George Sherman, Sherman Associates

- George is the Principle of Sherman Associates, which does urban and suburban redevelopment for 35 years. They have $3.5 billion in redevelopment. Predominately small mixed-use projects, with residential ranging from high-end to affordable, hotels, office, and retail (e.g. grocery stores).
- **Recommendation for the site: A mix of components on the site such as for-sale townhomes, a senior facility, office, and community space (look at what the community needs).**
  - Sherman Associates has done a number of sites similar to this, such as the Falcon Heights Town Square, and in Downtown St. Paul which included for-sale condos, retail, and senior housing. Also, the Burnsville Heart of the City, which included housing, grocery store, and an arts center (built by the City of Burnsville).
  - For-sale townhome market has not had as strong of a recovery as projected. Construction prices are rising faster than the sales price. There has been a 10 – 15% increase in construction pricing.
  - The rental market is producing units with very high rents – not typical rental market. They're building them for $148K per unit ($1.95 - $2 per square foot).
  - Property taxes have a huge impact on making a project work.
  - Demographic bubble of 65 and over – need alternative housing options.
  - Vast majority of population can't afford current housing rents ($2,000 / month).
  - Consider building workforce housing (more affordable options).
  - Non-housing uses could include medical space – there is an expansion in doctor / medical facilities.
  - New retail continues to be struggling.
  - Office market is weak. The changing office market reflects the fact that many people are now working from home.
  - Agree that the 33 acre version would be the best route to maximize the opportunity.

Cathy Bennett, Urban Land Institute of MN

- Cathy is not a developer, but works with developers through the Urban Land Institute, and sharing knowledge between public and private sectors to optimize redevelopment.
- **Recommendation for the site: Huge opportunity for City to enter into partnership with a private developer to achieve goals.**
  - Identify the tools that the City has to attract a developer, and incorporate the public goals into the project.
  - Growing demographic – aging population. 10% of those 75 and older are aging in place. From 2004 – 2011 the 75 and older age group grew by 44%. Younger people (25 – 34) grew by 2% (the years of family formation). Those under 25 dropped by 15%.
  - What is needed to regenerate the community?
  - Roseville example: The City purchased a school site, and ran it as a community center (15 acre – 2 acres were wetland). The community center was intended to be a temporary use, while they worked to attract a corporate use, which never was accomplished. A master plan

outlined the principles the community wanted through a phased development (only the first phase of the development actually occurred). The City's Request for Proposals (RFP) attracted United Properties to do a mix of housing. The City didn't want traditional assisted living. They were interested in senior cooperatives (96 units), and to add new families (7 small lot homes – two were Habitat for Humanity). To attract the baby boomer generation they built 30 units of townhomes. The City negotiated the price of the land and infrastructure investments with the developer to be sure they achieved the goals.

- Regenerate neighborhoods – special marketing was done to local residents (90 day market exclusively to Roseville for the new housing units). 30% of the units went to Roseville residents.
- A program was established with a non-profit to purchase the single family homes that people were selling to renovate and resell to first-time homebuyers.

DISCUSSION

What are the tools the City can use to attract a developer?

GS Financial assistance. One part of the project can support another part. More financial assistance (permanent financing) is available for family housing, not for senior housing. I expect that the City will likely have a financial gap in the end. If you want to develop the site right, you will need to leave money on the table. It's good that the for-sale market is coming back.

DN We didn't have the challenge of stormwater 20 years ago. Locke Park is an important amenity to minimize those costs.

How does Fridley attract families?

DD It's a misconception that destinations attract families. The number one requirement of young family buyers for single family housing is the school district. Not pools, tot lots, community rooms, trees, or granite countertops – it's SCHOOLS.

DN We have schools of excellence, a small district. Great amenities are already here (trails, parks) – we don't need new amenities.

Trails – we don't want to give up public access.

CB ULI research shows the key priorities for what people want include:

1.) 92% - neighborhood safety
2.) 79% - good schools
3.) 70% – walkability (valued at all age levels)

Young generation needs housing that they can afford. Many are saddled with a lot of student debt – they don't have as much financial capacity as previous generations.

What is the possibility of mixed-use?

AA All developers want to do something grand.

GS Most of our projects are mixed-use (office / housing / retail). A community rec center / City Hall requires public investment. The predominate use is typically housing, other uses compose 30 – 40%.

DN Housing well designed can be grand.

CB City is in a position to make it grand. With control through their ownership, they can create a partnership path in coordination with private investor(s). The City is in a much better position to bring in a quality developer when they can offer some skin in the game.

AA Clarity from the community about what is expected saves everyone a lot of grief and time.

DD Create something grand – the developer wants to do something grand, too.

What is the construction cost for a new townhome?

DD The construction costs for a new townhome is around $60 – 68 per square foot. Total Construction Costs include land, land development (grading, sewer, water, streets, landscaping, street lights, etc.) and soft costs such as legal, tax, interest and overhead. Therefore, the Total Cost number is closer to $130 - $140 per square foot (for a 1,700 sq ft townhome the approximate cost would be $221K - $238K).

No incentive for people aging in place to move – it's not cost effective.

AA 10,000 people per day are turning 65. Seniors are the fastest growing group of homeless people. It's very hard to get senior affordable housing financed.

DD The supply of forfeited properties (OREO) is depleted. First time homebuyers have nothing to buy. Demand for townhomes are increasing.

We've heard a lot of housing, but what are the non-housing options?

DD If there is something the City desires, it can be accomplished at a public cost. Carve out a public part of the larger development to serve as an amenity. Be prudent on the impact it will have on tax levels generated.

We seem to be dancing around the question – the City needs clarity and vision.

GS Developers aren't interested in participating in a project without a vision. The frustration isn't worth it for the developer.

AA Maplewood is an example of how not to do it. There was a lot of political upheaval as council members fought, new council members were elected, city staff were fired and the Council hired their friends. It was a mess. We walked away from a project there because we could see that it would be a really long time before anything could get done.

DN A vision needs to be consistent with the marketplace. If you build it, they won't come. The Council has to trust the city staff to manage the project – don't micro-manage. It will require the City and developer to have a true partnership. Investments such as infrastructure and land use must complement each other. The staff drives the machine – works intimately with the developer to meet the goals.

CB Fridley staff are highly respected – the City is lucky to have them.

I have a son who is looking for housing – downtown rental is very expensive. Why don't they have that kind of housing for ownership?

GS 3,000 condos were built in the last 20 years, saturated the market. Townhomes are beginning to come back. The condo market is much slower. The cost / sales price is not in equilibrium. It may get better, but hasn't happened in the last ten years. The cost to build a townhome is $68 per sq ft. The cost to build a condo is $110 – 120 per sq ft.

DD It's a function of supply and demand. We used to see products like that in Uptown. Now the North Loop is the place to be – and can get the price points to accommodate the cost of new construction. There is not the same demand in the first and second ring suburbs.

Concern about only one stop light – constriction of access to the area.

AA We use traffic engineers to advise developers and the City on those issues.

DD I love the idea of a pedestrian bridge – it's a must to get people over safely.

What school district is the site in?

Spring Lake Park

Attracting young families: The lawn and rambler styles are not attractive for young people. We don't want to just walk on trails, we want to walk to things.

CB That's exactly what is heard by the younger generation. The majority are not interested in single family housing with yards. They are looking for smaller lots, with shared open space and access to jobs without owning cars.

Move out housing

CB Explore renovations to adapt housing. Richfield Redesign is an example. The City provides resources for architectural fees and money to do the improvements to make the houses more marketable to the younger generation.

Will the industry on the north side be a big factor (impact development)? Could the City Hall act as a buffer?

AA It's not an offensive use – not heavy industrial, not a significant problem. It can be buffered easily.

The reason I bought into the neighborhood was because of the park area. I don't want to see it changed.

City No one has plans for the site – just offering insights. There are options for reconfiguring the acreage – with no net loss for the park area.

DD A developer's viewpoint regarding the park – the homes will be purchased by people with the same desire as the existing residents.

We defined the vision in the first meeting.

Rottland – challenged to sell the homes they built. They were priced $30K higher than the average home value in Fridley.

Desire for public use was heard. Need to consider the tax burden. With one third of the land earmarked for public purpose, that leaves opportunity for mixed-use development on the remaining portion.

Attachment G. Evaluation summaries for each CDI Workshop

Corridor Development Initiative

City of Fridley Columbia Arena

Evaluation – March 11, 2015

Tonight was the first of four meetings regarding the potential redevelopment of the Columbia Arena and surrounding area. Please tell us how effective the meeting was in meeting its goals.

1. What worked well or were good parts of the session for you?
    - I thought it was well planned out
    - Conversation input from everyone
    - A good foundation on which to build our session
    - (4) Dan Cornijo's presentation with pictures of what projects had been done elsewhere
    - Having a lot of ideas
    - (4) Small group/round table discussion/action
    - All of it
    - (3) Good history of Columbia Arena/area was very informative
    - Group sessions to gather ideas
    - Worked well together with people we did not know
    - Interaction and ideas possibilities
    - Everyone's ideas were heard
    - Impact of younger folks who may end up paying for decisions made by older ones. I believe that if buildings are still good and functional don't build new ones.

2. What could have been improved?
    - (2) Can't think of anything, nothing yet
    - More questions and answers
    - Background was good and necessary. Back ground has been given so next time we have that information, leave and time for discussion
    - (2) Don't need Barbara to recap, facilitate each small group sharing
    - (2) Larger screen for those of us in the back of the room and louder volume for speaker
    - (2) How do we get more diversity in these meetings? Young people of color
    - Comments about people (many whom I know are hard –working) who struggle to find affordable housing

3. Check the box that most represents your opinion: 1 = Excellent and 4 = Poor.

Question	1 Excellent	2 Good	3 Fair	4 Poor
• City leaders provided useful background on the site, community needs, and the goals of the planning process.	17	9	1	0

1

Corridor Development Initiative

City of Fridley Columbia Arena

• Expert presentation provided helpful considerations for redevelopment including design, uses, styles, and creating sense of community.	17	8	1	0
• Community members had an opportunity to talk about future needs and ideas for the site with each other.	19	7	0	0
• The facilitated conversation helped to identify common areas of interest, concerns, and values.	21	7	0	0

4. Would you recommend the next session to your neighbors/colleagues?

26__ Yes	**0__ No**

5. What additional information would you like to have included in the next meeting?
   - Can you give us a snapshot of what properties are not currently taxed in Fridley?
   - Information on apartments on 61st and University rent and number of units amenities
   - Wetlands mosquito risk what happens if we take garage space
   - Taxable or not what percentage of Fridley is taxed
   - Budget feasibility of city funded project
   - When is the area going to be down
   - What is being done can be done to open up the south parking area for soccer families during demolition it's all closed off right now
   - What is the city's expectation need for property tax income
   - What would city like to see?
   - Compile 1 master list of the group ideas for the 5 questions
   - Covered
   - The overall " session" for Fridley long term something in having stock
   - What does the city need, housing, retail, and City Hall park area what is city looking at for revenue what about the water treatment plant can it be moved
   - What are the city needs public works, police fire governing building. Present building not very usable. If new city offices were built what would happen to present city building?
   - Discussion of access to south parking area for current park use for near future several years starting now

2

Corridor Development Initiative

City of Fridley Columbia Arena

- H20 use and quality is and will become a vital future concern. FYI there's federal tax credits on solar, wind and through 12/16 and there's " Made in MN" incentives for solar panels made in MN. I attended this meeting because I love Locke Park and what is decided and how it will impact the natural habitat remaining there.
- Looking at moving soccer fields
- Talk about rerouting the frontage road

6. 10. How long have you lived or worked in the area?

(2)_ 1-3 Years	**(0)_ 4-9 Years**	**(7)_ 10-19 Years**	**(17)_ 20+ Years**	**(0)_ Not Apply**

7. What age bracket do you represent?

(0)__ Teen	**(2)__ Young Adult**	**(6)__ Adult**	**(18)__ Senior/Retired**

8. What cultural/ethnic heritage do you represent?
   - 9- Caucasian
   - 2- American
   - Polish American
   - Hispanic Multiethnic
   - We live 3 houses south of the area
   - White Scandinavian
   - WASP
   - Scandinavian

9. How did learn about tonight's session?
   - 15- mailing
   - 2-Newspaper
   - 2-email
   - 4-flyer
   - Lots of diverse ideas
   - Lots of ideas
   - Scott Hickock

10. What had you hoped to get from tonight's session?
    - (8) Information
    - Ability to have an opportunity to help plan for Fridley future
    - (2) Exactly what happened/occurred
    - The city was thinking

3

- Open mindedness
- Found out what's being planned
- Find out what is flexibility
- Possibilities and information
- Ideas and plans for arena site
- I hoped that they would just let me decide what to build
- New ideas
- Get an idea what is likely to happen
- Insight form the city
- What are some options
- Brainstorm ideas propose my ideas

11. How satisfied are you overall with tonight's session?

(20)__ Very Satisfied	**(3)__ Somewhat Satisfied**	**(1)__ Somewhat Dissatisfied**	**(1)__ Very Dissatisfied**

12. Other Comments (Optional)

- Please raise my taxes for this project (Seriously)
- There was little or no ethnic diversity at this meeting. Would we be building nice facilities that might be overtaken by some who don't care about it example YMCA
- Right now with the barricades on the ____ to the parking area there is no parking for soccer games, soccer school, and horseshoe players etc. who use the existing park. There should be access to the existing south parking area for current park users. This may be needed for several years
- Yes to pedestrian bridge over University Ave between this site and ball fields
- Thanks
- Great interactive sessions lots of enthusiasm
- Need to have multiple uses. Single family, up grade step up housing, walk able interconnect with rest of city park and bike trail etc
- Nice that you offer childcare but put them in another room, it was too noisy. But, thank you - better late than never.
- Speaker not loud enough
- I can afford higher taxes I don't care
- Great preparation and host leadership

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Corridor Development Initiative
City of Fridley Columbia Arena

Evaluation – March 25, 2015

Please tell us how effective tonight's Block Exercise was in meeting its goals.

1. What worked well?
   - Visual feeling
   - Lots of input from everyone
   - Blocks
   - Having site plan
   - The staff organized the scenarios –good start
   - Consolidating ideas
   - I like the interaction of the group
   - Maps
   - Eye opening about development
   - Developer perspectives
   - Not much
   - Nothing

2. What could have been improved?
   - No ideas followed the first session's concepts and ideas (mostly housing and a city hall). Too large of groups (more smaller size groups).
   - Needed the feasibility and/or tax implications at start. All the feedback from the various scenarios was "not feasible" which was very discouraging
   - Given some idea of what kind of density would be needed to "break even"
   - More shared "what I think" from individuals
   - All other new development – a "Macro Understanding" of all that is going on in Fridley
   - 1 more table would have been nice with blocks
   - Discussion of market demand
   - We built the scenarios, but not one person at our table actually liked any of the scenarios. We worked the exercise but no one really liked them.
   - Non-developer perspectives
   - One person at our table was domineering
   - We should have some basic facts - such as density required and cost of developer

3. Check the box that most represents your opinion: 1 = Excellent and 4 = Poor.

Question	Excellent	Good	Fair	Poor
• Community members had an opportunity to build sample development options.	6	7	1	1
• Participants gained knowledge about the financial feasibility of their ideas.	5	6	2	3
• Participants had an opportunity to hear ideas from other community members and explore multiple options for the future.	5	7	2	1

1

• Design considerations, traffic flow & parking, and other development concepts were helpful in preparing a successful development.	4	5	3	3

4. Would you recommend the next session to your neighbors/colleagues?

__12_ Yes	**__2_ No**

Comments:
- Some ideas and folks were strong on their views "some narrow and dated"
- More time needed

5. How long have you lived or worked in the area?

(1) 1-3 Years	**(1) 4-9 Years**	**(6) 10-19 Yrs**	**(8) 20+ Years**	**__ Not Apply**

6. What age bracket do you represent?

(0) Teen	**(1) Young Adult**	**(6) Adult**	**(6)Senior/Retired**

7. What cultural/ethnic heritage do you represent?
   - White (7)
   - Scandinavian (1)
   - Norwegian (1)
   - European (1)

8. How did learn about tonight's session?
   - More questions to be answered
   - Came last time (2)
   - First session (2)
   - Mailings and neighbors (4)
   - Newspaper
   - Flyer/ last meeting
   - Email

9. What had you hoped to get from tonight's session?
   - Development of previous sessions ideas and concepts
   - Didn't have any expectations
   - Site possibility
   - More information (2)
   - I had hoped our input from 2 weeks ago would have been utilized
   - Better idea of what could be done
   - Understanding of possibilities
   - About what I expected form opening remarks of tonight

10. What additional information would you like to have included in the next meeting?
    - Cost of city hall public safety of New Brighton, Blaine, Coon Rapids, Andover and Columbia Heights
    - More leadership
    - Need to know what a minimal "break even" scenario looks like and have opportunity to discuss
    - Would it be possible to have someone next meeting to give a scenario if a new city hall would go in this sight
    - It would be helpful to know what the city's goals for use of the area is
    - Finance, who we have to partner with (do we need a developer)
    - What is the formula cost or numbers of housing units to make profitable to developers, what cost offset is needed by city to make possible
    - What city really needs and what is left for community to have an opinion about
    - Likelihood of non-developer oriented opportunity

11. How satisfied are you overall with tonight's session?

(4) Very Satisfied	**(2) Somewhat Satisfied**	**(5)_Somewhat Dissatisfied**	**(1) Very Dissatisfied**

12. Additional comments. (Optional)
    - Many people discouraged after this week. Need to see positive possibilities next time
    - It seemed like the ideas, which were generated two weeks ago, were for naught. This week the push is clearly for residential.
    - Could we get information about the process of development "stages"
    - What about parking when the arena is gone? Where will the park users park their cars?
    - None of the ideas are interesting to developers why are we asking developers to come give ideas
    - Was frustrating to hear that all our work at each table was told it was feasible, ok give us more information that would make it feasible.
    - Thanks for opportunity
    - I agree with others, raise my taxes and keep green space and parks
    - This session woke up a lot of feelings about losing the park and the open spaces. I would like to keep things the way they are. Not a lot of houses if developers won't consider this we don't need them
    - We really have vacant spaces in the businesses along here. Please consider I would like to see this site bring beauty to the area. Please consider the quietness and the wetland area.
    - Question, if the soil is bad why are we discussing housing for this sight. There are power lines in this area that buzz in the summer.
    - Drive through the city asking ?? What can be done? Make better. 3 routes divide city highway 47/central and railroad site is not convenient from University Ave.
    - Do we need high-rise housing? Retail not workable! Have businesses closing. Senior population limited resources. We need to attract and keep young families. Need upscale housing.

Corridor Development Initiative
City of Fridley Columbia Arena

Evaluation – April 8, 2015

Tonight was the third of four meetings regarding options for redevelopment of the Columbia Arena. Please tell us how well the meeting and developer panel met its goals.

1. What worked well?
   - Not much
   - Enjoyed having the developers here. Important that they reinforced partnership
   - Good to hear from developers
   - Open to discussion; and child care
   - Heard what developers would and would not do
   - Pleasantly surprised after last meeting
   - Heard from developers the realty of needing to do housing or public will bear most/ all cost
   - One sided toward housing
   - Forum of speakers
   - Discussion with developers
   - Clarified how much we don't want houses in the park
   - Input by developers

2. What could be improved?
   - Tell people to wrap it up when talking
   - You do it well
   - More question time, better panel (non-housing representation)
   - Make it clear " no section 8"
   - Separate room for children
   - Keep the small children at home or get a babysitter
   - Having a decent meeting room without crying babies. It was very distracting on such an important subject
   - More time for questions
   - Too rushed
   - Less talk about developing the parks and more about the arena itself
   - Better idea on what city needs to make things visible

3. Please rate the following items by putting an "x" or "√" in the appropriate column

Question	Yes	Some-what	No
• You gained information about options to use a good portion of the site for a public purpose i.e. community center or new city hall complex	9	8	1
• You better understand the considerations that developers use when evaluating a site.	15	4	0
• You gained ideas about how the community can build a relationship with developers regarding its vision.	13	4	1
• You had an opportunity to ask questions and discuss with the panel and others the goals and concerns you have for re-development.	11	7 – Not Enough	1

4. What additional information would you like to have before our final meeting?
    - How we can make the 11 acres work
    - About the pilings under the arena. Would it be possible to build a new city center on those pilings?
    - How are the stop lights at 69th and University going to be handled as far as industrial and residential?
    - More information from the public on whether they want affordable housing and rental in their neighborhood
    - Timeline - discuss at the last meeting. Phases? When will C.A. be demolished? Will there be more sessions after these 4? The garage area was considered by panelists to be a detriment to housing. There is a combination of arena and garage area that would be a natural 22-acre site for development and keep Locke City Park.
    - If you add family housing, is school district able to handle the influx of kids, as schools are getting full? Why is the middle of Fridley in SLP school district? Why develop family housing in Fridley that will have greater benefit to SLP? Has city considered bringing ball fields, across University into the development?
    - Hard numbers $
    - If the new site is used for city offices what happens to the old site? We start this process all over again?

5. How long have you lived or worked in the area?

0-3 Years(1)	**4 -9 years(0)**	**10-19 years(3)**	**20 + years(15)**

6. What age bracket do you represent?

Teen(0)	**Young Adult(0)**	**Adult(6)**	**Sr/Retired(13)**

7. How satisfied are you overall with tonight's session?

Very Satisfied(10)	**Somewhat(4) Satisfied**	**Somewhat Dissatisfied(2)**	**Very Dissatisfied(1)**

For more information contact:

Gretchen Nicholls
TC LISC at 651-265-2280
GNicholls@lisc.org

Paul Bolin
City of Fridley at 763-572-3591
Paul.Bolin@fridleymn.gov

Corridor Development Initiative

City of Fridley Columbia Arena

Comments:

- Not coming together in cohesive manner 4 meetings not nearby enough time. Can't see where this is going.

- I would like to leave the park as it is - our grandchildren love to use the equipment. The Baptist school uses the park for recreation the soccer filed is regularly used. Families use the park for picnics. I would like the old ice arena, use it as a live theater. Could be used for music or talent shows it wouldn't be too expensive for some remodeling. We have been to a downtown theater in a warehouse, we attended a theater in Saint Paul in an old church, we attended a theater in Anoka in an old movie theater, we have been to plays in the school auditorium.

3

Corridor Development Initiative

City of Fridley Columbia Arena

Session 4 – April 22, 2015

Tonight is the fourth and final session for the CDI project regarding the Columbia Arena site. Let us know how well the session met its goals as well as suggestions regarding the overall four-meeting series.

1. What was most helpful about tonight's session?
    - Excellent moderator
    - Interaction with all age groups
    - Public input
    - Yes
    - Get a feel for diversity in the community
    - Listening to the interaction ideas
    - Open discussion
    - The give and take
    - Having a draft to work as a starting point
    - Consensus building
    - Good handouts, good moderator

2. Can you support the recommendations the group developed and approved?

Yes (18)	No (3)

    - Scenario B
    - Most
    - Adamantly opposed to option B. Too limiting
    - Withholds too much land for parkland
    - Mostly

3. What did you gain from the project overall? (i.e. relationships, insight, information etc.)
    - Relationships and insight
    - Diversity
    - Insight (2)
    - Information (3)
    - Insight and information
    - The community is fairly well orientated to common goals
    - Willingness of the city to work with the community
    - How hard city planning is
    - Better understanding of the potential and limitations of the site
    - Personal agendas took too much time
    - Give me insight as to which is being considered

4. What could have been improved to make the project more effective?
    - No kids allowed under 6

Thank you!

- Maybe have the developers provide more facts and financial ideas
- 1 more session
- Nothing
- Not allowing changes based on one person's point of view! Poor consensus building
- ?
- Stick to the time
- Another microphone

5. Would you recommend this series/project to other cities or communities?

Yes (21)	No (1)	Unsure (1)

6. How many sessions did you attend? (Circle one answer.)

1 session (7)	2 sessions (1)	3 sessions (8)	4 sessions (8)

7. How long have you lived or worked in the area?

0-3 Years (2)	4 -9 years (1)	10-19 years (4)	20 + years (17)

8. What age bracket do you represent?

Teen (0)	Young Adult (0)	Adult (7)	Senior/Retired (17)

9. Overall how satisfied are you with the project?

Very Satisfied (11)	Somewhat Satisfied (9)	Somewhat Dissatisfied (1)	Very Dissatisfied (1)

10. Do you have any additional comments you would like to make to LISC, the City staff or elected officials?
    - Keep the park
    - I'm worried about the developers
    - Thank you
    - Locke Park serves as a buffer and keeps the traffic and noise at a minimum so many families and others can play, ride bikes, and enjoy the natural surroundings
    - Hard decision to be made – good luck

Corridor Development Initiative
City of Fridley Columbia Arena

- Why going over the goals again! Did that at the first meeting. Looks and feels like trying to fill up time
- I like limited goals, rather than including everything, such as God, motherhood and apple pie, which is what we end up with
- Barbara Raye did an excellent job
- Barbara Raye was outstanding. The current city hall location would be ideal as senior "market value" housing. One can walk to the library, clinic, bus, and drug store, etc. its very walkable for seniors. Sell it to recoup dollars, move city hall to the arena location which meshes well with parks, trails, etc. a private developer might be interested in the current city hall location to build something nice – its very visible. Sorry to be communicating this way – couldn't find an opportunity for the microphone
- Great effort by moderator
- Not all young people attend Fridley schools. Some attend S.L.P some attend Columbia Heights
- Need to include the softball fields across University in discussion to develop. City Hall and Public Works could go along railroad tracks. Fields are severely underutilized over 12 months

3

Attachment H. Attendance list for the Fridley Columbia Arena CDI workshops

Fridley Columbia Arena
Workshop Attendance

First Name	Last Name	Organization	Address	Wksp 1	Wksp 2	Wksp 3	Wksp 4
Gary	Alferness						X
Jodi	Amir		461 Rice Creek Blvd NE				X
Dennis	Anderson	Retired	124 NE 71 Way	X		X	X
Gary	Anderson		413 Rice Creek Blvd				X
John	Atkinson		6578 Clover Pl NE	X	X	X	X
Laurie	Atkinson		6578 Clover Pl NE	X	X	X	X
Bob	Barnette	City Council, City of Fridley		X	X	X	X
Jim	Bauer		7630 Bacon Dr, Friley 55432				X
John	Becker		7815 Alden Wayne	X			
John	Berg		7170 Riverview Terr				X
George	Bigelow						X
Don	Blair		206 Rice Creek Blvd	X	X		X
Don	Blakeslee		1539 E Windemere Cir NE		X	X	
Mickey	Bluedonn		7650 Jackson St				X
Ann	Bolkcom	City Council, City of Fridley		X	X	X	X
Bernard	Born		8316 East River Road	X			
Janice	Born		8316 East River Road	X			
Gary	Braam		1436 66th Ave	X	X		
Vern	Brewers						X
Mary Jo	Czaplewski		53 Rice Creek Way NE	X	X		
Deb	Dahl		953 68th Ave NE	X			
Wesley	Davis		751 68th Ave NE		X		
Nancy	Dibos		500 Rice Creek Blvd				
Larry	Doth		6873 7th St NE			X	X
Julie	Doth	retired	6873 7th St NE			X	X
Brian	Dow		545 Rice Creek Blvd			X	
Karin	Dow		545 Rice Creek Blvd			X	
Pat	DuFresne		6121 5th St	X			
Bev	Eberhard		436 Rice Creek Blvd	X		X	X
Dean	Eberhard		436 Rice Creek Blvd	X		X	X
Stephen	Eggert		1090 Hathaway Lane	X			X
Lynda	Ellis		540 NE Rice Creek Blvd	X		X	X
Veronica	Finch		531 Rice Creek Blvd NE				X
Pat	Gabel	HRA	5947 2 1/2 St NE	X	X	X	X
Joy	Glaser		16 NE Rice Creek Way				X
Jim	Glaser		16 NE Rice Creek Way				X
Dan	Gourde		609 Rice Creek Ter, Fridley		X	X	X
Terry	Grubbs	Terry L Grubba, PLLC	2320 Silver Ln, #302, New Brighton			X	X
Elaine	Gunderson			X	X	X	X
Paul	Gunderson		412 Rice Creek Blvd	X	X	X	X
Valerie	Gunderson		511 Rice Creek Blvd NE				X
Lynn	Hansen		230 Rice Creek Blvd NE	X	X	X	X
Darrell	Hauge		7310 Memory Ln NE	X	X	X	X
Eric	Haugen		490 69th Ave NE		X		
Rachel	Haugen		490 69th Ave			X	X
Matt	Hill		101 Satellite Ln	X	X		
Niki	Hill		101 Satellite Ln	X	X	X	
Larry	Hille		5712 Matterhorn Dr NE	X			
Rod	Hogetvedt		201 Sylvan Lane			X	
Cindy	Hogetvedt		201 Sylvan Lane			X	
Bill	Holm		7424 Melody Dr		X	X	X
Loren	Isaacs		6875 University Ave NE				X
Richard G.	Jansen						X
Pat	Johnson		111 - 45th Ave NE		X		
Lee	Johnson		111 - 45th Ave NE		X		
Todd	Johnson						X
Richard	Johnston		456 Rice Creek Blvd	X	X	X	X
Blaine	Jones						X
T	Jude		286 Rice Creek Blvd		X		
Elyse	Kaner		571 Rice Creek Blvd NE			X	X
Jack	Kirk		6431 University Ave NE, 55432				X
Alane	Klein		418 Rice Creek Blvd NE				X
Melvin	Kocinski	retired	43 61 1/2 Way	X		X	
Jillian	Krohne		520 Rice Creek Blvd NE			X	X
Dan	Krohne		520 Rice Creek Blvd NE				X
Mel	Kuehni		246 69th Place	X			X
Ted	Kueppers		7361 Tempo Ter NE			X	
Shanna	Larson		6266 East River Rd, Fridley 55432			X	X
Eric	Larson		6266 East River Rd, Fridley 55432			X	X
Jon	Lund		6553 Antilla St NE	X		X	
Scott	Lund	Mayor		X	X	X	X
Margaret	Maeckelbergh		425 Rice Creek Blvd	X	X	X	X
Jerry	Maeckelbergh		425 Rice Creek Blvd		X		X
Carolyn	Manthis-Lund		6553 Arthur St NE, Fridley 55432	X		X	X
Delores	Masuda		183 - 63 1/2 Way NE				X
Robert	Masuda		183 - 63 1/2 Way NE				X
Donna J.	McBrian		7398 Tempo Ter NE, Fridley				X
Michael	McCarthy		7100 Riverview Terrace	X		X	X

Connie	McTavish			X			
Carole	Miller	resident	5784 7t St NE	X	X	X	X
Corrine	Moore	resident	200 Rice Creek Blvd		X		X
Kathy	Mrozek		21 65 1/2 Way NE	X	X		X
Shirley	Nelson		4940 6th St NE	X			
Susan	Nelson		210 69th Ave NE	X			
Nate	Nguyen		521 Rice Creek Blvd NE			X	
Jane	Nikrad		5881 W Moore Lk				X
Bahram	Nikrad		5881 W Moore Lk				X
Della	Nordstrom		501 Rice Creek Blvd	X	X	X	X
John	Nordstrom		501 Rice Creek Blvd	X	X		X
Virgil	Okeson		1423 64th Ave NE	X	X	X	X
Susan	Okeson	retired	1423 64th Ave NE			X	
Deb	Patchin	resident	280 Rice Creek Blvd NE, Fridley 55432	X	X		
Al	Patchin	resident	280 Rice Creek Blvd NE, Fridley 55432	X	X		
Jerry	Pehl		460 Rice Creek Blvd				X
Kay	Qualley	City of Fridley		X	X	X	
Jean	Revelina		181 69th Ave NE	X			
Dean	Rostad		6890 University	X			
Deloris	Sadowski		250 Rice Creek Blvd				X
G	Sadowski		250 Rice Creek Blvd				X
Jim	Saefke	City of Fridley	6131 5th St NE	X	X	X	X
Gene	Schermer		561 Rice Creek Blvd NE, Fridley 55432	X	X		X
Martha	Schermer		561 Rice Creek Blvd NE, Fridley 55432	X	X	X	X
Gloria	Schultz		7351 Tempo Terrace	X			
Mark	Shaw		7825 East River Road	X			
Nancy	Shaw		400 Rice Creek Blvd	X	X	X	X
Andrew	Showalter		231 Satellite Lane NE, Fridley 55432	X			
Elizabeth	Showalter		231 Satellite Ln NE	X		X	
Phil	Skumautz		551 Rice Creek Blvd			X	X
Deb	Skumautz		551 Rice Creek Blvd			X	X
Kathy	Smith		7350 Melody Dr NE	X			
Lisa	Sorenson		511 Rice Creek Blvd NE				X
Mark	Staum		7458 Concerto Curve			X	
Jean	Steinert		6150 7th St NE			X	
Valerie	Towbeman		6875 University Ave				X
Jeff	Towbeman		6875 University Ave				X
Jan	Traczyk		191 - 69th Ave NE		X		
Dolores	Varichak	City Council		X	X	X	X
Jack	Velin	EQEC Commissioner	5105 Horizon Dr		X		
Gloria	Vye		560 Rice Creek Blvd		X	X	X
Robert	Warolin		6024 2 1/2 St NE		X		X
Terri	Wolfe		560 Rice Creek Blvd		X	X	X
Craig	Wolfe		560 Rice Creek Blvd			X	X
Wally	Wysopal	City of Fridley		X			X
Rochelle	Zemke		257 69th Ave NE	X	X		X
Jason	Zemke		257 69th Ave NE		X		
Gary			413 Rice Creek Blvd				X
Shannon			413 Rice Creek Blvd				X
			TOTAL PARTICIPANTS	**55**	**46**	**55**	**86**

CDI Technical Team							
Scott	Hickok	City of Fridley		X	X	X	X
Paul	Bolin	City of Fridley		X	X	X	X
Julie	Jones	City of Fridley		X	X	X	
Stacey		City of Fridley		X	X	X	X
Gretchen	Nicholls	Twin Cities LISC		X	X	X	X
Barbara	Raye	Center for Policy Planning Perf		X	X	X	X
Dan	Cornejo	Cornejo Consulting		X			
Katie	Thering	Kagelmagery			X		
Alan	Arthur	Aeon	financials		X	X	
Bill	Beard	Beard Group	financials		X		
Tom	Leighton	Table facilitator			X		
Dan	Marckel	Sketcher			X		
Tracey	Kinney	Table facilitator			X		
Josh	Kinney	Sketcher			X		
Dan	Green	Sketcher			X		
George	Sherman	Sherman Associates				X	
David	Newman	The Bancor Group, Inc				X	
David	Deebach	Pulte Group				X	
Cathy	Bennett	ULI MN				X	
				7	14	11	5
			OVERALL TOTAL	**60**	**59**	**65**	**91**

Attachment I. Overview of the Corridor Development Initiative

LISC Twin Cities

Corridor Development Initiative

Overview

The **Corridor Development Initiative (CDI), coordinated by the Twin Cities Local Initiatives Support Corporation (LISC),** is a proactive planning process to assist the planning and development of mixed-use projects, including mixed income, higher density housing along major corridors, with access to transportation options, retail amenities, parks, and job opportunities. CDI fosters an exciting partnership among neighborhoods, city government, and a technical team of development consultants, design experts, and facilitators to connect market opportunities with neighborhood and city goals and raises the level of dialogue around redevelopment issues. In 2007 the Corridor Development Initiative received the American Planning Association's **National Planning Excellence Award for a Grassroots Initiative.**

"The Initiative shows the importance of getting residents meaningfully engaged in shaping the future of their neighborhoods," said APA Awards Jury Chair Carol Rhea, AICP. "Any community looking for a new way to resolve controversial neighborhood redevelopment and infill issues should consider using this as a model," she said.

The heart of the program involves an interactive block exercise facilitated by a neutral team of design and development experts from the Initiative's technical team. Through this hands-on educational workshop residents, neighborhood leaders, and other participants develop their own housing or mixed-use development proposals and test them to see whether they are financially viable. As a result, participants learn about cost factors and other considerations developers must address when putting together a proposal.

"The Corridor Development Initiative pulls citizens out of the reactionary role that they play in community development decisions, and into a proactive role where they play an active part in directing development for their community," said Gretchen Nicholls, Program Officer at Twin Cities LISC and Corridor Development Initiative Coordinator. "It models a new way to engage cities and communities by raising the level of dialogue around redevelopment issues, and setting the stage for future development. People come to realize how density and affordable housing become tools for creating a viable development project," she said.

Through the Initiative's consensus approach, said Minneapolis Mayor R.T. Rybak, citizen energy is harnessed "to build communities far stronger than anything government can do alone." The Corridor Development Initiative is used in both urban and suburban cities throughout the Twin Cities metropolitan area, and is being replicated in other cities nationally.

For more information contact:

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Twin Cities LISC / Corridor Development Initiative
651-265-2280
gnicholls@lisc.org

Videos and testimonials are available at: www.corridordevelopment.org

Attachment J. Announcement / publicity flyer for the Fridley Columbia Arena CDI workshops

Join us in guiding the future redevelopment of the Columbia Arena site!

The City of Fridley invites you to an exciting conversation to guide the redevelopment of the Columbia Arena site. With support from a team of design and development experts, community members will participate in a series of workshops to explore what's possible for this special site.

Sponsored by the City of Fridley

Childcare will be provided by request only. Please RSVP to Gretchen Nicholls at 651-265-2280 one week in advance of each workshop if you would like to request childcare, accommodations for disabilities or language interpretation.

For more information, contact:
Paul Bolin at 763-572-3591
or paul.bolin@fridleymn.gov
Gretchen Nicholls, Twin Cities LISC
at 651-265-2280 or gnicholls@lisc.org

Mark your calendars!

We encourage participants to attend all four events

All events are free and open to the public and will be held at:
Fridley Community Center
6085 7th Street Northeast, Fridley, MN 55432

Workshop I: Gather Information
Wednesday, March 11, 2015, 6:00 - 8:00 pm
What is important and unique about the Columbia Arena site? What are the concerns about future development, and what can be achieved through development?

Workshop II: Development Opportunities -- The Block Exercise *Wednesday, March 25, 2015, 6:00 - 8:00 pm*
Join your neighbors in an interactive workshop to create feasible development scenarios for the Columbia Arena site. Design and development experts will be on hand to share ideas and insights.

Workshop III: Developer Discussion
Wednesday, April 8, 2015, 6:00 - 8:00 pm
Explore the opportunities and challenges of development with a panel of developers and market consultants to build a strategic road map for the future of the Columbia Arena site.

Workshop IV: Framing Recommendations
Wednesday, April 22, 2015, 6:00 - 8:00 pm
Contribute to the creation of development recommendations for the Columbia Arena site, which will be submitted to the City Council and Planning Commission.

www.fridleymn.gov | www.www.tclisc.org/twin_cities/grants_loans/corridor.php