



## Downtown Redevelopment Frequently Asked Questions

April 9, 2020

- ***When will there be another opportunity to provide input?***  
The city does not have a specific date set for a spring public open house at this time. The project team will provide information on the website and via email blast as soon as meeting details are decided.
- ***Will the current COVID-19 pandemic affect the status of the street reconstruction or private redevelopment projects?***  
The study to determine the feasibility of the street reconstruction alternatives along Main Avenue, Pleasant Street and Colorado Street as well as the private redevelopment projects are moving forward. While the full impact of the COVID-19 pandemic will not be known for some time, the City of Prior Lake will be working with the VFW and the Beard Group as well as its consulting engineer Bolton & Menk to continually evaluate project design, development schedules and project financing alternatives.

April 3, 2020

### **Development Overview**

- ***Who is the developer?***  
The Beard Group and the VFW will be developing this property. The Beard Group is a local developer that has done several projects throughout the Twin Cities metropolitan area. You can learn more about them by visiting their website at [www.beardgroupinc.com](http://www.beardgroupinc.com).
- ***What is the ultimate proposed redevelopment? How do we know it fits into our downtown plans?***  
The proposed plan includes a new stand-alone VFW building at the corner of Main and Pleasant and a mixed-use building with a combination of retail and market rate apartments. The mixed use residential and commercial building would front along Main Avenue and Colorado St. Renderings for the proposed building are being completed and will be available once the developer makes an application for development.
- ***Is the VFW selling their existing facility and constructing a new building?***  
Yes. The VFW initiated discussion with the city a couple years ago about the potential for them to construct a new building due to changing needs and deteriorating condition of their existing facility. The timing is such that the VFW project in conjunction with the proposed Beard Group redevelopment could fit together nicely.
- ***Is the City of Prior Lake property on the corner of Main Avenue and Pleasant Street included in the redevelopment?***  
Yes. The City owned surface parking lot on the corner of Main and Pleasant is part of a proposed project and will be the location of the new VFW.

➤ ***Why is the EDA/City of Prior Lake backing the purchase price for the 16298 Main Avenue and 4656 Pleasant Street properties?***

The Beard Group has purchased the property at 16298 Main Avenue (Sebastian Automotive) and is in the process of purchasing a single-family property at 4656 Pleasant Street to facilitate the redevelopment project; both properties were purchased for \$350,000. The EDA and City of Prior Lake has backed the purchase of both properties. If the redevelopment project does not move forward for some reason, then the EDA/City of Prior Lake would purchase the properties from the developer (one in January 2021 and one in January 2022) at the same price they were purchased by the developer, plus closing costs.

➤ ***Will there be more opportunities for public participation or public comment related to this project?***

Yes. The public participation process is just beginning and there will be opportunities to share your thoughts/suggestions with the development team and the city council. There will be a complete public process as it relates to this project moving forward. Opportunities for public participation will be provided both during informal neighborhood meetings, online surveys and during formal public hearings.

➤ ***How will the stormwater be handled for this development?***

The redevelopment plans are concept only at this time and do not include all design elements. Stormwater retention and other requirements will absolutely be included in the final plans and all state stormwater requirements will be met.

## **Public Parking**

➤ ***How many public parking stalls will be available after this project is developed?***

There is currently a total of 304 spaces in the project area; 210 of which are public parking. The project area includes 94 private off-street parking spaces, 73 public off-street parking spaces and 137 on-street parking spaces. On- and off-street parking plans have not been finalized; however, the project will likely result in fewer overall parking spaces but an increase in public parking spaces. With the acquisition of the VFW parking lots and conversion to public parking, the concept plans estimate approximately 20 additional public off-street parking spaces and between 23 and 35 additional on-street parking spaces. Total public parking is expected to increase between 43 and 55 stalls.

➤ ***Is the Beard Group mixed use building providing their own parking?***

Yes. The Beard Group plan includes slightly more than one underground parking stall per bedroom.

➤ ***Where will the patrons of the retail business park and employees park?***

Retail business customers and employees will park in the additional on-street parking stalls and in the interior off-street parking stalls which were previously private [VFW] parking but will now be public parking stalls.

➤ ***Where will vendors for the new retail park, make deliveries and pick up trash?***

It is likely that the downtown retail vendors on the west side of Main Avenue, between Colorado St. and Pleasant St., will receive deliveries and conduct trash collection on the interior public parking lot.

➤ ***Will the Farmers Market have adequate parking?***

Yes. The only Farmer's Market currently downtown Prior Lake is operated on Main Avenue, north of CH21 on Saturdays between spring and fall. Adequate parking is available for the Farmer's Market.

### **Safety/Street Crossings**

➤ ***How does the city plan to ensure that students can safely attend Premiere Dance?***

The city council tasked Bolton & Menk with finding safety improvements for the crosswalk near Premiere Dance. The street reconstruction plans along Colorado Street are currently in draft form but all options include safety improvements for Premiere, both in the street crossing and drop-off area, as well as street lighting and lighting within the parking lot.

### **Traffic Flow**

➤ ***Where and how will the transit pick up and drop off if there is diagonal parking on Colorado Street?***

Minnesota Valley Transit Authority (MVTA) is temporarily using the Colorado Street municipal parking lot as a temporary park and ride location due to construction activities on CH21. Once CH21 construction is completed, MVTA will utilize new buss pull-offs on CH21 and will no longer be picking up and dropping off passengers along Colorado Street.

➤ ***Has one-way traffic been evaluated for Colorado Street?***

Yes. One-way traffic on Colorado Street is being researched as one of the three options for City Council consideration. The proposed one-way concept would move traffic from east to west along Colorado Street between Main Avenue and Arcadia Avenue. Colorado Street from Arcadia Avenue to Duluth Avenue would remain two-way traffic under this concept. That being said, the one-way concept is one of three street and parking alignment concepts being evaluated.

➤ ***How will businesses continue to operate during street reconstruction?***

Construction phasing will be evaluated as part of the project design. Street reconstruction will certainly impact vehicular and pedestrian access; however, city engineering staff anticipates maintaining access to businesses at all times during street reconstruction.