

DOWNTOWN SOUTH RECONSTRUCTION DEVELOPMENT UPDATE



DEAR PROPERTY OWNER,

Earlier this year you received information about a downtown south redevelopment project, which was originally anticipated to start construction in the summer of 2020. The purpose of this letter is to inform you this project has been put on hold. This includes a delay of the proposed building construction until at least 2021 and street reconstruction until at least 2022.

Due to the current Covid-19 pandemic and the related uncertainty in the near term, all parties to this project, VFW Post 6208, the Beard Group and the city of Prior Lake decided it was best to take a pause.

To recap, the downtown south redevelopment project consists of two separate projects.

- Street Reconstruction – which includes complete reconstruction of parts of Colorado Street, Main Avenue, and Pleasant Street. This will include replacing watermain, sanitary sewer, storm sewer, roadway base, and pavement on Main Avenue between CH21 and Pleasant St.; Colorado Street between Main Ave. and Duluth Ave.; and Pleasant Street between Hwy 13 and Duluth Ave.
- Building Redevelopment – including a new two-story VFW building to be constructed on the municipal parking lot at the northwest corner of the Pleasant Street and Main Avenue intersection, just south of the current VFW location, and a new four-story multi-use building consisting of first floor Main Avenue retail space and market rate apartments along Main Avenue and Colorado Street.

The city of Prior Lake, VFW and the Beard Group all remain interested in completing the project and some planning aspects will continue this summer; however, no final approvals are expected in 2020. An exact start date cannot be identified due to many unknowns, but all parties are hopeful for an anticipated construction start of site improvements for the redevelopment project in 2021 and city street reconstruction improvements would be anticipated to begin in 2022.

One added benefit to delaying the project is it will allow for the open house events and public participation process to occur as originally planned before the CDC and MN Department of Health recommendations allowed for a virtual/electronic only process. More information will follow at a later date about public participation opportunities and status updates will be maintained on the project webpage.



BE SURE TO SIGN UP FOR UPDATES ON THE PROJECT WEBSITE!
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