

Hudson Redevelopment

Status Report

November 7, 2011

CURRENT ISSUES

MAINTENANCE

- Site has been vacant for over one month – no appearance of break-ins or vandalism as yet.
- Building inspected at least 1-2 times a week to check for vandalism or other issues.
- Building may be difficult to heat due to lack of insulation.
- Insurance coverage will change from “replacement cost” to “fair market value on January 1, 2012 since there is not a tenant in the building – I’ve discussed with Jeff any impact Intek would have in deeming the building occupied – sounds like a tall order.
- Police has been contacted to keep an extra eye on the building
- Met with Tom Otto to determine salvage value of copper and other building items; not much copper, some salvage value in larger metal beams (could only be assumed through demolition) – not much of a “score” for vandals.
- Interest shown in acquiring various items from the building if it is demolished, i.e. Cupolas and Hudson Flag Pole.

ENVIRONMENTAL

- Phase II Environmental Report is being finalized – included additional borings to determine extent of underground pollution – should be submitted to MPCA for review and approval in the next 2-3 weeks.
- Upon approval of the Phase II Plan, the Response Action Plan (RAP) would begin; this is about a 6 month process.
- The preparation of both the Phase II and RAP plans should be covered by existing grants from Dakota County\EPA & Met Council.
- Goal of completing RAP by spring to be eligible for future clean up grants from DEED, Met Council, EPA, Etc. (grants happen twice per year).
- Eventual level of site cleanup will be dependent on the future use of the property – residential use requires more intensive clean up than commercial.

MN DOT\STARK & CLAYBAUGH REUSE PLAN

- The Plan serves as an initial step to determine redevelopment potential of the property.
- Plan paid and administered through MN DOT as part of the TH 61 Bridge project.
- Recommends reusing the using the entire building, except the 1974 tip up addition.
- Three reuse scenarios are presented.
- No decisions have been made to either reuse or demolish the building at this time.
- Draft plan will be presented to City Council on November 7th and HEDRA on November 9th.
- A public open house is scheduled for November 22nd.

REDEVELOPMENT ISSUES

Zoning Code

- Property currently zoned I-1 – Should be rezoned to DC – this can happen anytime.
- DC allows both residential and commercial
- Commercial Uses are broad – generally retail, office or entertainment.
- Residential Density in the DC district is not capped; but will be limited by parking.
- Architectural Standards – Properties zoned DC are governed by the Heart of Hastings Design Standards.
 - Street Type – Transitional
 - Building Use District – Core Multi-use
 - Allowable Frontage Types
 - F1 – Storefront
 - F3 – Doorway
 - F4 – Dooryard
 - F7 – Common Lawn
- Parking – Parking demands would need to be met on site; parking numbers dependent on use.
- Height is limited to no taller than Finch Building

Shoreland Ordinance

- Residential lot width is regulated – not sure how a high density would meet lot width requirements.
- Structures must be setback 150' from OWHL (existing "F" portion is 210-220' from river)
- Uses and density not regulated.
- 1945 section would be non-conforming to river setback – need to verify how it could be used.
- Planned Residential Development procedure for new residential development

Subdivision Ordinance

- Property would need to be replatted.
- Does it make sense to wait to replat until a development occurs?

Floodplain Ordinance

- Existing "F" Building outside of floodplain
- Small portions of the post 1940's additions within the floodplain.
- Need to examine any impact on redevelopment if post 1940's additions are kept.

Comprehensive Plan

- Property guided Mixed Use in Comp Plan
- Property should be connected to the rest of downtown under the bridge and via the trail.

Heart of Hastings Plan

- Calls for the site to be primarily residential – emphasis on commercial or entertainment to draw people downtown may now be preferred.
- Suggests creation of greater green space area along the river.
- Need to re-examine plan and potentially amend for the site.

Other Development Issues

- Should LEED certification be sought in redevelopment of the property?
- Site redevelopment will likely involve a mixture of multiple uses. Uses need to be examined to ensure compatibility with the site and downtown, as well as be financially feasible Potential uses include:
 - Housing
 - Retail
 - Restaurant
 - Museum\Interpretive Space
 - Banquet Facility
 - Arts