

MEMO

CITY OF COLUMBIA HEIGHTS

TO: Parks and Recreation Commission

FROM: Kevin Hansen, Director of Public Works / City Engineer

DATE: April 16, 2025 for Commission meeting of April 23 2025.

SUBJECT: **Medtronic Site and Sullivan Lake Fitness Court Update**

MEDTRONIC SITE REDEVELOPMENT:

In late 2022, staff were informed that Medtronic was making plans to vacate their Columbia Heights campus located at 800 53rd Avenue NE. The property was listed for sale in December of 2022, and staff collaborated with the listing broker to provide guidance on potential parameters for redevelopment of the site. Currently, the entire 11.74-acre site is zoned GB-General Business. In 2023-2024, the city collaborated with the consulting firm HKGI to conduct a comprehensive plan amendment for the site, envisioning its future use. This effort included extensive public outreach, culminating in the attached comprehensive plan amendment, which reflects the following major themes from the community: Comp Plan Amendment Findings - Scale high density residential towards Central Avenue and lower density housing such as townhomes near Sullivan Lake - Street designs that incorporate stormwater management features - Integrate public/private spaces - Focus on Sullivan Lake and redevelopment of Sullivan Lake Park as existing community assets.

The City has received a project proposal for the site from the development firm of Lincoln Avenue Communities. The most recent site plan will be reviewed during the meeting. At the February City Council work session, a proposed site plan for this property was presented. Since that work session, Lincoln Avenue Communities has submitted a revised site plan (attached) that takes into consideration feedback provided by the Council. The commercial development has been shifted to 53rd Avenue in a vertical mixed-use configuration and the park area along the lake has been expanded slightly. Additionally, the developer is committed to partnering with a townhome developer to bring market-rate for-sale townhomes to the site and they have started these conversations with a handful of potential partners. These are all moves that bring the project closer to the direction given by the Council and more consistent with the Comp Plan update.

SULLIVAN LAKE FITNESS COURT:

In 2024, the Commission reviewed the installation of a Fitness Court at Sullivan Lake Park. Based on the recommendation to City Council, the equipment for the Fitness Court was purchased in 2024 for installation in 2025, saving approximately \$20,000 in 2025 price increases. No work has been performed at Sullivan since 2008 when the park was last

redeveloped. At the December Park and Recreation Commission meeting, construction phasing of the Master Plan along with cost estimates were reviewed. An update of funding, phasing and planning for Sullivan Lake Park is as follows:

- An site development grant of \$160,000 was awarded in January to the City for the installation of the fitness court concrete slab, removals and grading, lighting, benches and trail.
- An additional grant request has been submitted to the MN DNR to support phase II in the Master Plan for the new play structure area, trail and lighting. Notification of awards are expected in June from the DNR.
- The concrete slab, grading, and trail work are currently out for bid, with that work expected for mid summer installation.

RELATED PUBLIC IMPROVEMENTS:

- Public infrastructure studies were recently completed for the Medtronic site:
 - Replacing the Sullivan Lake sanitary sewer Lift Station.
 - Providing a water main connection from 51st to 53rd Avenues to provide adequate flow and fire protection.
- The utility work will have to be coordinated with the park improvements for proper sequencing:
 - Both infrastructure projects will need to be designed in 2025 for late fall / early spring completion prior to additional park improvements.