EXECUTIVE SUMMARY

TITLE: PLACE Concept Plan

RECOMMENDED ACTION: Update on Concept Plan and Next Steps

POLICY CONSIDERATION: At an upcoming City Council study session PLACE will present a preliminary concept plan and the City Council will be asked for their input. This report is a preview of PLACE’s plans.

SUMMARY: As follow-up from direction received from the City Council at last week’s discussion of the Wooddale/Highway 7 traffic study, PLACE is reworking its concept plans to split its development between the City/County site on the northeast corner of 36th Street and Wooddale Avenue and, the McGarvey/EDA site on the frontage road north of the Wooddale LRT station. The development program remains essentially the same as previously discussed, but now it is split between the two sites.

This program is subject to change as the concept plans are refined over the next few months. PLACE hopes to apply for formal zoning approval this fall and to begin construction in the spring of 2017. PLACE will continue to work with the neighborhoods, adjacent property owners, City Council and staff to refine the proposed plans. It is anticipated that PLACE will have an initial concept plan to share at an upcoming study session.

In order to accomplish this plan, a number of steps would need to be taken, including a careful review of the site plan, a plan for access, a traffic study, etc. In addition, the City and County site would need to be combined for sale to PLACE. The County has suggested the City acquire the County parcel (Nash Frame site) for resale to PLACE. It is expected the City would amend its current agreement with PLACE to include this site if it is determined to be viable.

Next Steps: PLACE is preparing a concept plan for the properties on either side of the Wooddale LRT station. This plan will be discussed at an upcoming Study Session.

FINANCIAL OR BUDGET CONSIDERATION: None at this time.

VISION CONSIDERATION: St. Louis Park is committed to being a connected and engaged community.

SUPPORTING DOCUMENTS: Discussion

Prepared by: Meg McMonigal, Planning and Zoning Supervisor
Reviewed by: Kevin Locke, Community Development Director
Approved by: Nancy Deno, Deputy City Manager/HR Director
DISCUSSION

Development Program: The PLACE development program would be split between the north and south sides of the Wooddale LRT station consistent with the Wooddale/Highway 7 analysis. The development on the frontage road north of the station would be limited to the amount and type of development that would generate no more than 125 peak hour trips at the intersection of Wooddale and the frontage road. The rest of the development program would be accommodated south of the Wooddale LRT station. The full development program anticipated at this time includes:

- 300 dwelling units, including mixed income apartments, live/work space (200 affordable and 100 market rate)
- 110 hotel rooms with cafe
- E-Generation of 15,000 sf
  - 19,439 square feet of commercial retail (co-working, maker space, bike shop, cafe, coffeehouse).
- Structured parking spaces
- Car and bike sharing
- Green space of approximately 1 acre
- LEED Certified, multiple green roofs, car-free perks

PLACE/LRT Station Integration: Moving a portion of the PLACE development south of the Wooddale LRT station offers an opportunity to integrate the development and the station much more effectively than in the previous PLACE plans. PLACE is preparing its concept plans to include an attractive common space that enhances the LRT station and uses their proposed hotel’s public space as an extension of the LRT station.

Connection to Yosemite and Xenwood: A key to successful development of the City/County property at Wooddale and W. 36th Street is adequate vehicle accessibility. Access to Yosemite and thereby Xenwood with its traffic light on W. 36th Street would greatly enhance the City/County site. PLACE is working on how best to connect to Yosemite including reaching out to the adjacent property owners to coordinate development plans and establish improved vehicle access. Adding access to Yosemite also offers an opportunity to enhance the passenger drop-off for the Wooddale station.

Grants: PLACE has received a Livable Communities Act (LCA) Transit Oriented Development (TOD) Predevelopment grant in the amount of $100,000 for design activities, market analysis and a pro-forma to analyze the development mix. This work has been completed.

PLACE also received a $2 million Livable Communities Demonstration Account (LCDA) grant for site acquisition, storm water and renewable energy. Most recently, PLACE was awarded a $750,000 grant from Hennepin County’s Transit Oriented Development program for which the City or EDA will be the grantee.

Pre-Development Agreement: On May 18, 2015 the EDA and City entered into a Pre-Development Agreement with PLACE. The agreement includes an outline for applying for land use and zoning changes as well as tax increment financing, and provides PLACE with exclusive rights to negotiate acquisition of the subject properties with the EDA and the City. The agreement was recently extended until February 28, 2017. The agreement will need to be further amended to include the City/County properties on the south side of the Wooddale LRT station.