



AGENDA
Downtown Task Force
Monday, August 22, 2016
6:30 p.m.
Steeple Center

- 1. Crossroads North Block-Review Narrative**
- 2. Crossroads South Block-Review Narrative**
- 3. Core Block East-Remaining Redevelopment Opportunities**
- 4. Fluegel's-Remaining Redevelopment Opportunities**
- 5. Genz Ryan-Completed**

CROSSROADS NORTH

Site Overview

The name for this area refers to the nature of the adjacent streets. Highway 3 and 145th Street form the "crossroads" of Downtown. These streets are the primary routes carrying people into and through Downtown. The traffic signal at this intersection is the only traffic control device on Highway 3 in Downtown.

The redevelopment focus for this area lies with the parcels adjacent to 145th Street. The key action underlying this concept is the relocation and redevelopment of Polfus Implement. Acquisition of the Polfus site and to a lesser extent the service station site is needed to enhance the entrance to Central Park. The sites are crowded, and increased traffic on 145th makes easy access into the properties more difficult for customers, especially during peak hours. Given the road geometrics and the development design in the area, it is not possible to widen the roads or provide turn lanes which would often be considered in these situations. From a traffic safety standpoint, closing of access points in this area would be beneficial but difficult since alternate options are limited.

A veterinary clinic built in 1995 and remodeled in 2009 and an office building constructed in 1923 also occupy the block. Due to the age of the veterinarian clinic, it is an unlikely candidate for redevelopment. The office building has seen multiple renovations over the years with the City most recently receiving inquiries about how best to implement façade improvements. Due to reinvestment by its owner, the office building is also not a high priority for redevelopment.

Development Concept

The preferred alternative shows the redevelopment of the service station and Polfus parcels. This redevelopment could take the form of a new, smaller building that could house a community-focused business such as a coffee shop that would complement efforts to expand and enhance the entrance to Central Park. Another option would be to place a more significant structure on the corner of 145th and Hwy 3 and allow limited access and remove some of the access points. The goal would be to consolidate the two identified sites and create a development proposal that allows expansion of the Downtown commercial/service sector while providing better public access and views to Central Park.

The buildings on the other three quadrants of this intersection are oriented to the street, helping to define the character of the Crossroads. Redevelopment of Crossroads North should contribute to this identity by directing any improvements, either public spaces or a new building, toward the intersection.

Key Elements

Any redevelopment of Crossroads North should include the following elements:

- Promote use and building character compatible with prominence of the Highway 3/145th Street "crossroads."
- Promote greater visibility of and access to Central Park, with capacity to capitalize on the potential attraction of the Interpretive Trail Corridor.
- Strengthen pedestrian connections and streetscape with the park entrance and Burma Avenue.
- Reduce traffic and access conflicts by limited the amount of direct connections to adjoining public streets.

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Implementation

Redevelopment in Crossroads North may be triggered by one of the following:

- Opportunity to acquire either the service station or the Polfus parcels or both.
- Need to make improvements at Central Park related to Interpretive Corridor. Subsequent implementation will be determined by circumstances at the time these actions are taken.
- Financial Viability of businesses on constrained site with less convenient access may prompt private investment decisions.

Crossroads South

Site Overview

This area consists of three single-story commercial uses and two high-density residential buildings. The focus of the Plan is revitalization of the commercial structures. The current businesses at this location are Celts, Carbone's, and Rosemount Family Dental/Morning Glory's Cafe. The redevelopment issues facing these parcels mirror those of the Crossroads North:

- The appearance and site design are inconsistent with the development objectives for Downtown. Successful redevelopment at other locations in Downtown will make this appearance more out of place.
- The parcels would be difficult to redevelop individually.

Development Concept

The Concept shows enhancement of the existing buildings and sites. This Concept requires the City to work with existing property owners to make the buildings and sites more attractive. The establishment of design guidelines or the creation of redevelopment concepts for adjacent properties will provide guidance for the nature of these improvements. Financial incentives from the City may be needed to facilitate these changes. Full redevelopment of the commercial parcels is not targeted as a city-led initiative. This status does not preclude private efforts to undertake a larger scale redevelopment of this area.

Key Elements

Any redevelopment of Crossroads South should include the following elements:

- Promote use and building character compatible with prominence of Highway 3/145th Street "crossroads."
- Strengthen pedestrian crossings at 145th Street and 146th Street.
- Improve street character in conjunction with improvements on adjacent blocks. Redevelopment should increase density and utilize the site more efficiently.

Implementation

Several steps may lead to the revitalization of the Crossroads South area:

- Determine guidelines for building and site improvements.
- Discuss options with property owners.
- Evaluate need and options for financial assistance.

Continued investment in the buildings by the property owners and the strong ties between the buildings' structural aspects and their architecture make even minor aesthetic improvements to the buildings difficult and cost prohibitive. An interim strategy for site improvements would be to redesign parking and public

spaces. Removal of hard surfacing where possible and introduction of green space into the site would soften the property and perhaps provide some updating of the exterior colors and materials..

Core Block East

Site Overview

The Core Block East focus area lies east of Highway 3 between 146th Street and 147th Street. It consists of the Waterford Commons mixed-use development, three houses that now function as commercial buildings, and parcels of land along the railroad to the east that contain storage buildings owned by Fluegel's and a parking lot that is part of Waterford Commons.



While this area has proven to be a desirable location to initiate redevelopment in Downtown, there is a now a limited amount of property available to redevelop.

- Like the Core Block West, this area lies in a critical location, in the heart of Downtown.
- Redevelopment of this area has played an important role to define the future development pattern and character of Downtown.
- The intensity of existing development is now higher than at other locations in Downtown.
- The remaining parcels total approximately .68 acres, leaving little room for any more mixed-use redevelopment within Core Block East.

Implementation Notes

- The remaining land available for redevelopment is limited to three houses on the southwest corner of the block that have been converted to commercial uses.
- Previous attempts to acquire the remaining parcel to include them with the Waterford Commons development were unsuccessful.

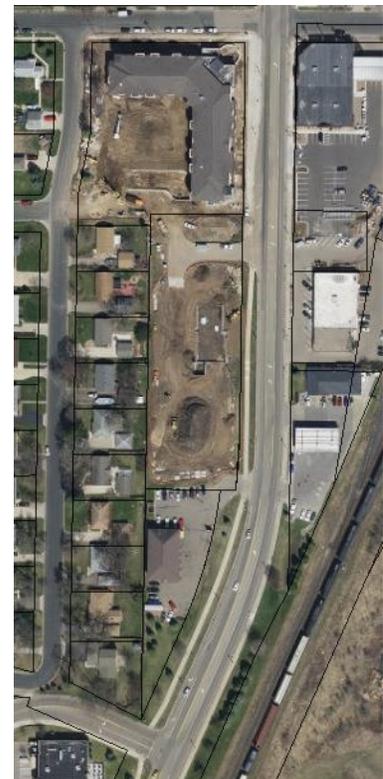
Genz-Ryan Block

Site Overview

This block is the former site of Genz-Ryan, a plumbing and heating company. The Dakota County CDA acquired the property on the site to develop a 60 unit senior housing development called Cambrian Commons. The City acquired the land immediately south of Cambrian Commons, and recently sold it to a franchisee of a Culver's restaurant, which opened in the summer of 2016.

Implementation Notes

- This block is now fully redeveloped, and any further development will rely on expansion through the acquisition of houses along the western half of the block.



Fluegel's

Site Overview

The retail and feed mill elements of Fluegel's operation are key elements of Downtown. The retail portion was redeveloped with a larger, brick-faced building and a reconfigured parking lot in 2014. The focus of future redevelopment is on the under-utilized portions of the site, such as the strip mall housing four businesses including Rosemount Saw and Tool.

- The storage facilities on Burma Avenue are part of Fluegel's operation, and their relocation has implications for both this site and Core Block East.

