

1. Final Review:

- Crossroads North - Review of Concept Imagery
- Crossroads South - Review of Concept Imagery

2. Review Concepts:

- Core Block East
- Genz-Ryan Block
- Fluegel's Block

3. Core Block West Discussion



Downtown Redevelopment Task Force

July 25, 2016

Members Present: Mayor Droste, Councilmember Weisensel, Planning Commission Chair Kenninger, Dan Wolf, Brian Brakke, Maureen Bouchard, Jason Messner

City Staff: Kim Lindquist, Community Development Director; Anthony Nemcek, Planner

There were two main items on the agenda. The first was a review of the updates to the Downtown Redevelopment Framework's narrative regarding the Crossroads North and South blocks that were derived from conversations held during the walking tour of Downtown. The second discussion was to identify remaining development opportunities of Core Block East, the Fluegel's block, and the Genz Ryan block.

The group reviewed the language for the Crossroads North and South and were generally in agreement. Staff indicated there will be illustrations along with the narrative and the item will be brought back next month.

Core Block East

The Task Force agreed that redevelopment of the remaining parcels should be positioned to provide continuity with the previous redevelopment, Waterford Commons. Pedestrian focused retail in buildings that are one or two stories tall would add to the downtown feel. A parking lot was added during the earlier redevelopment to accommodate the businesses located in the former residential structures. If further redevelopment occurs on the site, parking could be expanded even further. All the lots are presently owned by one owner so there is opportunity to combine properties and create an integrated project.

Fluegel's Block

This block did undergo some redevelopment when Fluegel's replaced their previous retail building with a larger building that is positioned more prominently at the corner of the site. Discussion of further redevelopment opportunities concentrated on the building at the southern end of the block that houses Rosemount Saw and Tool and other service businesses. Redevelopment could be in the form of a new building that is positioned up to the sidewalk with better traffic flow within the site as a result of a shared parking lot in the center of the block.

It seemed important while, admittedly, anachronistic to retain the character created by the feed mill and silos due to the role this institution has played in the history of Rosemount. If Fluegel's shifts its business model from providing bulk feed to a more retail model, there may be opportunities to provide historical interpretation of the feed mill on the site. A restaurant or other type of business may be located within the structure as well. These concepts rely on many assumptions of how Fluegel's business will grow and change in the future.

Genz-Ryan Block

Redevelopment of this block is complete within the boundaries of the 2004 Downtown Redevelopment Framework. Discussion ensued about expansion of the Downtown Area by considering redevelopment of the eastern residences along Cambrian. If the boundaries were expanded, the concept would be to retain residential land uses but at a higher density than the current single family development pattern. This sort of redevelopment would rely on the willingness of the all owners of these properties to sell to a developer. Care should be taken to retain the quiet residential feel that has been characteristic of this neighborhood. Some of the Task Force members did not support expansion of the Downtown Area to include these parcels. The majority of members at the meeting supported illustrating the City may consider that area for redevelopment in the future. It was noted that the Framework is a document that will be used for decision making in the future; perhaps for the next decade, and flexibility should be built into the Plan.

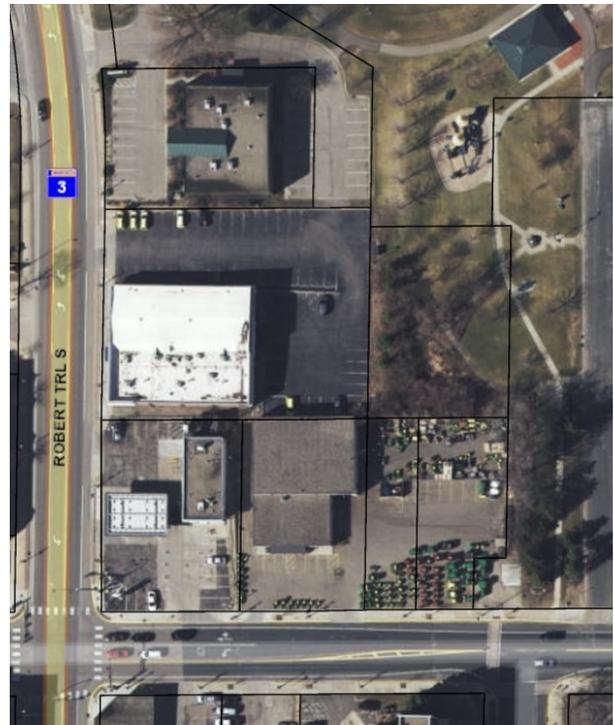
Several concept images are being created for these blocks using the information and ideas the Task Force provided to staff at the meeting. The updated concepts and narratives will be presented at the next meeting to be held on September 26, 2016 in the Steeple Center.

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.

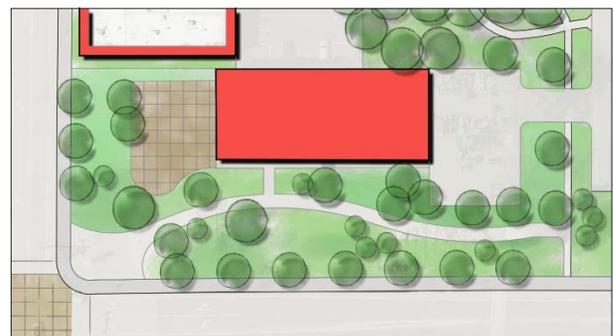
The redevelopment focus for this area lies with the parcels adjacent to 145th Street. The key action underlying this concept is the relocation and redevelopment of Polfus Implement. Acquisition of the Polfus site and to a lesser extent the service station site is needed to enhance the entrance to Central 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.

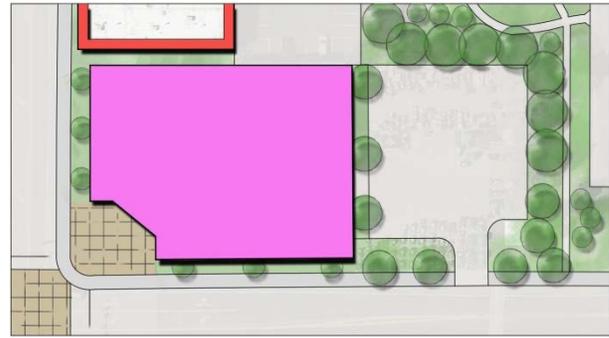
Development Concept

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.

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.

- 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.
- 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.



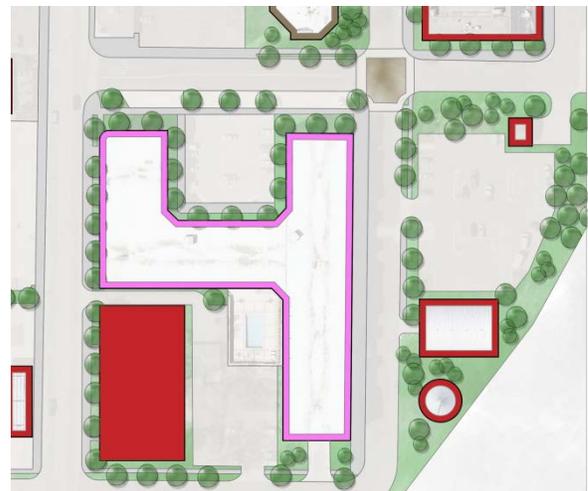
Development Concept

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. New redevelopment should be located close to the street to complement the pedestrian-oriented style of Waterford Commons. Two or three story redevelopment would be preferable but perhaps unlikely due to the small size of the site.

Key Elements

Any further redevelopment of Core Block East should contain the following elements:

- Promote uses, building character, and site design to enhance the core of Downtown.
- Strengthen pedestrian connections with ~~Central Park~~ and the remainder of Downtown.
- Enhance the streetscape. Additional public streetscape improvements should build on previous investments and avoid duplication of expense. Future improvements will add green space and materials and seek to improve pedestrian spaces.
- Coordinate access and parking. ~~Shared parking provides an adequate overall supply while preventing duplication.~~ Reducing unneeded parking helps to maximize development potential of downtown.



- Enhance the pedestrian crossing of Highway 3 at ~~146th Street and~~ 147th Street. These crossings form strong connections between redevelopment projects on both sides of Highway 3.
- Extend streetscape improvements and provide parking on ~~146th Street and~~ 147th Street.

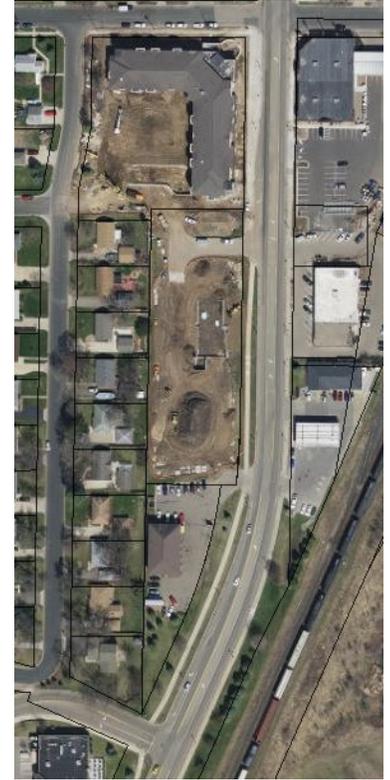
Implementation Notes

- 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 Community Development Agency acquired the northern third of the site to develop a 60 unit senior housing development called Cambrian Commons. The remainder of the property was developed as a Culvers restaurant which opened in 2016.



Development Concept

The City would consider redevelopment of the ten residential parcels on the western side of the block, fronting Cambrian Avenue. The redevelopment plan should include moderate to high density development which considers the adjoining low density residential properties and the overall development pattern of the neighborhood.

Key Elements

Any further redevelopment of this block should include the following elements:

- Strengthen pedestrian connections from County Road 42 and the Downtown core.
- Increase residential density on the site in a way that provides a transition from the higher density development on the north end of the block to the lower density to the west.

Implementation Notes

The key to further redevelopment of this site relies on redevelopment of the western 10 single-family homes. Additional investigation is needed to evaluate the viability of redevelopment on this portion of the block in consideration of economic viability and impact on surrounding land uses.

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 building and a reconfigured parking lot in 2014 bringing the building into compliance with ordinance criteria. The focus of future redevelopment is on the under-utilized portions of the site, centrally located on the property. Renovation or redevelopment of the southern strip mall and redesign of the parking and outside storage areas could provide for better site efficiencies. The feed mill and accompanying silos are valuable reminders of Rosemount's past and symbols of its former role in the surrounding rural landscape.

Development Concept

The concept shows a new commercial building on the south end of the Fluegel's property. ~~This property offers a variety of configurations as part of a redevelopment project.~~ Recent investments by Fluegels into a new building limits the development configurations available on the site. Reorganization of parking, structures and outside storage could increase site efficiencies. Shared parking would offer more flexibility by allowing a new structure to be placed closer to the street to ~~The development should complement and support the surrounding uses.~~

Key Elements

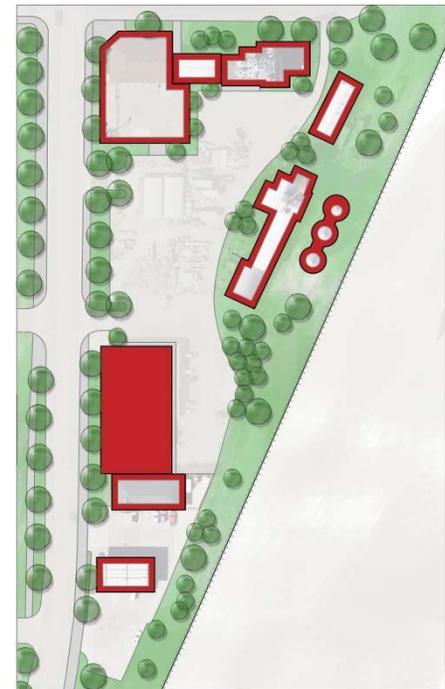
Any redevelopment of Fluegel's should include the following elements:

- Preserve ~~and sustain~~ feed mill ~~structures and current operations~~ as elements of Downtown identity and Rosemount's history.
- Strengthen pedestrian crossings at Highway 3/147th Street.
- Improve street character along 147th Street ~~to support plans for Core Block East. in in the southern section of the property to~~ compliment the northern building and site enhancements.

Implementation Notes

Given the other redevelopment needs in Downtown it is not likely that this area will be a City-led initiative. ~~in the near term.~~ Catalysts for redevelopment may come from discussions of long term plans and opportunities for redevelopment with the owners of Fluegel's similar to their private investment on the northern portion of the property.

- Retention and repurposing of the feed mills is preferable to their demolition if any further redevelopment of the site should take place.
- 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.



- Further redevelopment of this site relies on Fluegel's business model and the changing marketplace.
- A shared parking lot for the entire block and reorganization of outside storage could allow for greater flexibility when redeveloping the building at the southern end of the site.