



**City of North St. Paul
Redevelopment Master Plan Review
Regular Meeting Agenda**

**November 29, 2021
6:30 PM**

The Redevelopment Master Plan Review Meeting will be conducted on **November 29, 2021** at 6:30 p.m. The meeting location is the Sandberg Room at City Hall, located at 2400 Margaret St., North St. Paul.

The Redevelopment Master Plan Review will also be meeting by interactive TV under Minn. Stat. 13D.02. Members of the public are permitted to attend the meeting in person, however, it is encouraged to participate in the meeting remotely. Instructions can be found below.

The **November 29, 2021 Zoom meeting can be accessed via:**

<https://tinyurl.com/NSPMasterplan>

(from a PC, Mac, tablet, iPhone or Android device)

or by phone at 1 301 715 859, webinar ID: 880 5661 7628 Passcode: 732537

The Redevelopment Master Plan Review Zoom meeting will be 'open to the public' to listen in, but will be muted from contributing at all times with the exception of a Public Hearing and open to the public forum.

Please join the meeting early to test your audio and video settings. If you join via a device and your audio is not working, you may need to use the dial-in phone number option in order to be heard.

I. Call to Order

II. Roll Call

Committee Members
Robert Dew, Chair EDA
Rick Gelbmann, Planning Commission
Donald Jensen, EDA
John Monge , Planning Commission
Scott Thorsen, Council Liaison
Lisa Wong, Council Liaison

Staff

Morgan Dawley, City Engineer
Lisa Ritchie, Commission Secretary

- III. Adopt Agenda**
- IV. Approval of Minutes**
 - A. Meeting Minutes 11/29/21
- V. Meeting Open to the Public**
- VI. Public Hearings**
- VII. Commission Business, Action Items & Recommendations**
- VIII. Old Business**
- IX. Reports from Staff**
 - A. Redevelopment Master Plan Update Discussion
- X. Reports from Commissioners**
- XI. Reports from Council Liaison**
- XII. Adjournment**

The next regularly scheduled Redevelopment Master Plan Review meeting is December 27, 2021

**CITY OF NORTH ST. PAUL
REDEVELOPMENT PLAN UPDATE
TASK FORCE
Meeting Minutes
OCTOBER 25, 2021
6:30 PM**

North St. Paul City Hall – The Sandberg Room
2400 Margaret Street

I. INTRODUCTIONS

Brandy Howe kicked off the meeting indicating she plans on touch base on the notes she has from learning about the project, focusing primarily on the 3 maps that are included in the packet. Starting with introductions; Brandy Howe, WSB Planner; Scott Thorsen, City Council; Lisa Wong, City Council; Rick Gelbman, Planning Commission; Don Jensen, EDA; Lisa Ritchie, Admin Assistant; Morgan Dawley, City Engineer.

II. PRESENTATION

A. Project Background

Morgan gave a summary of his involvement with the original Redevelopment Master Plan, and the objectives for revising it. Stating it would be driven by this task force and finalized by all applicable commissions/committees.

Brandy noted the primary purpose of the document (Redevelopment Master Plan) is to outline a masterplan for the redevelopment of downtown, areas near the gateway trail, transit and community facilities. Outcomes from that meeting, there was discussion of the value of that plan. It has been a valuable tool to demonstrate the vision as a community and also to market North St Paul to potential investors. During the Joint meeting of the EDA & the Planning Commission, there was discussion of some items that should be in the plan update:

- 1 – Find opportunities for pedestrians & bike enhancement.
- 2 – Place a greater emphasis on Parks & Open Space
- 3 – Create a recognizable entrance of the cities west side near McKnight Road.
- 4 – Focus on the downtown area to attract new businesses
- 5 – Evaluate redevelopment potential at the intersection of Hwy 36/Hwy 120
- 6 - Business Retention – added to the list by Scott Thorsen
- 7 – Parking – added by Scott Thorsen

The goals of this task force are:

- 1 – update the Redevelopment Master Plan, not start from scratch but rather reevaluate the goals and priorities previous set forth in 2012.
- 2 – Identify those successes and build on the recommendations that were carried out.

5-12 overarching tasks to develop this product

- 1 – Plan review and regulatory review - look at anything that had been drafted since 2012 including update to the Comprehensive Plan & Downtown Revitalization Plan from 2018. Zoning ordinances will also be reviewed to ensure there are no barriers to achieving the goals. Scott Thorsen clarified the biggest change in the zoning ordinance since 2012 is “permitted uses” were established for the downtown area, whereas previously everything was “conditional use”. Morgan stated the focus the task force can put on these 3 maps from a group discussion is what are the things that are the group is seeing that are out of date.
- 2 – Identify accomplishments thus far – added by Rick
- 3 – Identify significant changes from original plan – added by Morgan
- 4 – Create an accurate map to include existing businesses on the Redevelopment Master Plan figure 4.3 map and identify potential redevelopment areas – added by Scott
- 5 – Develop narrative for what the RMP is intended to mean – added by Morgan
- 6 – Highlight places on the existing plan that make sense and should stay – added by Morgan
- 7 – Identify the phasing of the development – added by Rick
- 8 – Incorporate a transportation plan to show development of pedestrian and bicycle pathways
- 9 – Re-evaluate existing conditions -
- 10 – Review vision and guiding principals -
- 11 – Update the Redevelopment Plan -
- 12 – Gather public input -

B. Proposed Scope & Proposed Project Schedule

- October - Kick off meeting
- November - Review plan & Regulatory
- December - Visioning – Guiding Principles – Map discussion
- January - Run thru remaining maps & finalize all maps (including residential, recommendations, parks & storm water, transportation) and phasing of the project
- February – Continued
- March – Continued
- April – Continued
- May – Open House (per Morgan coordinate with Business Association Meeting or BEFORE public Open House...committee members are encouraged to attend)
- June – Planning Commission & Council

III. KICK-OFF DISCUSSION

A. Review Redevelopment Approach Diagram (Figure 4.1) –

Per Morgan, this diagram is looking in terms of big block, general intents. Less specific of what the buildings/businesses are.

B. Redevelopment Master Plan (Figure 4.3) –

Per Morgan, the maps are not intended to be exact, it should portrait possible opportunities. Rick is concerned about getting too focused on what is available right now as that reduces our time horizon. Morgan explained the existing plan did incorporate examples of “what could be” as well as specific things within the plan. We are not putting specific projects into developers heads but we are calling attention to the fact of “here are some gems within the city now”. The identification of some opportunities within the downtown district now could be a document at the end of the revised plan.

Morgan stated the Revised Master Redevelopment Plan is not intended to be a long-term plan as the Comprehensive Plan is due to be done again in 2028. The RMP is just to bridge the gap from now until then.

The task force identified:

1 – Completed (Since 2012)

- Anchor Block Site – Residential and Commercial (M&I Homes, Kwik – Trip etc)
- Polar Ridge
- Commerce Park (1/2 of it)
- The Sentinel
- Reflex Medical – addition
- 7th Ave Improvements – “Downtown Revitalization” 1st phase on the public side
- Window World
- New Streets & Signals

2 – Likely to redevelop (5 to 10 years)

- Round-about at South & 7th
- Lillie building (2515 7th Ave)
- Old dental office – (Margaret Street - across the street from city hall)
- 7th Avenue Antique Mall (2563 7th Avenue)
- Triangle Parcel on 7th Ave (7th and Helen)
- Vacant lot between Sidewinders & Fallen Angel Tattoo (7th Ave)
- McKnight/Target area
- Former BP Site (Division St & HWY 36)
- Burger King (2535 Division St)

3 – Long term; (Existing businesses and development possibilities 10+ years)

- Not started yet as of 10.27.21 meeting

*Note: Possible additional project: Create SMALL AREA PLAN to include redevelopment opportunities outside of downtown OR the revised Redevelopment Master Plan could be expanded to include:

- McKnight Rd – (Left turn lane into Target, Ideal CU, Oil Can Henry’s and South side of Target parking lot)
- Future Interchange Redevelopment - (HWY 36 & Division St)
(Division St aka: HWY120/Century Ave/Geneva Ave)
- Former BP site - (Division St & HWY 36)
- Burger King - (2535 Division St)

C. Parks & Recreation System Map (Figure 4.7)

This task force will be able to incorporate the approved Park Improvement Plan into this plan. Interest for making the connection for pedestrians and bikes that promotes “hanging out – outside” This has shifted from 2012 which was active recreation use. Scott suggested across the street from city hall could be utilized as “green space” or another option is where the old medical center was, between Side Winders and the Tattoo Shop.

It was agreed the meetings should be from 6:30 PM to 8:00 PM

Scott Thorsen prefers electronic rather than print.

IV. ADJOURNMENT

**CITY OF NORTH ST. PAUL
REDEVELOPMENT PLAN UPDATE
TASK FORCE
AGENDA
NOVEMBER 29, 2021
6:30 PM**

North St. Paul City Hall – Training Room
2400 Margaret Street

I. DISCUSSION

- A. Review revised “Property Ownership”
- B. Review working draft “Changes Since 2012” map
- C. Review/discuss Vision and Guiding Principles from 2012 Plan
 - 1. Vision
 - 2. Identity
 - 3. Image
 - 4. Enduring
 - 5. Quality of Life
 - 6. Guiding Principals

(Please read through pages 9-10 of the linked plan so that we can have a targeted discussion on items 1-6, above.)

For reference: [NSP Redevelopment Master Plan.pdf](#)

II. NEXT STEPS

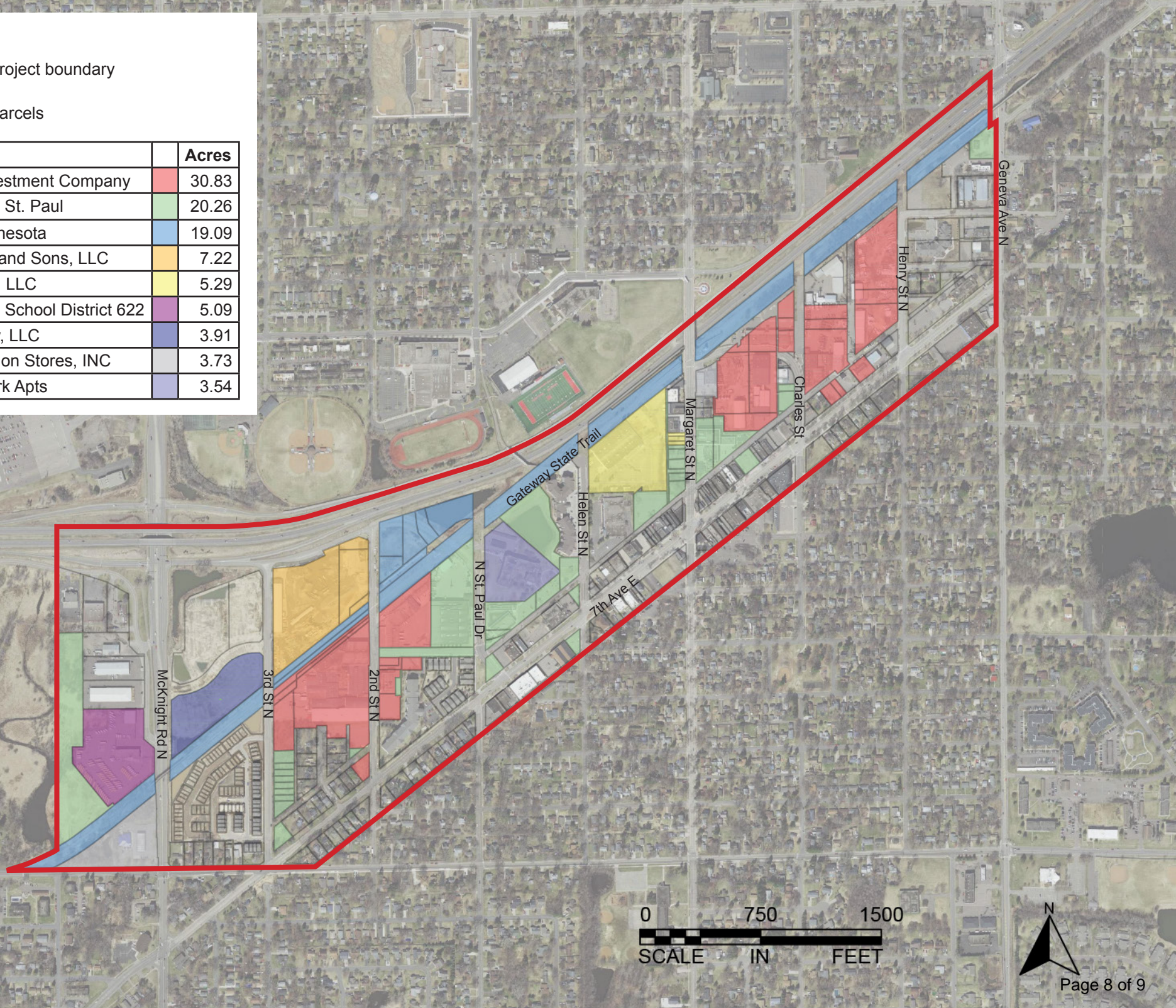
- A. WSB provides draft table of contents for new plan
- B. WSB updates existing conditions section of 2012 plan

III. ADJOURNMENT

LEGEND

- Project boundary
- Parcels

Owner		Acres
Berwald Investment Company		30.83
City of North St. Paul		20.26
State of Minnesota		19.09
TA Schifsky and Sons, LLC		7.22
Tripple Shot, LLC		5.29
Independent School District 622		5.09
Anchor View, LLC		3.91
Holiday Station Stores, INC		3.73
Franklyn Park Apts		3.54



Changes since 2012 Redevelopment Master Plan

Changes Since 2012

- A - Kwik Trip
- B - ExtraSpace Personal Storage
- C - Anchor View Apartments (128 units)
- D - Gateway at McKnight (M&I Homes) (110 town homes)
- E - Polar Ridge Senior Housing (## units)
- F - Reflex Medical Expansion
- G - Sentinel Apartments and Mixed Use (89 units)
- H - Suite Living Memory Care (32 units)

Not Expected to Change

- 1 - Rotary Park
- 2 - City Hall/Fire Station
- 3 - Entira Family Clinics
- 4 - Franklin Apartments
- 5 - Ramsey County Library
- 6 - NSP Public Parking
- 7 - NSP Public Parking

- Vacant Lots (owners)
- a - Thomas Jalonack
 - b - City of North St. Paul
 - c - City of North St. Paul
 - d - Berwald Investment Co
 - e - City of North St. Paul

