



City of North St. Paul
City Council, EDA & Planning Commission
Special Joint Workshop
Meeting Agenda

March 8, 2022
5:00 PM

The City Council, along with the Economic Development Authority and Planning Commission Chair and Vice-Chair Joint Workshop Meeting will be conducted on **March 8, 2022** at 5:00 p.m.. The meeting location is the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

Council Member Petersen will participate in the meeting remotely from Orange Beach City Hall, 4099 Orange Beach Blvd., Orange Beach, Alabama 36561. She will be located in a public conference room next to the council chambers. The conditions per State Statute 13D.02 have been met.

The City Council 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 **March 8, 2022** Zoom meeting can be accessed via:

<https://tinyurl.com/NSPCityCouncil>

or by phone at 1-929-205-6099, meeting ID 821 4097 2224, password 362656.

You can also watch the meeting on our YouTube channel here tinyurl.com/NSPYouTube

I. Call to Order

II. Roll Call

Council Member Thorsen
Council Member Petersen
Council Member Wong
Council Member Cole
Mayor Furlong

Economic Development Authority
Robert Dew, Chair
Kevin Fuller, Vice Chair

Planning Commission
Elaine Barton, Chair
John Monge Vice Chair

III. Adopt Agenda

IV. Topic(s)

A. Proposals for Redevelopment of the Lillie Building Property

V. Other Business

VI. Adjournment

The next regularly scheduled City Council Workshop meeting is March 15, 2022.

**To**

Honorable Mayor Furlong and City Council

Date

March 8, 2022

Agenda Placement # IV.A

Topic(s)

Subject

Proposals for Redevelopment of the Lillie Building Property

Background/Facts

When the Economic Development Authority (EDA) became aware of the property owners desire to sell the land and buildings at 2503-2517 7th Ave E, they made a decision to try to secure a formal interest in the property. They did so in order to increase the likelihood that the ultimate development would align with our collective public goals. In Fall 2020, the EDA enlisted Port Consulting to help guide the process. In December, the EDA asked Port Consulting to draft a Letter of Intent (LOI) for presentation to the property owner. That LOI was further refined in January. The seller agreed to the terms of the LOI in February. The next step, which is currently in process, is to convert the LOI into a Purchase Agreement.

Over time, two developers have expressed an interest in developing a project on the property. Both have refrained from dealing directly with the seller out of respect for the public process.

The EDA has seen both proposals but has not taken any action to formally accept one. At some point, the EDA will choose a developer to partner with in some way to take over the purchase process.

Ultimately, however, both the City Council and Planning Commission will have a significant role in approving any development that occurs. Staff felt it was important for both bodies to be able to preview the proposals.

The purpose of the Joint Workshop is to give policy makers an initial look at both proposals in order to ask clarifying questions and to give some constructive feedback to the developers. It is also an opportunity for the developers to decide on how they would like to proceed based on reactions and general feedback. Policy makers should not "choose" a preferred proposal at this time, but rather discuss the relative merits of each.

Depending on how the developers choose to proceed, the EDA will embark on a process to formalize a continuing relationship with one (or possibly both) developers.

Recommended Action

Attachments

1. East 7th Ave MU
2. Peccia - North St Paul - The Lillie Building Concept - Pe

Respectfully submitted,
John Stark, City Manager



THE GROVE

GOOD DWELLING



THE GROVE

GOOD DWELLING



PRECEDENTS

D1 | 21065

EAST 7TH AVE. MIXED USE

NORTH ST. PAUL, MN
03/01/2022

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LIFFEY ON SNELLING - RENDERING



FRANCES - CONSTRUCTED



SELBY & DALE APARTMENTS - RENDERING



LUCILLE - CONSTRUCTED

PRECEDENTS

D2 | 21065

EAST 7TH AVE. MIXED USE

NORTH ST. PAUL, MN
03/01/2022

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SHAKOPEE FLATS - RENDERING



LINDEN 43 - CONSTRUCTED



HOPKINS THEATER - RENDERING



THE YARDS - RENDERING

EAST 7TH AVE. MIXED USE

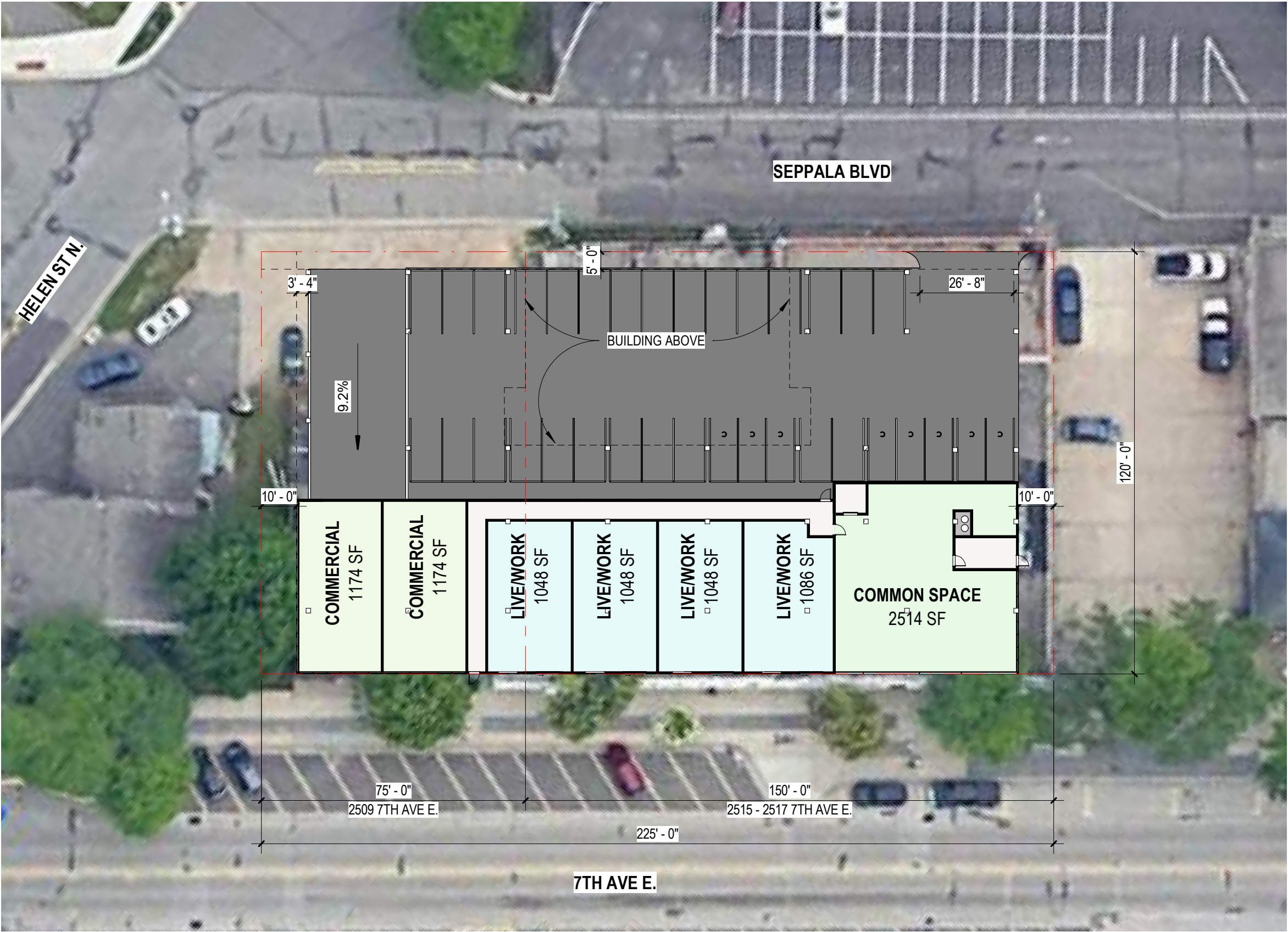
PRECEDENTS

D3 | 21065

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03/01/2022

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First Floor / Site Plan

1" = 30'-0"

F.A.R. SITE AREA 27,000 SF (.62 ACRES)	
Gross Area Excluding Garages	F.A.R.
82589 SF	3.06

GROSS BUILDING AREA BY FLOOR	
Lower Floor (-1)	21608 SF
1st Floor	10445 SF
2nd Floor	19629 SF
3rd Floor	19629 SF
4th Floor	19629 SF
5th Floor	13257 SF
Total	104196 SF

UNIT MIX		
TYPE	COUNT	PERCENTAGE
1 BED	44	50%
2 BED	15	17%
LIVE/WORK	4	5%
STUDIO	25	28%

TOTAL: 88

PARKING	
GARAGE	
8' x 15' Compact	3
9' x 15' Compact	22
Standard 9' x 18'	39
	64
SURFACE	
8' x 18' Compact	8
Standard 9' x 18'	26
	34
TOTAL PARKING	98



CONCEPT DESIGN SUMMARY - OPT 1

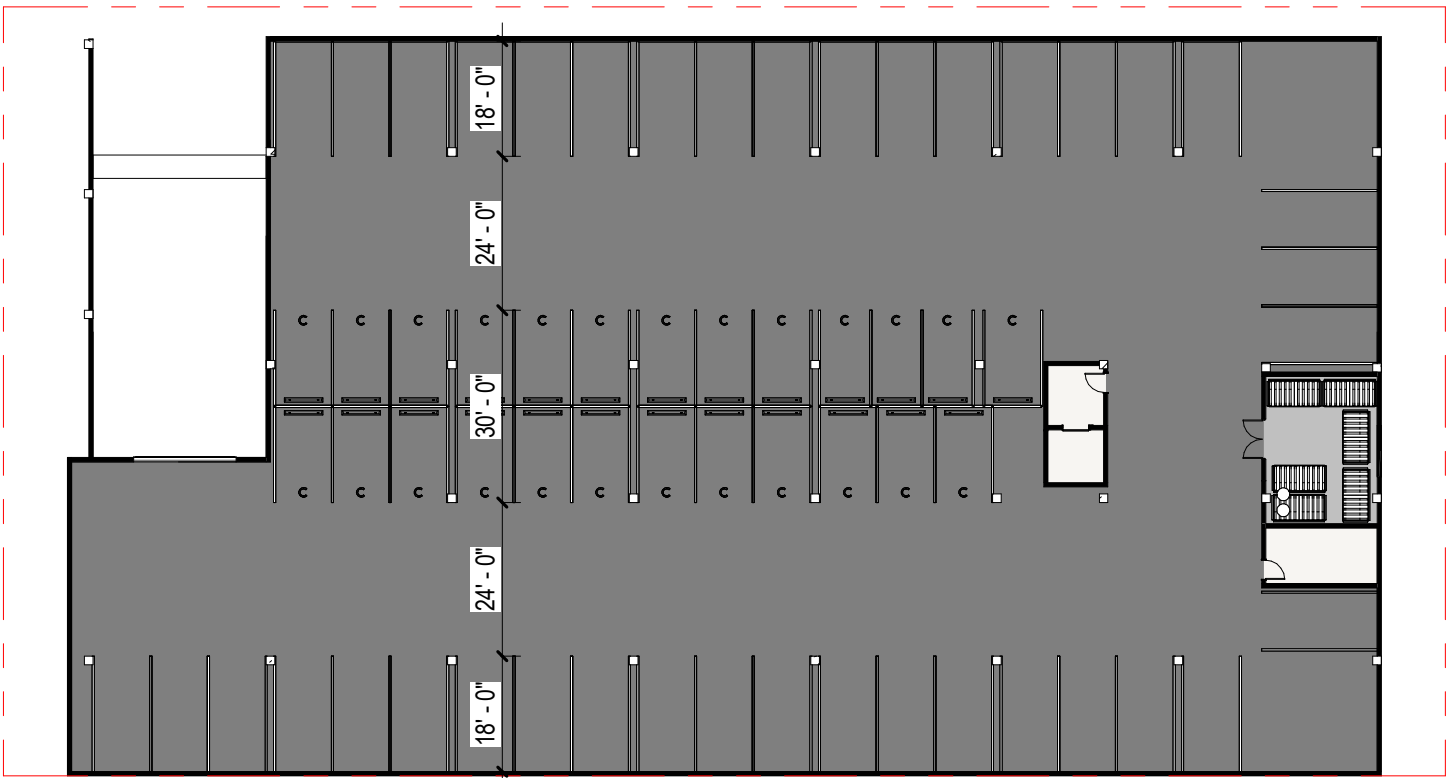
D4 | 21065

EAST 7TH AVE. MIXED USE

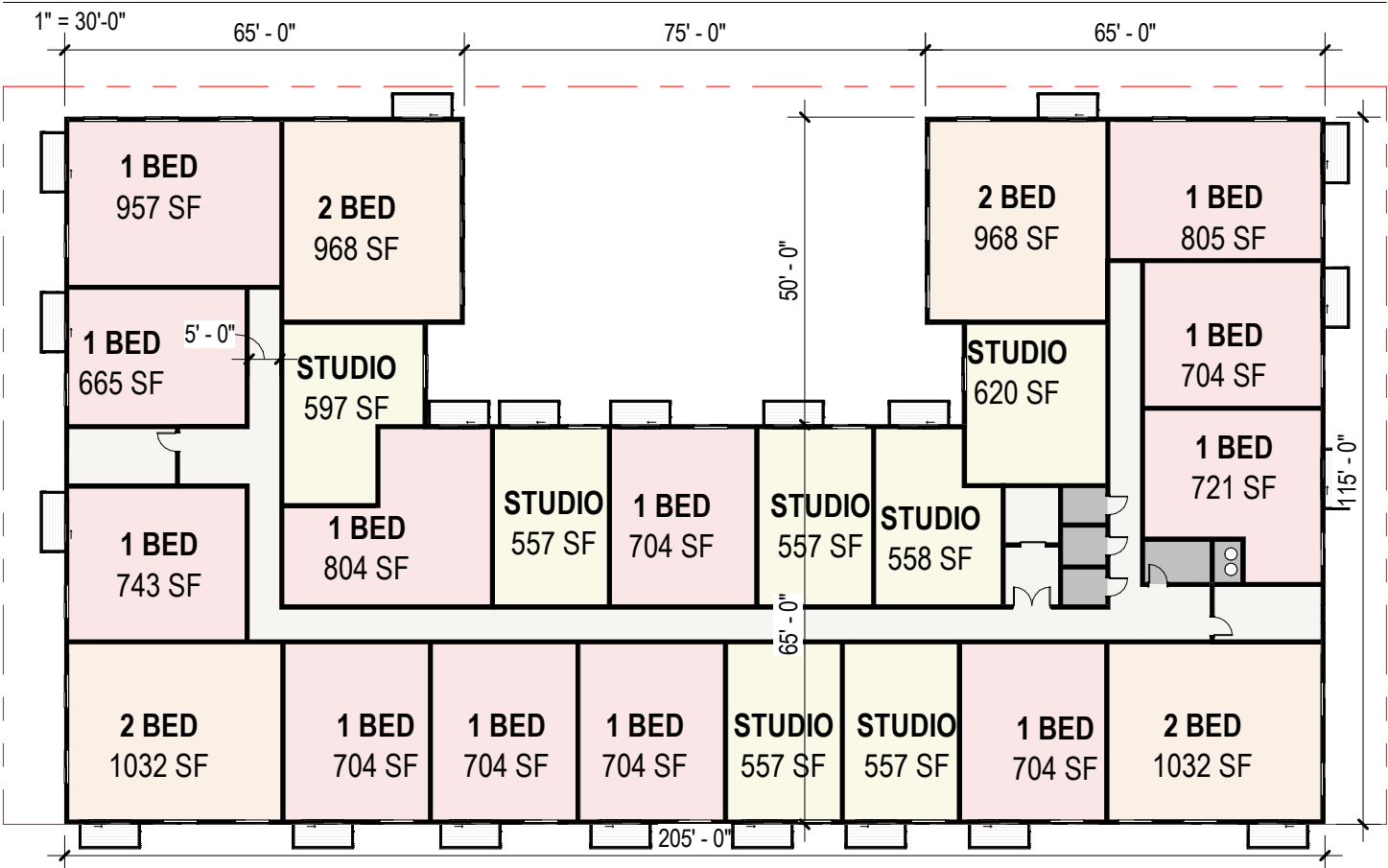
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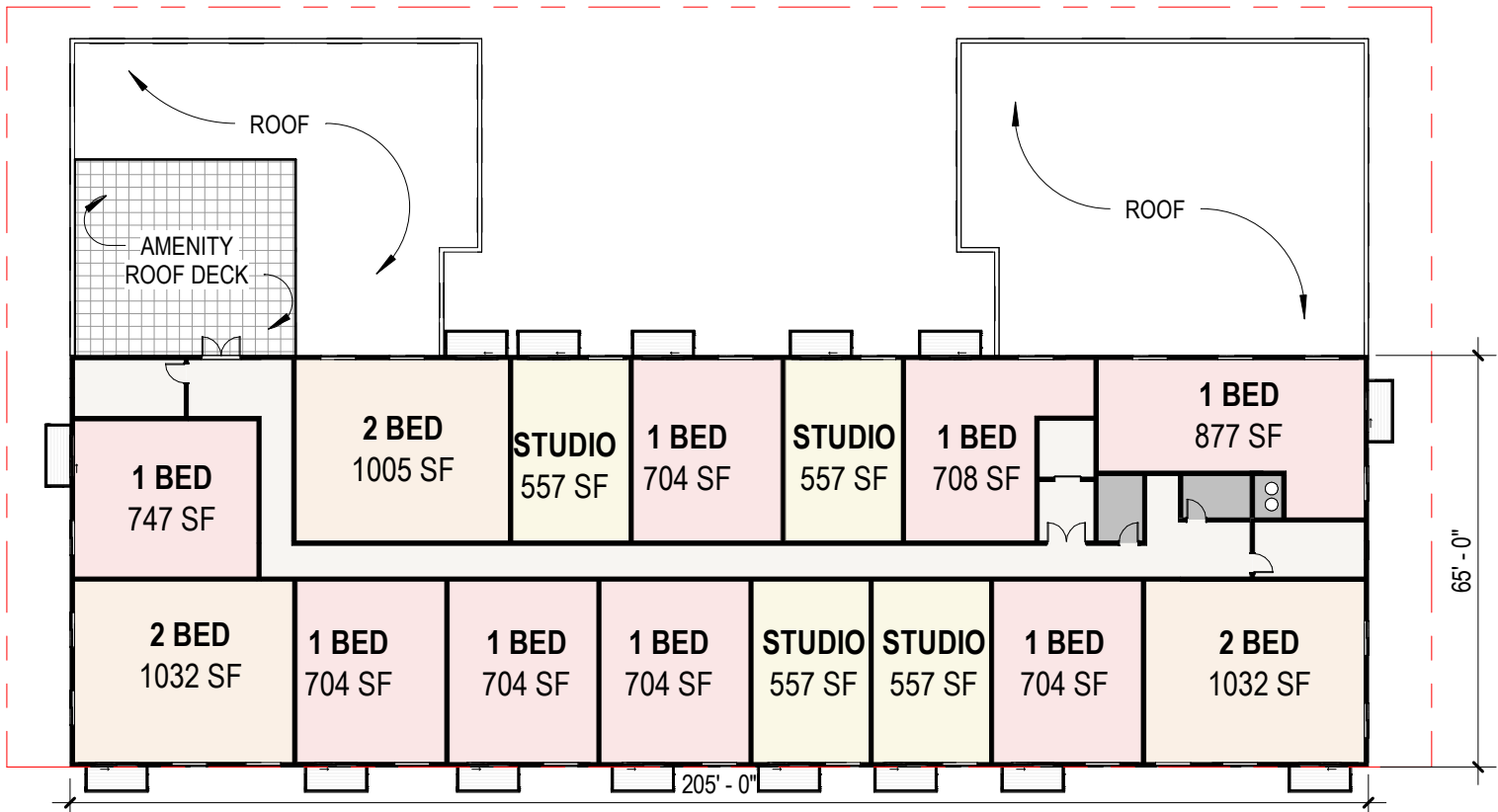


Lower Floor (-1)



Typical Floor Plan 2-4

1" = 30'-0"



5th Floor Plan

1" = 30'-0"



CONCEPT FLOOR PLANS - OPT 1

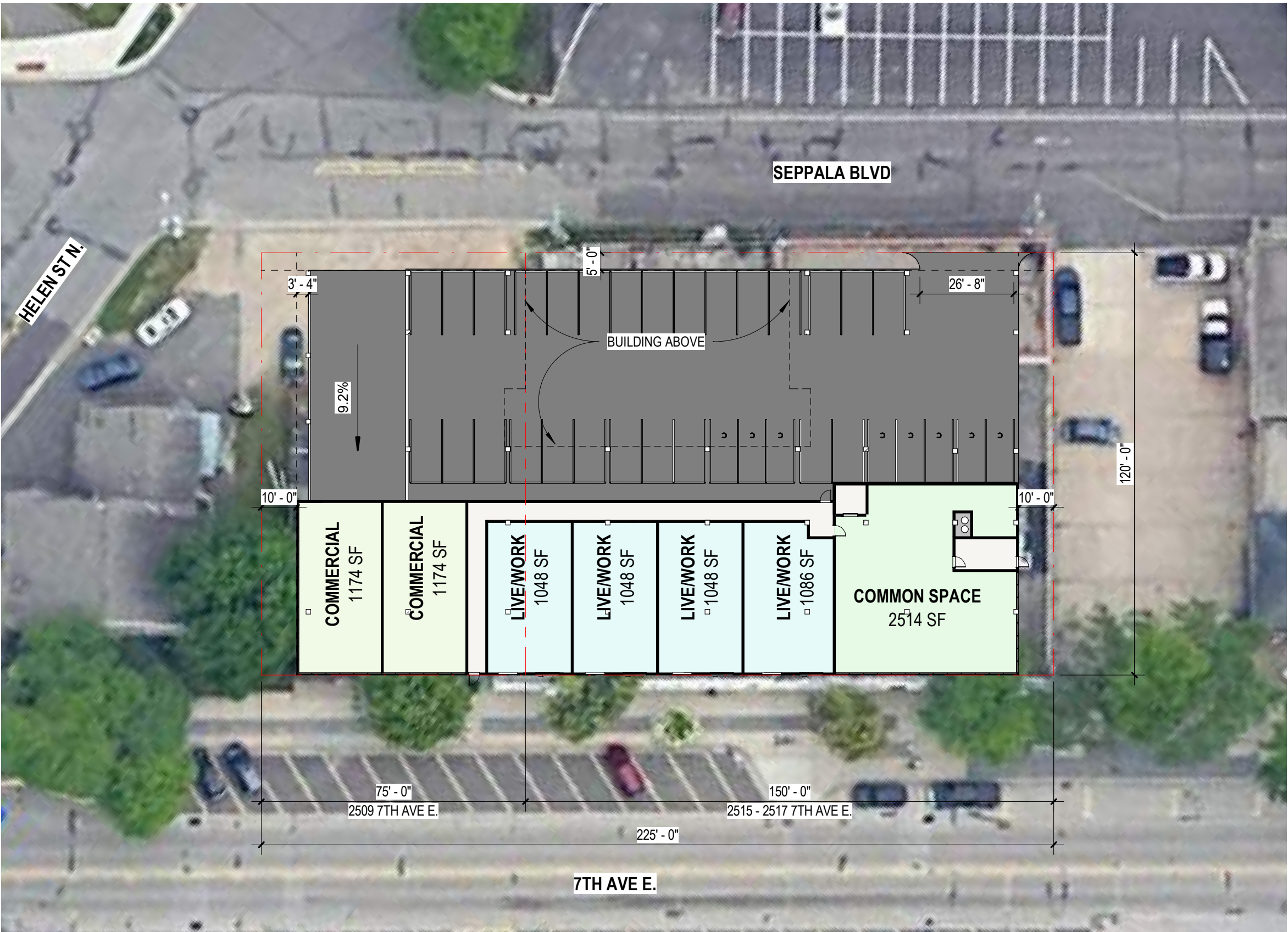
D5 | 21065

EAST 7TH AVE. MIXED USE

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First Floor / Site Plan

1" = 30'-0"

F.A.R. SITE AREA 27,000 SF (.62 ACRES)	
Gross Area Excluding Garages	F.A.R.
82948 SF	3.07

GROSS BUILDING AREA BY FLOOR	
Lower Floor (-1)	21608 SF
1st Floor	10445 SF
2nd Floor	19629 SF
3rd Floor	19629 SF
4th Floor	19629 SF
5th Floor	13616 SF
Total	104555 SF

UNIT MIX		
TYPE	COUNT	PERCENTAGE
1 BED	45	51%
2 BED	14	16%
LIVE/WORK	4	5%
STUDIO	25	28%

TOTAL: 88

PARKING	
GARAGE	
8' x 15' Compact	3
9' x 15' Compact	22
Standard 9' x 18'	39

64

SURFACE	
8' x 18' Compact	8
Standard 9' x 18'	26

34

TOTAL PARKING 98



CONCEPT DESIGN SUMMARY - OPT 2

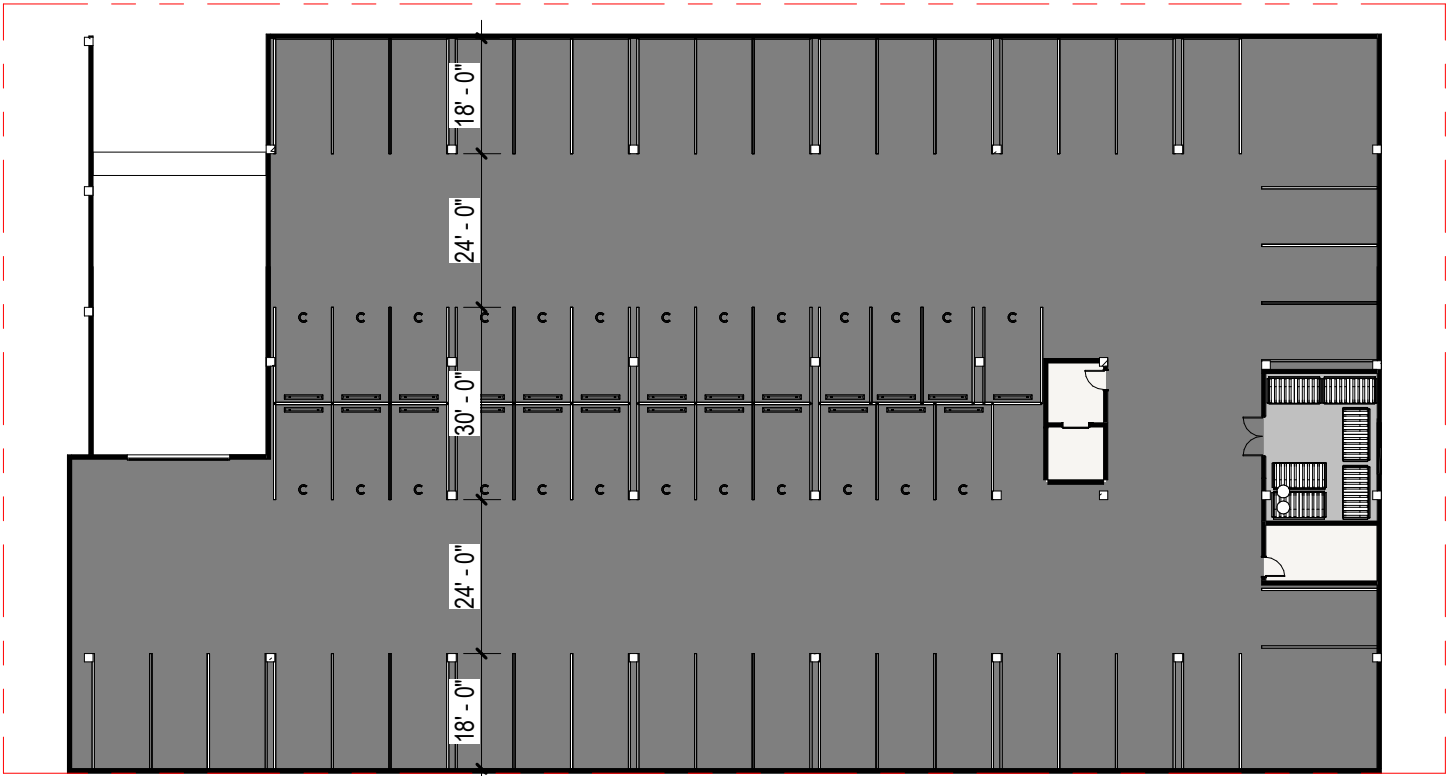
D6 | 21065

EAST 7TH AVE. MIXED USE

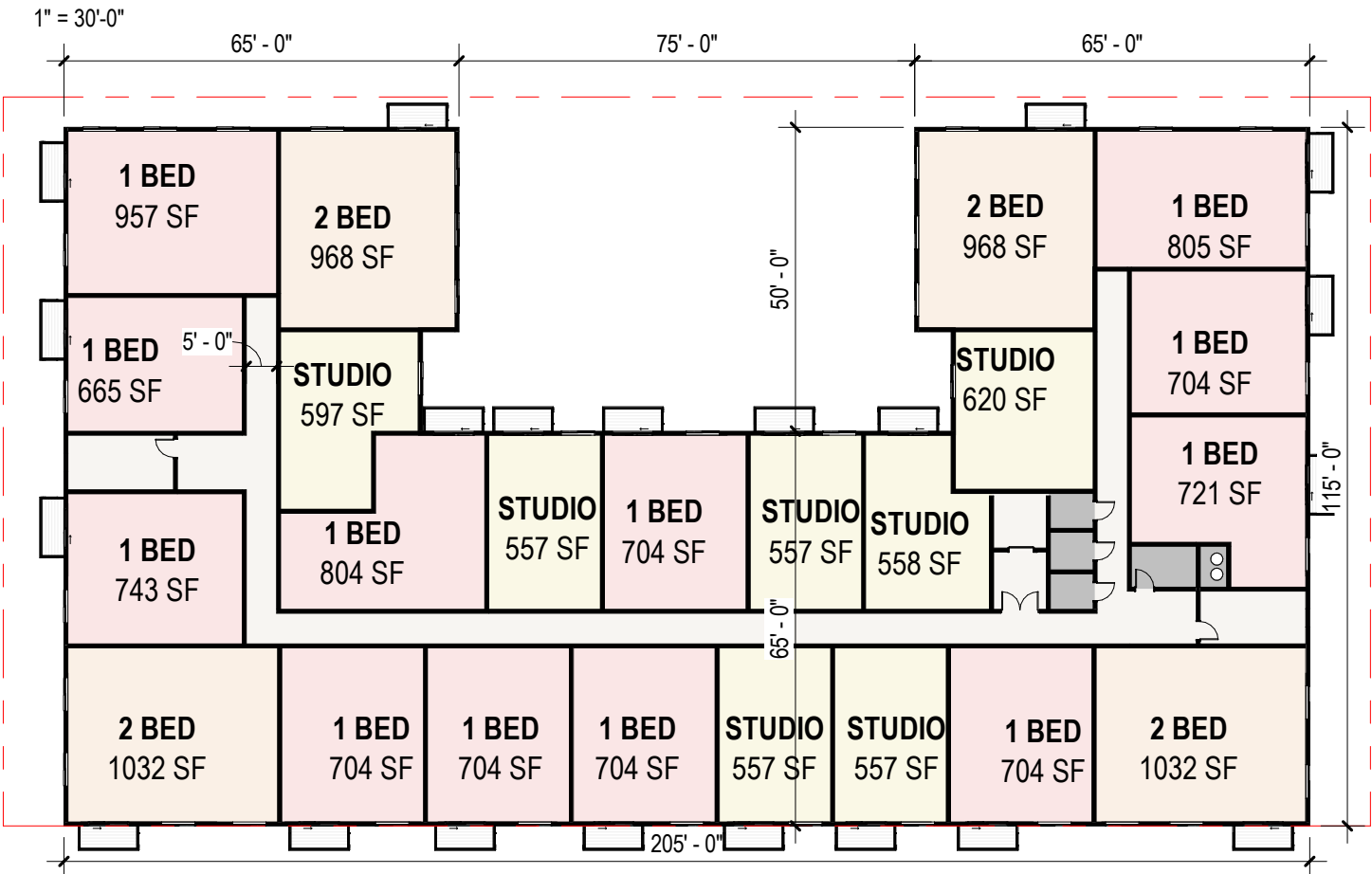
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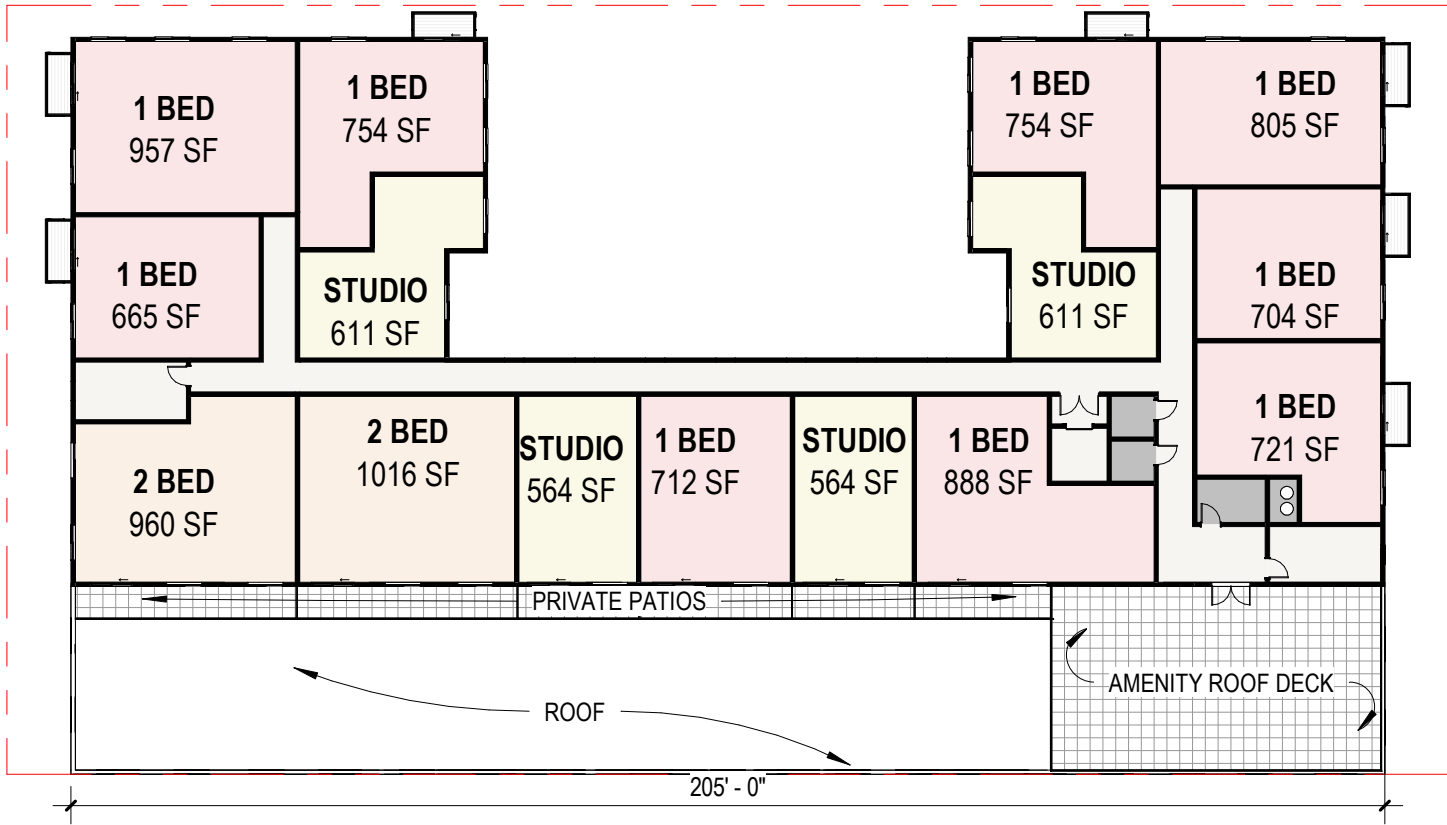




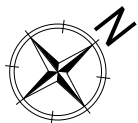
Lower Floor Garage



Typical Floor Plan 2-4



5th Floor Plan



1" = 30'-0"
CONCEPT FLOOR PLANS - OPT 2
D7 | 21065

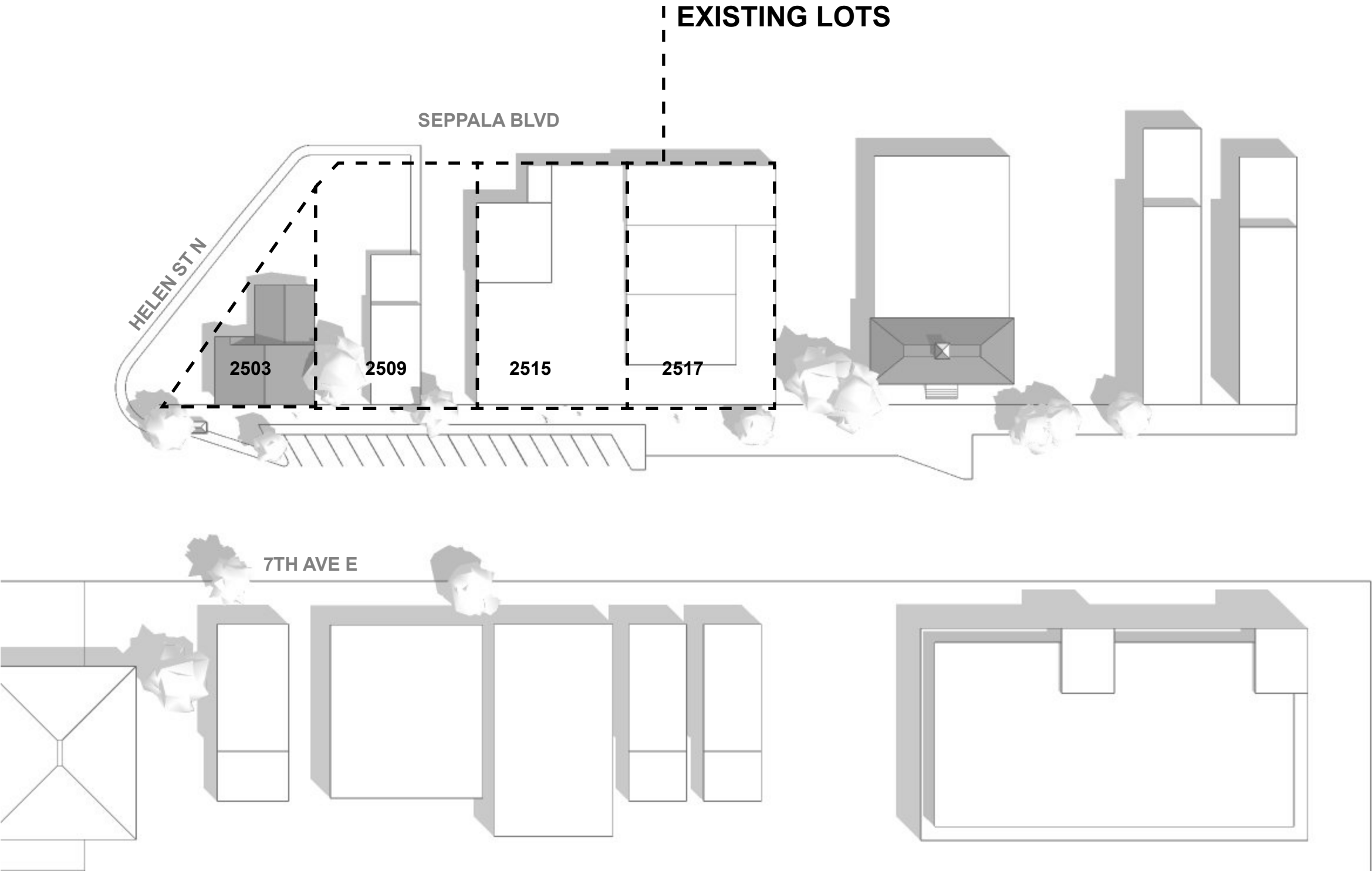
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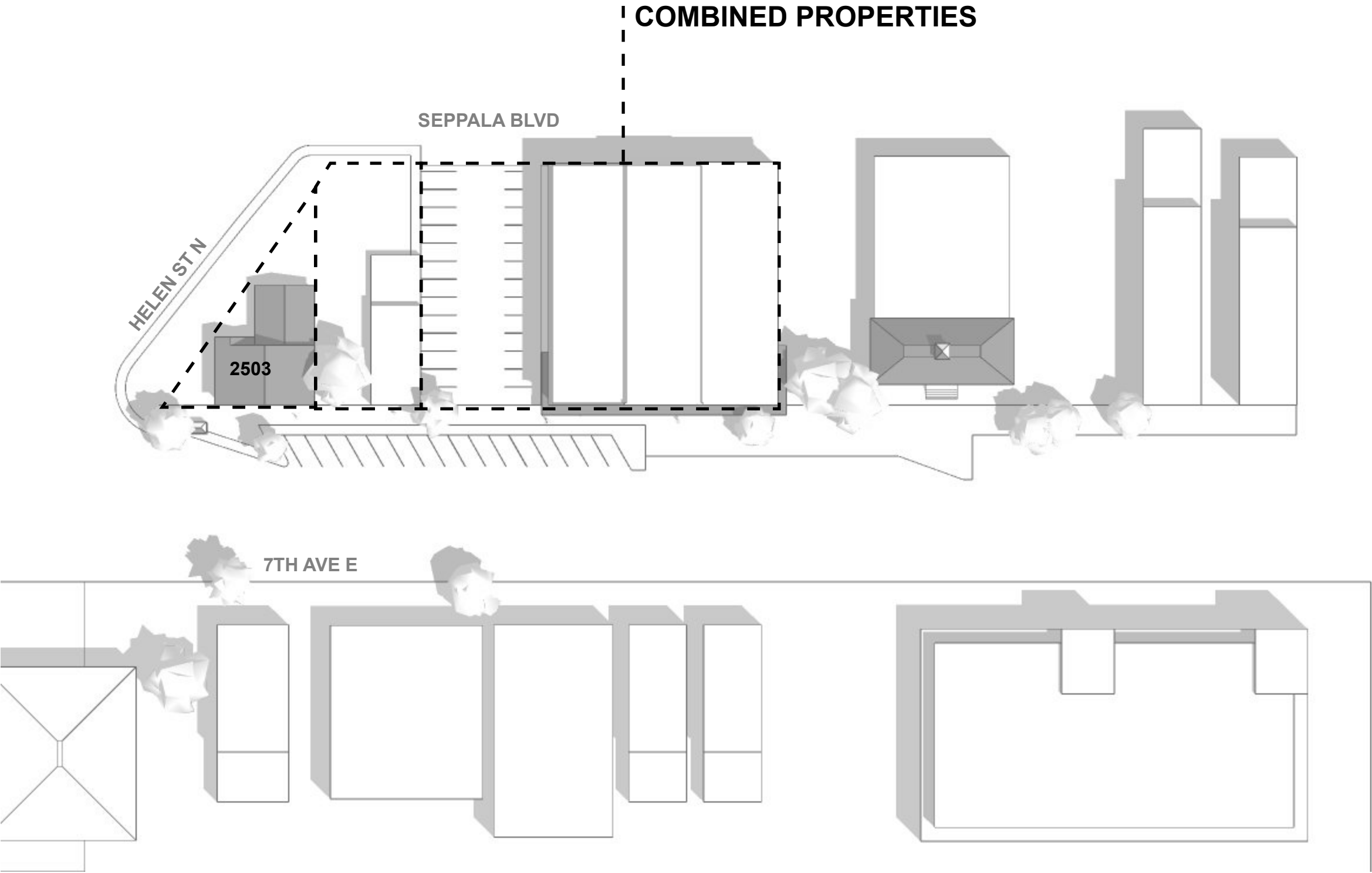
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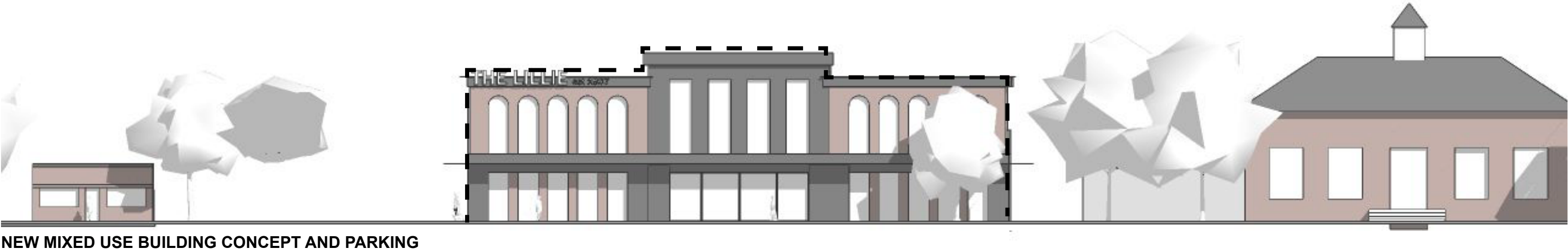
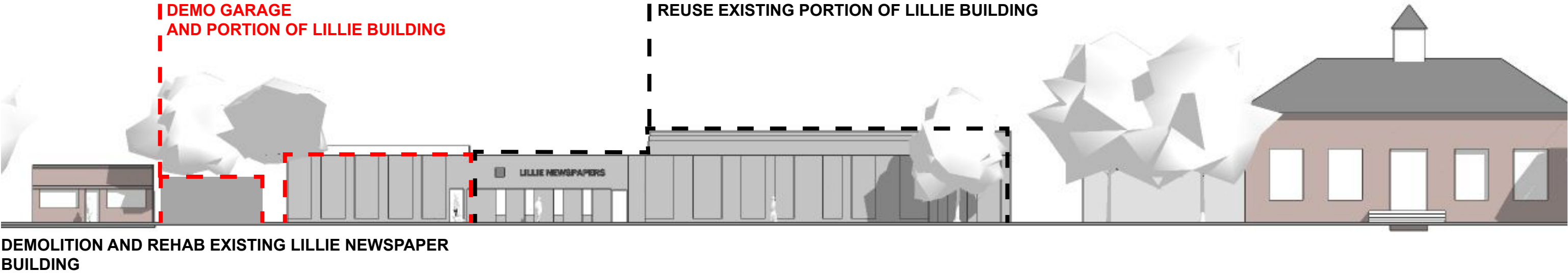




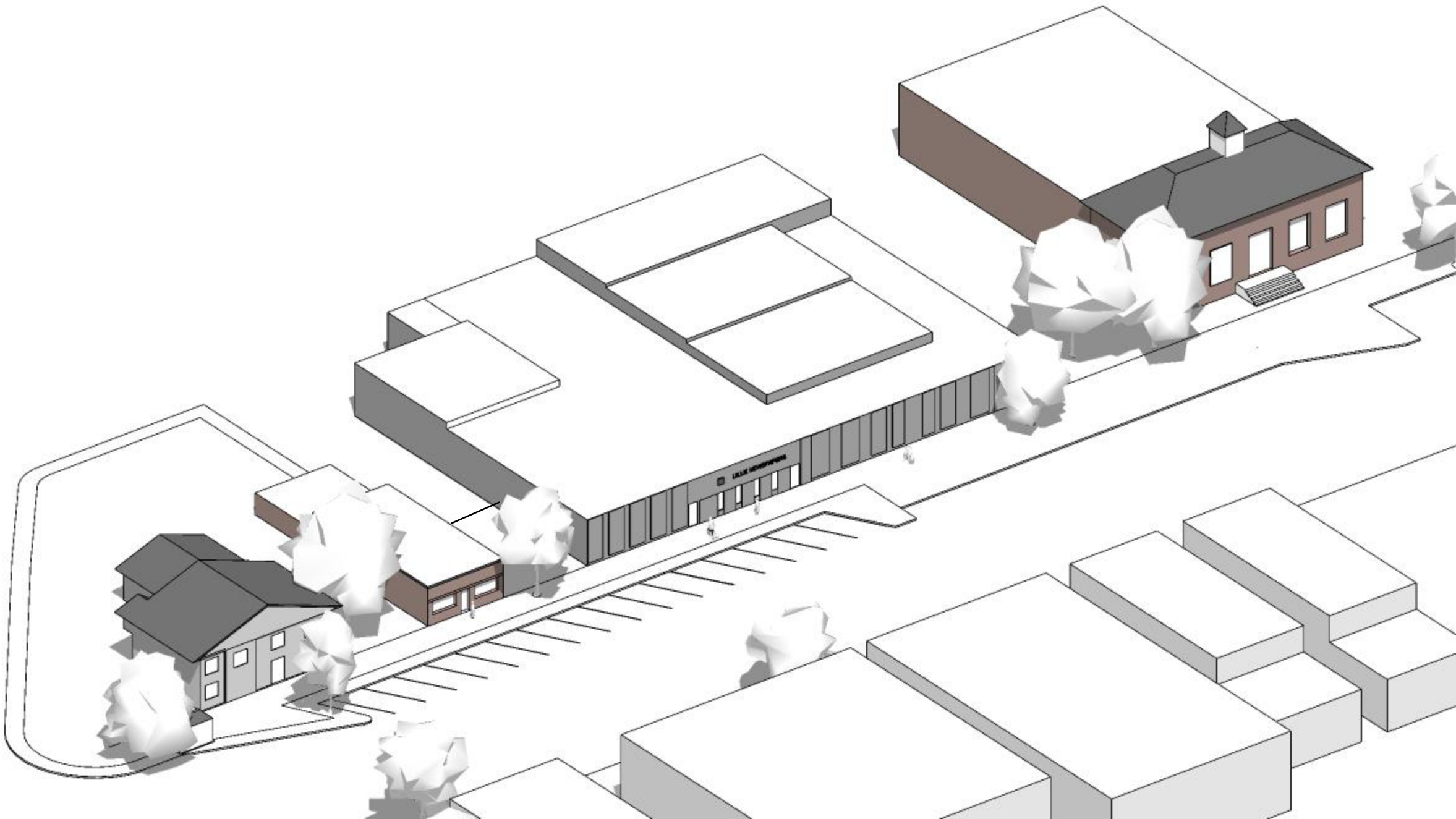




ELEVATIONS

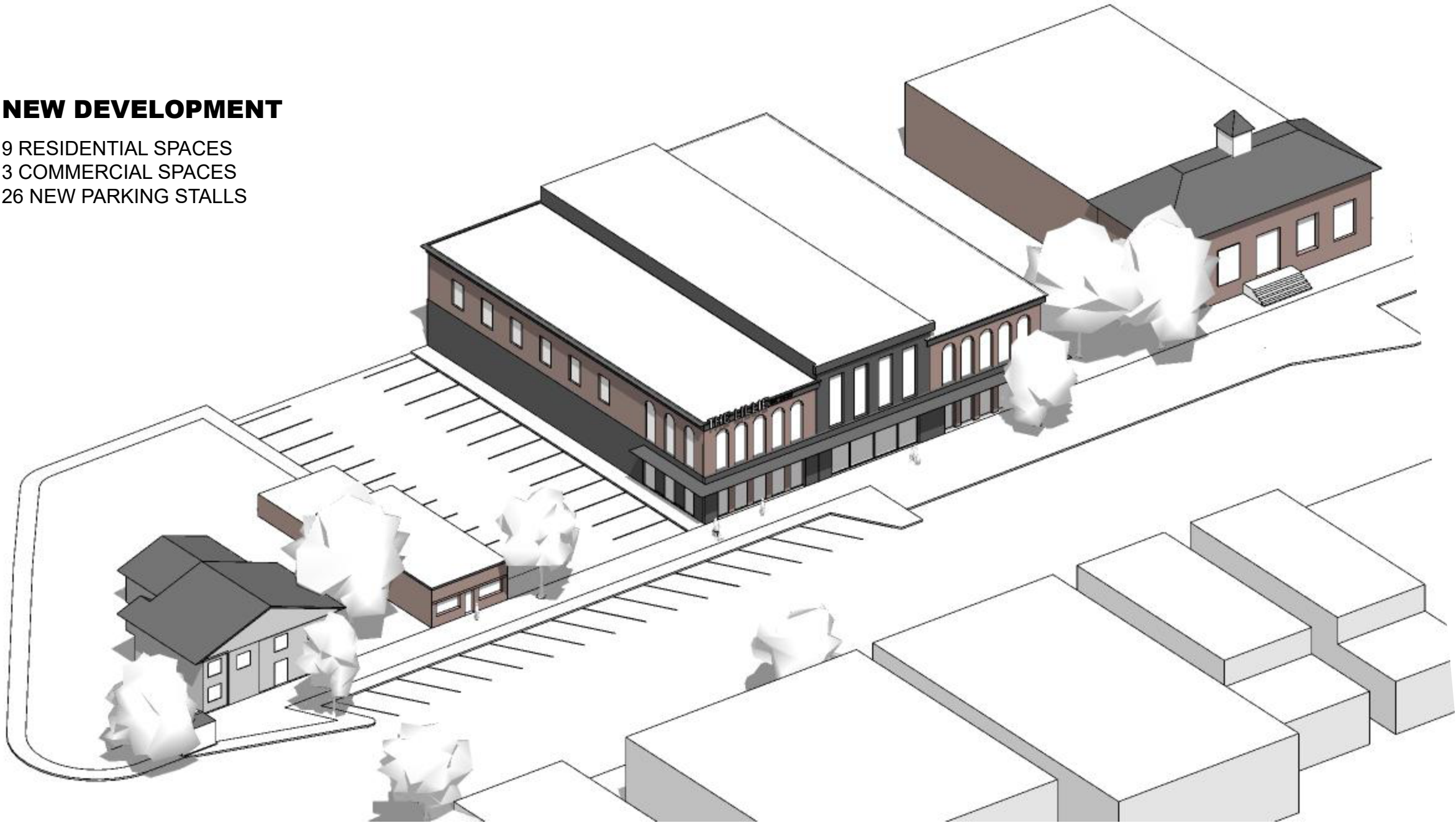


PERSPECTIVE - EXISTING



NEW DEVELOPMENT

9 RESIDENTIAL SPACES
3 COMMERCIAL SPACES
26 NEW PARKING STALLS



PERSPECTIVE RENDERING - EXISTING



