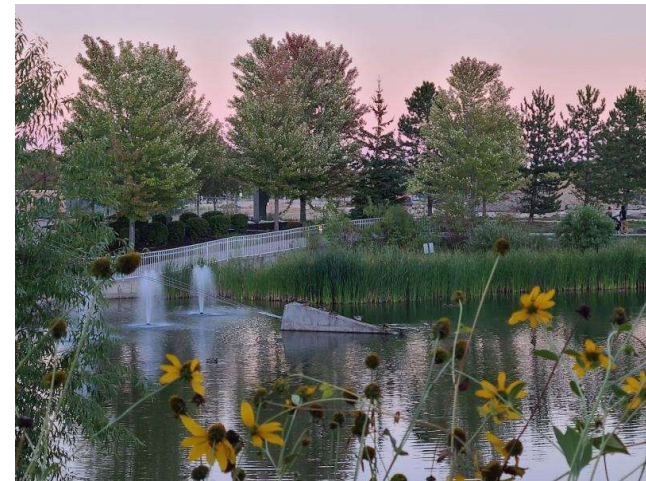
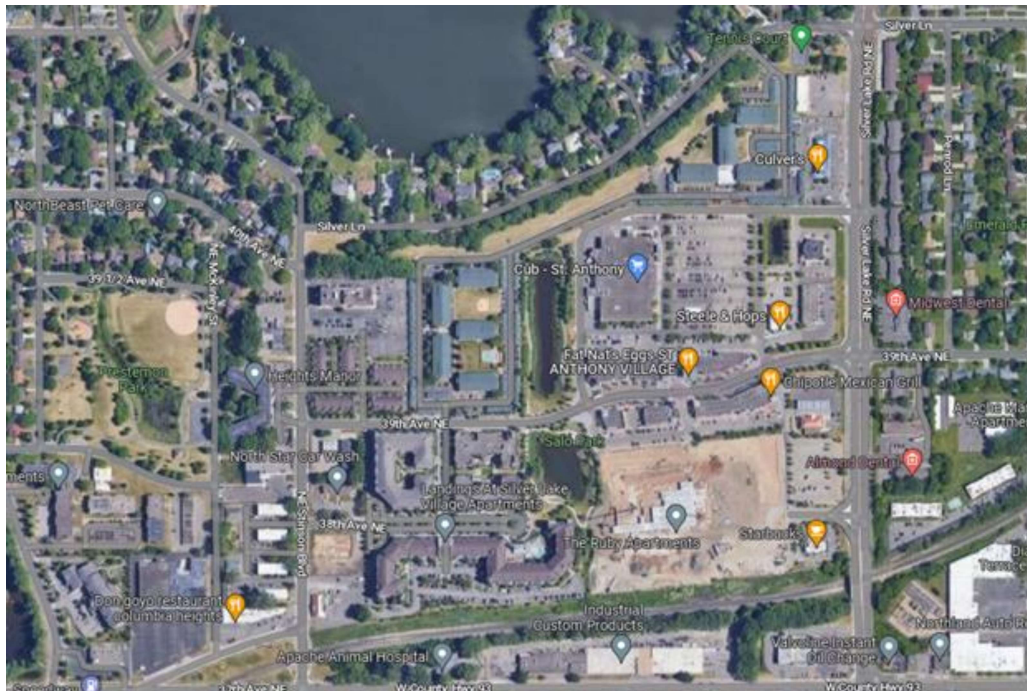


St Anthony Village Silver Lake Area

A ULI Minnesota Technical Assistance Panel for Saint Anthony Village

June 15, 2023



ULI Urban Land
Institute
Minnesota

ADVISORY SERVICES

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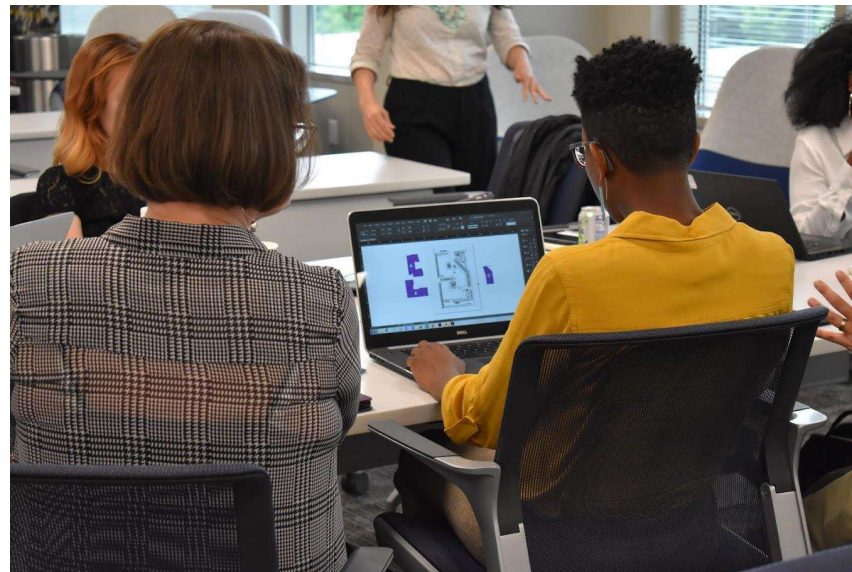
About ULI Minnesota

MISSION

- ▶ Urban Land Institute Minnesota engages public and private sector leaders to foster collaboration, share knowledge, and join in meaningful strategic action.

VISION

- ▶ Thriving communities.



What is a Technical Assistance Panel?

- ▶ ULI MN conducts Technical Assistance Panels (TAPs) at the request of a community or public agency to provide an unbiased, interdisciplinary panel of volunteer real estate professionals who address a specific project, development or policy issue.



Our Panelists



Amy Cheever, AIA,
NCARB, LEED AP
Cunningham Architects



Mitchell Cookas, PLA,
ASLA
Kimley-Horn



J. Alex Frank
Magnolia Homes LLC
Magnolia Residential
Properties, LLC



Beth Pfeifer
Assembly

Our Panelists Bios

AMY CHEEVER

AIA, NCARB, LEED AP

PRINCIPAL, DIRECTOR OF STRATEGY

CUNINGHAM



Amy's approach to her work demonstrates a passion for learning, growth, and creating positive change. She values each project as an opportunity to make a meaningful impact. By embracing her clients' unique visions, she empowers her project teams to develop thoughtful design solutions that align with their goals and aspirations and invigorate communities. Amy's multidisciplinary approach adds depth and diversity to projects, enhancing the overall quality of life for the residents.

With over 20 years of experience, she serves as a principal and leads the senior living practice at Cuningham. By integrating elements from the firm's studios specializing in restaurant, hospitality, education, workplace, worship, and landscape design, she creates holistic, engaging and dynamic environments to live, work, grow, heal, and play. Cuningham is a full service design firm, featuring architecture, interior design, landscape architecture, and urban design. Founded in 1968, the firm has grown to 7 locations and 300 talented professionals. www.cuningham.com

Amy's educational background includes a Master of Architecture degree and a Bachelor of Arts in Architecture with a Minor in Housing and Urban Studies from the University of Minnesota. Amy is a registered architect in MN, CO, IN, MD, and AZ.

Our Panelists Bios

MITCHELL COOKAS

PLA, ASLA

PRACTICE BUILDER & SENIOR PROJECT MANAGER

KIMLEY-HORN



Mitchell is a collaborative, creative, driven, and passionate professional with over 13 years of experience in sustainable site design, landscape architecture, civil engineering, water resources, construction administration and business development. He has worked together on a variety of public and private sector projects ranging from a quarter-acre residence, to a “Big Box” retailer expansion, to a community planning workshop and professional sports stadiums (Target Field and CHS Field). Mitchell's volunteer experience includes being a member of the Minnesota Design Team and he continues to support the Special Olympics of MN. Additionally, he was a member of Dakota County's citizen advisory committee for the Farmland and Natural Areas Program (FNAP) from 2009-2011.

Mitchell is actively involved with several non-profit and professional organizations including the American Society of Landscape Architects (ASLA), MN Shopping Center Association (MSCA), U.S. Green Building Council (USGBC) and the Urban Land Institute (ULI). Mitchell was chosen as 2015 "Young Professional of The Year" by the Saint Paul Area Chamber of Commerce and he was featured in Minnesota Business magazine for the 2017 "Young Entrepreneurs" edition!

Our Panelists Bios

J. ALEX FRANK
MANAGING DIRECTOR (OWNER)
MAGNOLIA HOMES, LLC & MAGNOLIA RESIDENTIAL
PROPERTIES, LLC



J. Alex Frank currently serves as the managing director (owner) for two companies Magnolia Homes, LLC, a real estate development company focused on providing attainable missing middle housing solutions, and Magnolia Residential Properties, LLC, a real estate holding company operating in multiple states. He has been a real estate investor for over 25 years. Also, Alex has over 17 years of Supply Chain experience with multiple Fortune 500 companies and has retired from the United States Marine Corps Reserves.

He has a BS in Engineering from Tulane University and a MS in Technology Management from the University of Maryland. Alex is a member of the Minnesota Urban Land Institute (ULI) Management Committee. He is a former ULI REDI Program co-chairman – a program focused on increasing the number of women and minority real estate developers in the Twin Cities and a past volunteer with the ULI UrbanPlan high school program, which exposes high school seniors to the real estate development process. Also, he is a former board member for the Greater Metropolitan Housing Corporation (GMHC), a local non-profit focused on providing workforce/affordable housing in the Twin Cities. Alex currently serves on the Northside Commercial Real Estate Advisory Committee for the Jay and Rose Phillips Family Foundation.

Our Panelists Bios

BETH PFEIFER ASSEMBLY



Educated as an architect, Beth has been fascinated with design and real estate development since she was a little girl dreaming of rehabbing historic homes in Duluth, MN. Beth brings a wealth of experience to ASSEMBLY, having spent 20 years in architecture, private development and the public sector. Beth specializes in the development of multi-family housing, mixed-use, and commercial properties. Her ability to think strategically through all aspects of the development process—from acquisition through design, entitlements, financing, construction, and occupancy—make her an asset to any business or owner considering a development project.

Beth is former board chair of Transit for Livable Communities & St. Paul Smart Trips, and former board member of the American Institute of Architects Minnesota. She participates in WIREDUP, Urban Land Institute, Lambda Alpha International, and LEED AP.

Project Summary

The Silver Lake Village district is located in Ramsey County, on the city's northwest border with Columbia Heights and New Brighton. The area was previously the Apache Mall, and was redeveloped about 20 years ago.

Additional redevelopment has taken place in recent years, with more likely to some, and discussion around the desire for additional green space has risen to the surface. The City would appreciate the perspective of development experts to offer to help guide future redevelopment in the area to meet changing market needs and increased desire for green space.

The city believes this project could be transferable to other areas in the region, where master plans from 20-30 years ago are not entirely consistent with current and future needs and desires. This presents a challenge to guide redevelopment differently and more closely than a Comprehensive Plan alone can achieve.

The boundary of the project area is Stinson Boulevard to the east, Silver Lake Road to the west, Silver lane to the north and County Road 93 to the south (generally). It is surrounded by a mix of single-family homes, multi-family properties and small commercial properties.

The existing land uses are: five high density apartment/condominium properties, with an additional property currently under construction – which replaced a vacant big-box building. The area has a large grocery store, and about two dozen additional retail and service businesses such as a gas station, bank, restaurant, fast and fast-casual restaurants, auto service, and two coffee shops. An additional bank is scheduled to begin construction in 2023. The overall area totals approximately 87 acre.

3803 Stinson Boulevard City Owned Site

The City of St. Anthony owns one parcel in the area at 3803 Stinson Boulevard, which is currently vacant. Previous use was a gas station and small retail. The City is in the process of removing the abandoned, in-ground gasoline storage tanks.

The project area was redeveloped about 20 years ago, with a vision of a great amount of retail square footage than exists, due to the steady demand for high density housing. The city's Comprehensive Plan calls for mixed use in this area, which is consistent with its current use. The area is part of the Silver Lake Village TIF district, which expires in 2031.

TAP Questions

1. For the city-owned parcel, what is the best use of that for the area?
2. How could the City best increase usable green space in the area?
3. How could the City help reduce impervious surface and/or increase natural elements in the area?
4. How can the City guide future redevelopment in the area for additional green space and help ensure climate change adaptability?

Community Themes

▶ **Great Location**

- small town feel
- close proximity to metropolitan/city amenities

▶ **Small Town Pride** - known as a place where people come and stay across generations

- Strong history as the “Polish Edina” where wealth building has been handed down from generation to generation. However, new residents who are renters struggle to access existing homes and build that generational wealth
- Welcoming community but some level of resistance to change and/or embracement of new ideas

▶ **Diversity**

- 40% people of color in City - though 2/3 of people of color live in rental housing

▶ **Quality School District**

- Large percentage of children coming from rental housing in the area
- Open enrollment has been closed for many years.

▶ **Quality Community Services**

- Valued by the community
- Creates a disproportionately higher level of property taxes compared to similar cities

▶ **Aging in place population with need for young family housing**

- 24.3% of population is 65+ (9+ % pts higher than Minnesota)
- 23.2% of the population is under 18

Site and Area Opportunities

- ▶ Potential location to **create a gateway** to Silver Lake Village from the west
- ▶ **Celebrate and promote** what is unique about the area
- ▶ Key infrastructure available to provide **connectivity to green spaces** throughout the area
- ▶ **Densities in the area and mix of uses** creates options for community gatherings and celebrations
- ▶ **Diversity** of ages, incomes, and ethnicities provides new ways to engage and create community cohesiveness into the future
- ▶ **Small town/main street values** can be reinforced as development and redevelopment evolves along 39th Avenue.

Site and Area Concerns

Site:

- ▶ Currently zoned for high density, but site is **not a viable high-density site** without other adjoining parcels
- ▶ **Lack of control** with adjoining parcels, community and connecting roads
- ▶ Site itself is **very small**, limits density/development options

Area:

- ▶ **Large existing impervious surfaces** are not owned by the City
- ▶ **Gaps** in sidewalks, lighting, tree canopies
- ▶ **Risk of displacement** in older residential properties as area becomes more fully built and values increase
- ▶ Designate entry and gateway from the east, but **no prominent entry from the west**
- ▶ Connection to **nearby parks are not all within City** boundaries
- ▶ Need/desire for **senior gathering space/community center**

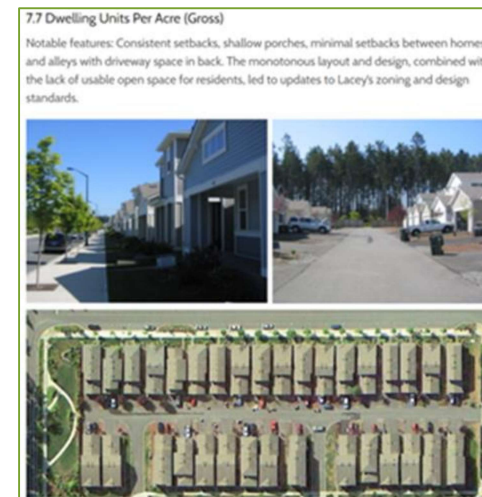
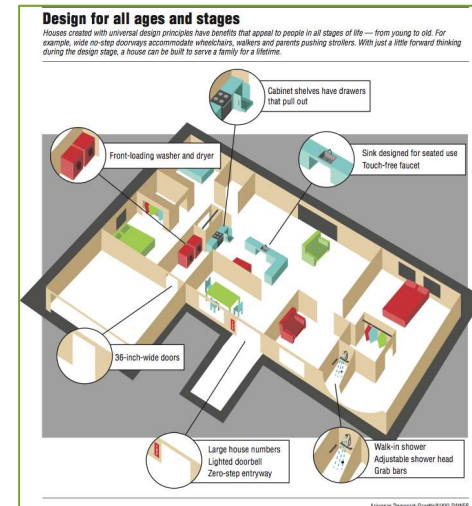
Panel Recommendations Overview

1. Agree on Goals for City Owned Parcel – Gateway and Townhomes – Seek partners
2. Increase Connections to Existing Green Spaces
3. Reduce Impervious Surface
4. Plan for Climate Resiliency
5. Other Suggestions

Panel Recommendations – Best Use of City Owned Parcel

1. Town homes with a gateway feature

- ▶ Create a gateway at the intersection, including monument signage and lighting with a pocket of green space
- ▶ Rezone to PUD or medium density to allow 8-10 units, similar to those across the street or row homes
- ▶ Require universally designed townhomes for sale
 - ▶ Create flexibility to provide options for those who may want to age in place or young families with children. Do not require one or the other
- ▶ Create a mechanism for equity growth but continuing the ability to remain affordable – equity sharing
 - ▶ Example: [Rondo Community Land Trust](#)
- ▶ To attract a private developer, consider public financing support due to small site and desire to add affordability
 - ▶ Sell land at below market value
 - ▶ Public financing – infrastructure/TIF/Tax Abatement/Bonding, Met Council predevelopment funding



Panel Recommendations – Best Use of City Owned Parcel

2. Combine city owned site with site to the south

- ▶ Increases the opportunity to create more density and mix of uses
- ▶ Provides options for a mix of uses - housing and community/green space



Panel Recommendations – Best Use of City Owned Parcel

3. Utilizing the city parcel for public park would be challenging

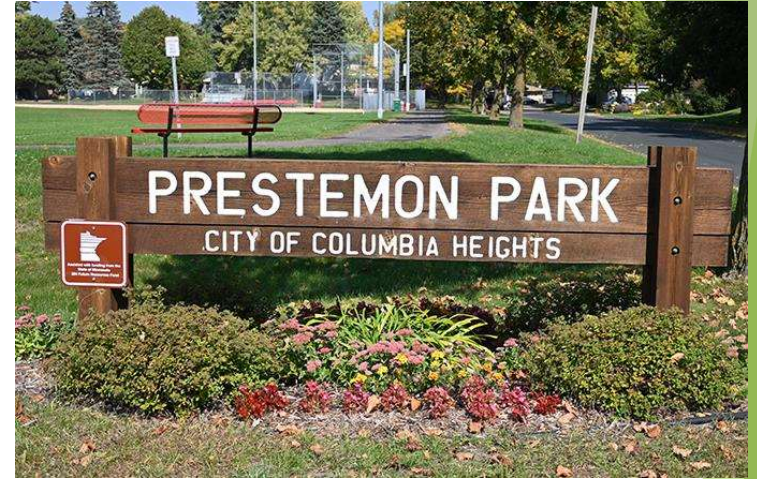
▶ Consider the barriers:

- Location on a busy road would create safety concerns
- Who would use the park?
- Would it be active or passive?
- Where would people park?

Panel Recommendations – Increase Access to Green Space

1. Partner with Columbia Heights to Create a Gateway to Prestemon Park

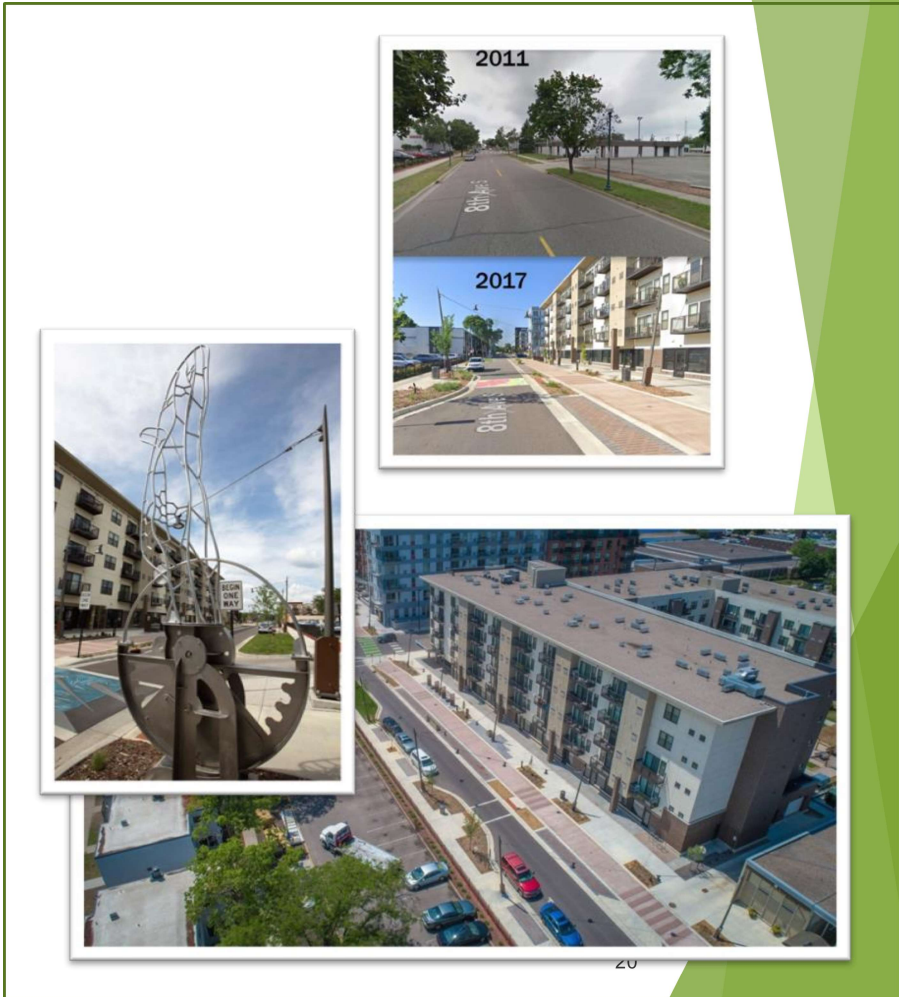
- ▶ Prestemon Park which includes playgrounds, basketball court, ballfield, pickleball court and walking trails
- ▶ Sidewalk already exists
- ▶ Add signage and designate safe crossing along Stinson Ave



Panel Recommendations – Increase Access to Green Space

2. Utilize the street as park/green space – When is "a street not a street" concept

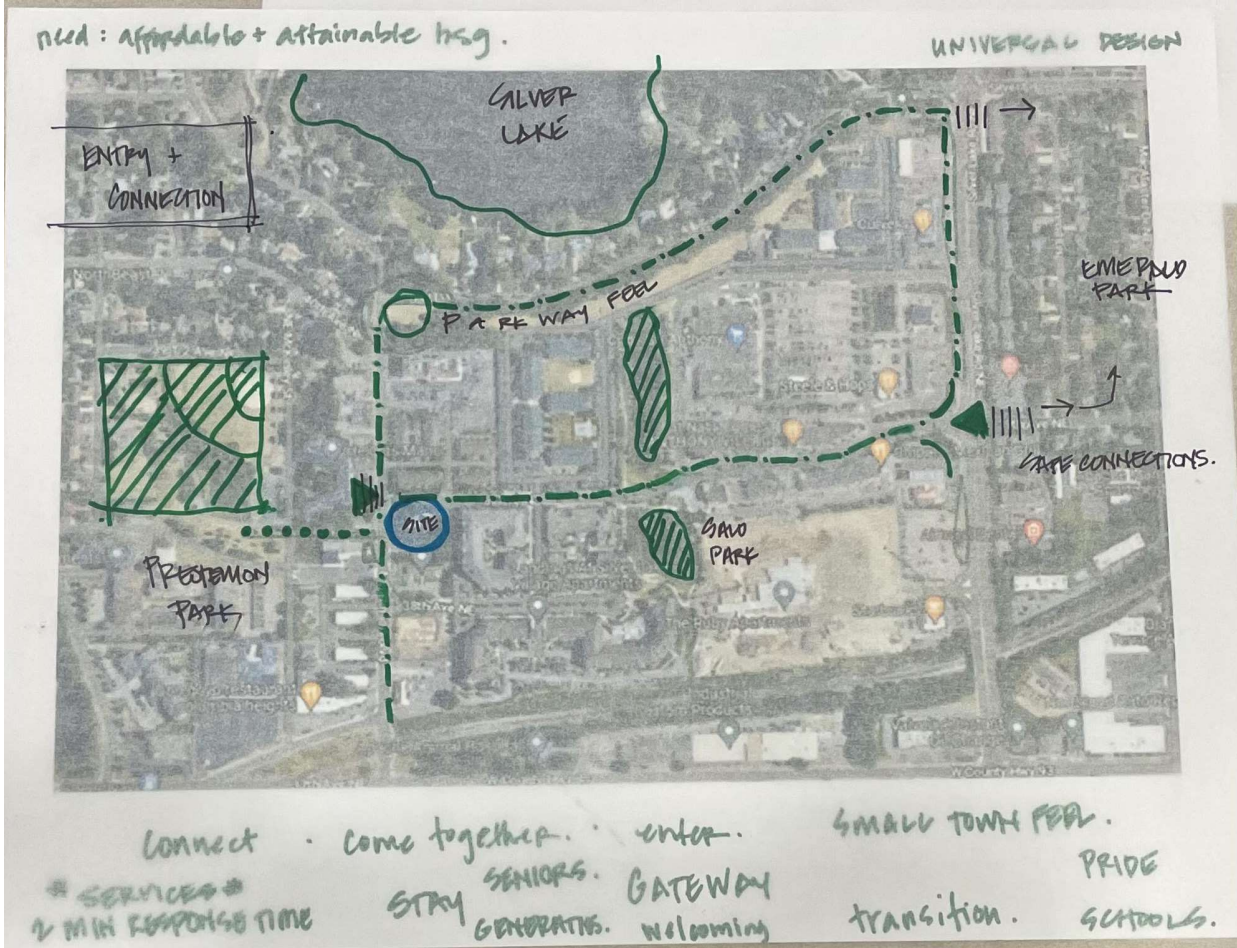
- ▶ Festivals, farmers market, parades
- ▶ Plantings, tree trenches, varying pavement types/colors
- ▶ Lighting across the street – Edina, Hopkins
- ▶ Evaluate Funding Improvements through a Business Improvement District (BID)



Panel Recommendations – Increase Access to Green Space

3. Create a dedicated loop surrounding Silver Lake Village Area

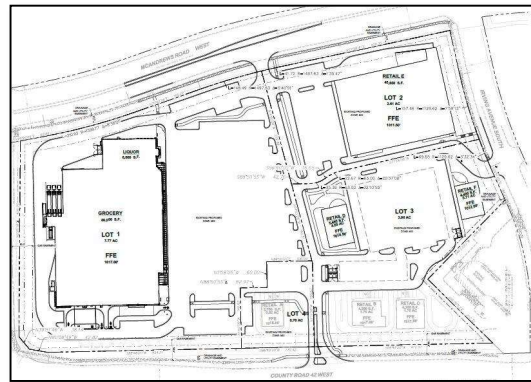
- ▶ reinforces the small-town feel
- ▶ Increases walkability and activity
- ▶ Create safe crossing- Stinson and Silver Lake Road
- ▶ Add wayfinding (signage and lighting)



Panel Recommendations – Reduce Impervious Surfaces in the Area

1. Partner with Cub Foods to reduce underutilized impervious surfaces

- ▶ **At a minimum** – Seek grants to replace some impervious surfaces with green infrastructure
 - Dedicate areas for tree trenches
 - Create a designated walking path to 39th
 - Add green roof
 - Identify areas to replace current concrete with permeable pavement
- ▶ **Better** – Maintain Cub footprint, create an outlot for a community senior center with shared parking
 - Increases exposure, traffic to the site
 - Reduces impervious area
 - Fulfill community need
- ▶ **Long Term** - Evaluate area for redevelopment
 - Create a smaller Cub grocery footprint
 - Add community center space
 - Evaluate options to add more housing

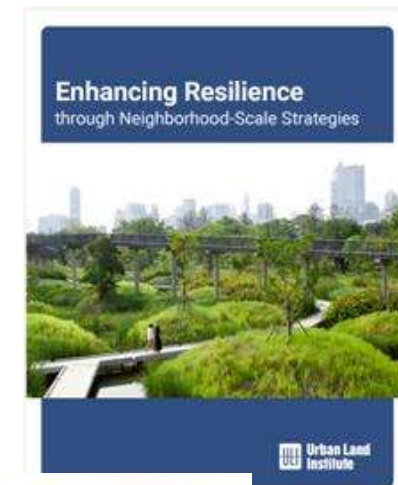


Burnsville Cub Redevelopment Plan



Panel Recommendations – Plan for Climate Resiliency

1. Engage in a broader plan for community resiliency engaging the community and businesses to create a plan
 - ▶ Reinforces Comprehensive Plan goals/Green Step Cities – energy action plan, green space and climate resiliency plan
 - ▶ Commit city staff/consultant time to create a formal Resiliency Plan
 - ▶ Be clear in the objectives and communicate to development community
 - ▶ Support future development with grant opportunities (watershed district/met council)
2. Consider Green Roofs
3. Consider Future "Road Diet" on collector streets (Stinson Ave., Silver Lake Road) in partnership with County
4. Allow density bonus, parking reductions for increasing green space on a site



Panel Recommendations – Other Considerations

1. NOAH Rental Housing Preservation

- ▶ **Concern Expressed:** Displacement of existing tenants when older rental properties are purchased, and rents increase as values increase in the area.
- ▶ **Options:**
 - ▶ Create partnership with existing owners to understand their needs for renovation funding and/or plans for sale. Connect them to financial resources to maintain rent levels while making necessary improvements
 - ▶ Connect owners with mission driven/affordable housing developers who have experience with NOAH preservation funding.
 - ▶ 4D Tax Program – Examples: [4d Affordable Housing Incentive - City of Minneapolis \(minneapolismn.gov\)](http://minneapolismn.gov); [4D Affordable Housing Incentive Program |Saint Paul Minnesota \(stpaul.gov\)](http://stpaul.gov); [4d housing incentive program guide \(stlouisparkmn.gov\)](http://stlouisparkmn.gov)
 - ▶ NOAH Funding – partnership with Greater Minnesota Housing Fund - [Small NOAH Financing - Greater Minnesota Housing Fund \(gmhf.com\)](http://gmhf.com); [NOAH Impact Fund - Greater Minnesota Housing Fund \(gmhf.com\)](http://gmhf.com)

2. Neighborhood Regeneration

- ▶ **Concern expressed:** Families in rental housing leaving the city when seeking to own a home due to limited affordable options
- ▶ **Options:** Create program to connect new family buyers with seniors looking to sell existing single family homes.
 - ▶ Example: Senior Housing Regeneration Program Roseville/GMHC
 - ▶ Would require downpayment assistance and/or gap funding – seek support from Ramsey County

Immediate Next Steps

- 1. Agree upon future use for City Owned Site and Seek Development Partners**
 - a) Identify goals for new housing affordability
 - b) Seek land trust partners – Rondo Community Land Trust
 - c) Determine level of financial participation and tools
- 2. Begin discussions with Cub Foods owner focused on short and long terms goals for the site**
 - a) Seek grants for short term goals to reduce impervious surfaces and connections
- 3. Direct Parks Commission to create plan for greenspace connections**
 - a) Seek partnership with City of Columbia Heights to create wayfinding to Prestemon Park
 - b) Prepare Loop trail plan and wayfinding
- 4. Dedicate staff/consultant time to create a climate resiliency plan for the city**