Economic Development Advisory Board (EDAB)
SSP City Hall Training Room
125 3rd Avenue North

Tuesday, January 15, 2019
8:00 a.m.

AGENDA

1. Call to order

2. Comprehensive Plan Update Summary
   Attached: Summary of Joint Worksession Input

3. Economic Development Website

4. Project Update
   • Concord/Grand Avenue Area
   • 587 Verderosa Avenue
   • 680 Verderosa Avenue (MCES Site)

5. Adjourn
SOUTH ST. PAUL | COMPREHENSIVE PLAN 2040

JOINT PC/EDAB/EDA WORKSHOPS

Summary of Participant Feedback
• “hometown” not “small-town”
• Better for brand
• Neighborhood feel
• It’s a small city
• Our location is a tremendous asset – we’re “big time” *494, river, airport
• Data – can we reference previous projects and what the impacts are
• People wary of past developments coming in that “changed rules” – have to do it well – developers with a track record
• Maximize opportunities for tax base generation – maximize space we have
• Single-family redevelopment/ - is City backing away? Need to define approach/programs
• Life-cycle housing
• Ordinances/standards to make it easier for people to stay in SSP (renovating SF residential)
• How do we communicate this (broadly) in a way that gets to main points and community can access
• Better communication throughout the process (budgeting, capital planning, etc) about connections to Comp Plan
• When do these ideas become reality?
• Location/position in region is a critical asset
• Need to maximize opportunities for tax-base generation by maximizing how we utilize land
• Our “Brand” – a small city (versus small-town)
  • Urban amenities are a strength; plan should acknowledge, take advantage of, and where appropriate expand upon these
    • Trails/bikepaths/sidewalks (walkability and bikeability)
    • “Neighborhood feel”
    • Multi-modal (transit and major roadway in addition to trail) connectivity
• Life-cycle housing
  • Mix of residential types historically
  • Continuation of relatively strong market for new construction
  • Investment in existing core single-family stock
• Diverse, stable industrial/commercial base (evolving)
KEY THEMES

• Maintain, strengthen SSP as business/development friendly
  • Ordinances/standards to make it easier and more desirable to stay in SSP (SF residential included)
  • Communicate positive/successful development and business stories broadly & effectively
  • Connect comp plan to other City processes (budget, capital planning, goal setting, etc)

• Flexibility & creativity will be key given unique development challenges (topography, small lot sizes, shallow groundwater, heavy impact uses, etc)
Resident concerns about proposed housing development - are there tools to govern standards

While there are some strong existing businesses, many sites are vacant/defunct; this deters new development

Desire for businesses/entertainment uses that enhance Kaposia Landing experience and leverage visitation

Currently this district is automobile-oriented; drive through or in/out; improve accessibility to destinations for all modes

Reconstruction should not restrict – roadway is a key connector route to St. Paul & rest of Metro

Economic viability for City to build parking (structured)
IGH has an ambitious plan and has advanced a strategic program for the corridor in their community:
- Mixed-use land development
- IGH buying properties for land assembly
- Connection to 494 and new residential markets in IGH → opportunity for commercial/service catering to them?
- SSP should encourage some well-executed housing opportunities
- Light/craft industrial developments
  - Offset odor issues?
  - e.g. coffee roasters, bakeries, beer
“I-494 CORRIDOR” (“CONCORD GATEWAY”)

• Regional retail (take advantage of major traffic corridor/visibility)
• Mixed/village concept (e.g. Mendota Heights “Town Center”)
• Health care/mental health services – growing need for access to services
• Casino/destination use – proximity to River
• Odor issues are a challenge
• Flexible/creative – doesn’t need to be one, uniform “zone”
• Great visibility and views (have to go vertical / above the levee to realize the views)

• “Village” concept – similar to Mendota Heights Town Center at 62/Dodd Road

• Craft/industrial concepts “global food market”

• Residential component above commercial spaces?

• “It’s ugly today with beautiful potential”
- **Good Start (restaurant, gallery)** – but how do we approach older single-use buildings
- **Entertainment Component**
  - Event Areas
  - Close street for events (programming)
- **Residential** – tailor to commercial; what’s profile of renter
- **Vets Drive could be repurposed/vacated**
- **Good spot for taller/vertical buildings**

- **Can we gain development space with road reconstructed**
- **Concord Exchange – pedestrian zone**
  - Link to transit
  - Link to Concord, but moderate treatment on Concord
- **Destination** – what could we drive traffic with
  - “Maker Space”, craft district eg candy maker, ice cream, etc
  - They like mixed-use
• Parking is a challenge for neighborhood w/ Commercial Uses
• Walkable everyday goods & services historically; generational shift?
• Office/financial/professional services
• Better define “High density”
• Changing character requires time (50 yr) – resources
• Different kind of “mixed-use”; different mixture of uses; define
“HOSPITAL SITE”

- “Medium Density”
- Townhouse?
- Senior? (e.g., DARTS site in WSP)
  - Life-cycle (e.g., Presbyterian Homes)
  - Condos?
Momentum

Rates are going up – get in before scaring away

Groundwork on Hardman Area – what we want to see

Triangle