

Former Sam's Club Site Land Use & Development Study

St. Louis Park
City Council Work Session
Tuesday, May 28, 2019

Outline

- Project Purpose
- Evaluation Criteria
- Recommendation
- Scenario Overview
- Discussion

Purpose

- Assess viability of different development scenarios
- Determine the proper Land Use Designation for the site (Comprehensive Plan)
- Determine the proper Zoning District/Standards for the site
- Not intended to give entitlement to any specific project

Question:

What components or elements from any of the scenarios enable the desired outcome for the site?

Evaluation Criteria – City Goals

Support Transit Oriented Development

- Increase in the number/density of jobs, students, and/or housing units within ½ mile radius of the transit station
- Promote mode-shift from personal vehicle trips to alternatives over the existing uses
- Promote underlying design, orienting buildings and connections to transit facilities

Maintain/Expand Tax Capacity

- Increase square footage of tax-producing uses
- Provide a mix of use types to allow for a balanced and diverse tax base

Fulfill Climate Action Plan

- Contain and remediate contaminants on site, following MPCA standards
- Adaptive reuse of existing building features, prolonging the life of existing construction
- Reduction of number and distance of personal vehicle trips by providing jobs and housing near transit

Provide Affordable Housing

- Promote residential densities on the site that allow for affordable housing development (as a portion or all of a project) to be a possibility for affordable housing developers/programs
- Increase living-wage employment opportunities near transit and regional trail network to reduce transportation cost and increase household income for existing housing cost-burdened households

Maximize Use & Efficiency

- Allow for the redevelopment, infill, and intensification of uses on the site
- Consider vehicle circulation and access, especially in relation to bicycle and pedestrian circulation with an emphasis on reducing conflict points
- Promoting high-quality design for the site, encouraging users (residents, employees, patrons, visitors, etc.) fully engage with the uses on the site.

Evaluation Criteria – Other Metrics

Time to Complete

- All projects will take time to see full build-out
- Based on the current market viability, some projects could be completed in the near future (3-8 years) while others may take longer

Level of Public Assistance

- Due to the environmental contaminants on the site, public assistance from the city and other entities is almost guaranteed:
 - Hennepin County
 - Met Council
 - MnDEED
- Other forms of public assistance could include:
 - Affordable Housing Programs
 - TOD funding opportunities
 - Site Consolidation

Complexity

- The site contains multiple complex elements:
 - Environmental contamination & coordination
 - TOD connections to regional trail, Louisiana Avenue, and LRT Station
- Depending on the phasing and types of uses on the site, there may be many different types of developers involved in an overall team, raising the complexity

Level of Impact

- Looking at how a development type would have an impact on the site as is today, and knowing the investments in the area in the future

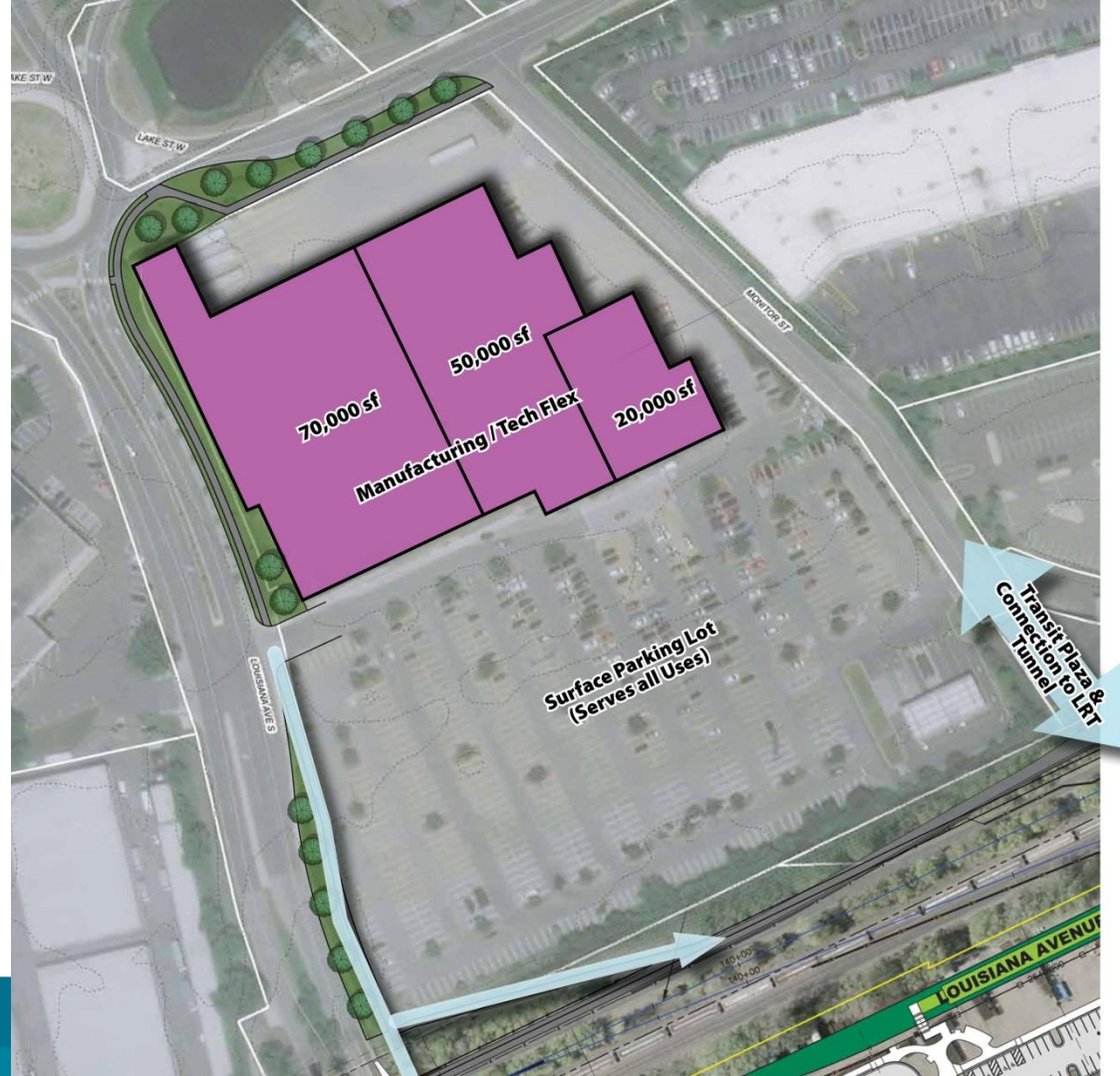
Recommendation

- Future Land Use Designation of “Transit Oriented Development” with a mix of both employment and residential

Scenario A

Phase 1

- Emphasis on Employment
- FLU = Business Park
- Phased Approach



Scenario A

Phase 2

- Emphasis on Employment
- FLU = Business Park
- Phased Approach



Scenario A

Phase 3

- Emphasis on Employment
- FLU = Business Park
- Phased Approach



Scenario A

Phase 3

City Goals

Support Transit Oriented Development



Maintain / Expand Tax Capacity



Fulfill Climate Action Plan



Provide Affordable Housing



Maximize Use & Efficiency



Other Metrics (Full Build-out)

Time to Complete



Level of Public Assistance



Complexity



Level of Impact



Total Jobs

Phase 1	Phase 2	Phase 3
215	385	635



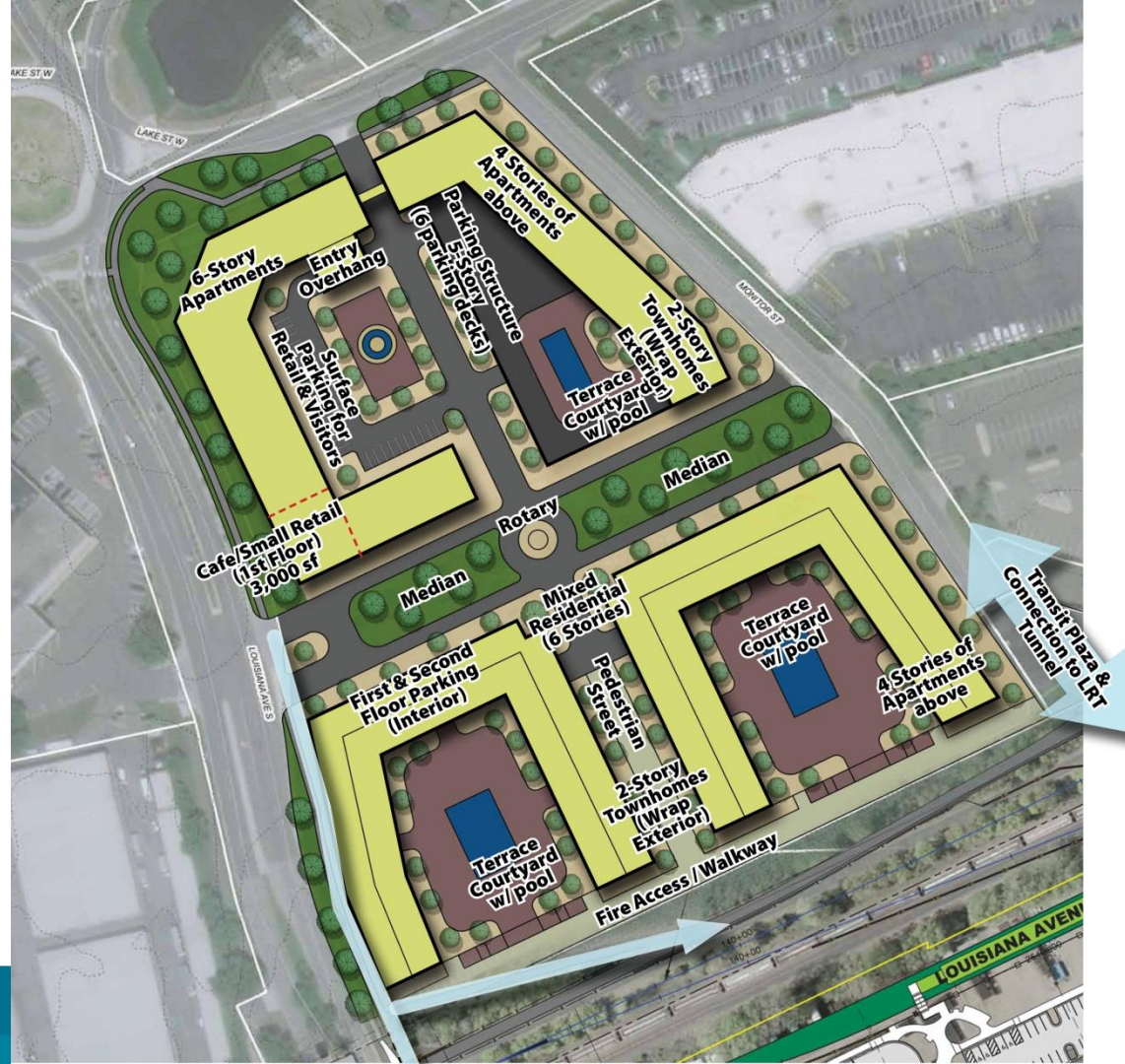
Total Housing Units

0



Scenario B

- Emphasis on Residential
- FLU = Transit Oriented Development



Scenario B

City Goals

Support Transit Oriented Development



Maintain / Expand Tax Capacity



Fulfill Climate Action Plan



Provide Affordable Housing



Maximize Use & Efficiency



Other Metrics (Full Build-out)

Time to Complete



Level of Public Assistance



Complexity



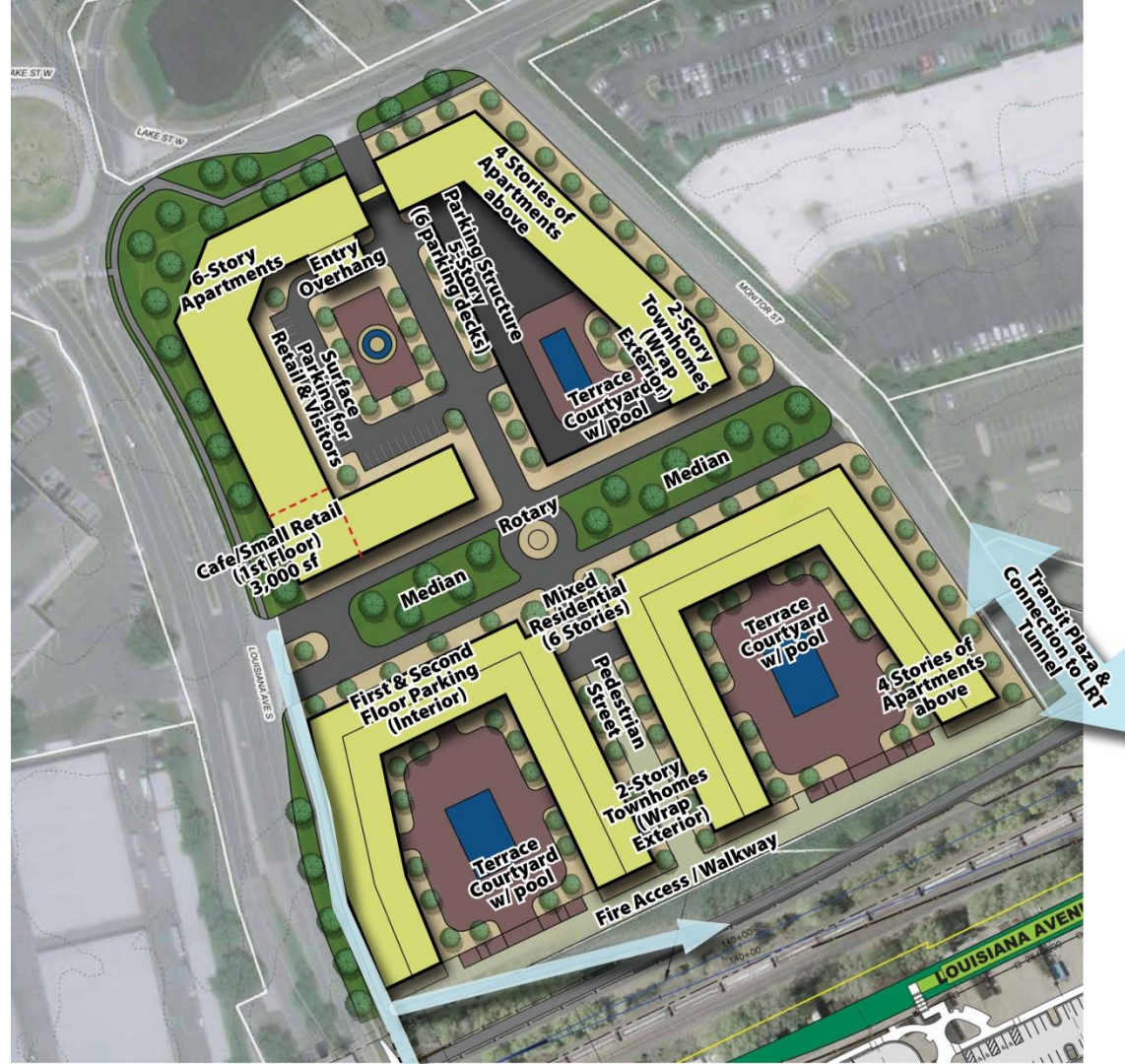
Level of Impact



Total Jobs
5- 10

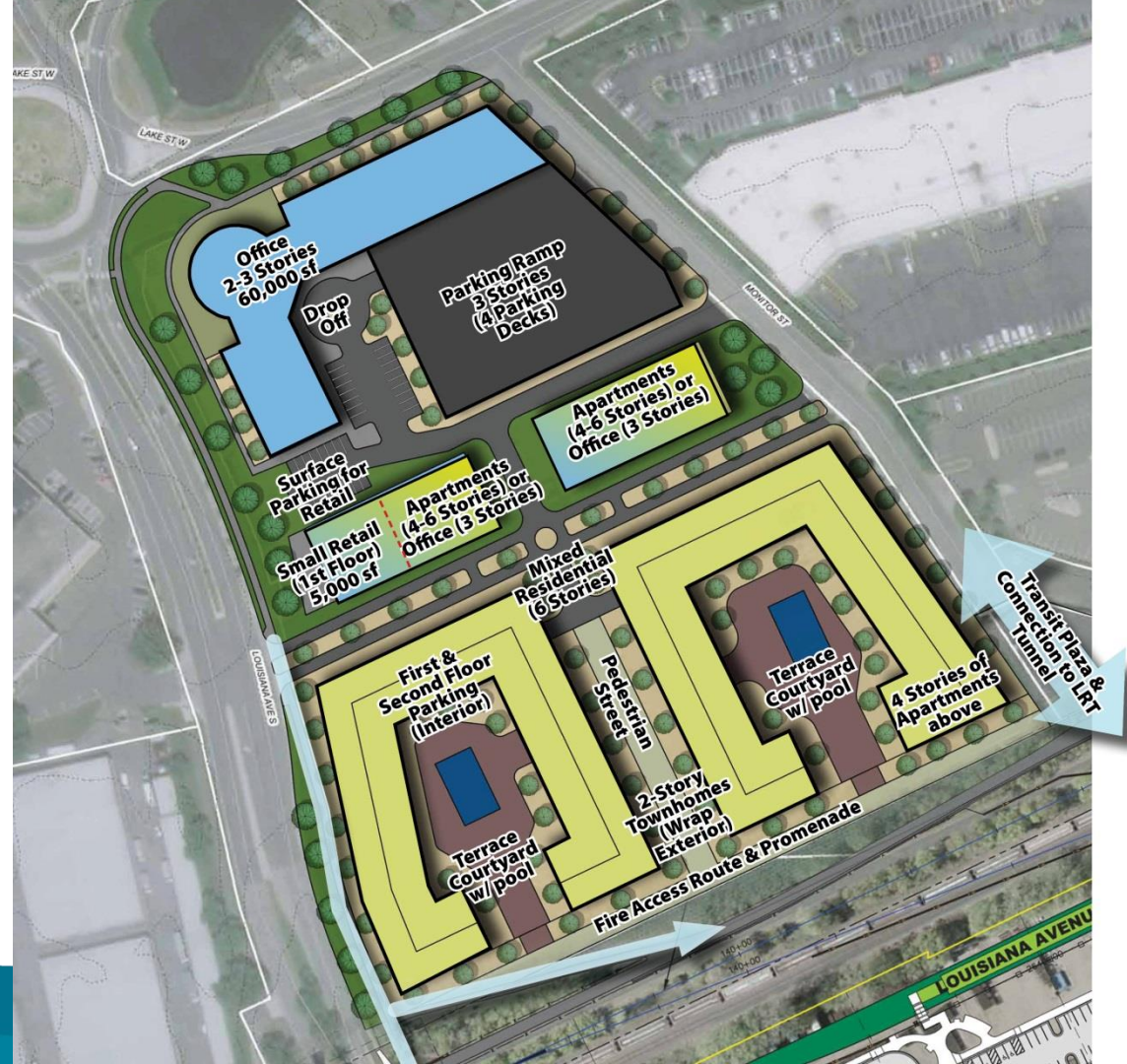


Total Housing Units
625- 675



Scenario C

- Emphasis on a mix of residential & employment
- FLU = Transit Oriented Development



Scenario C

City Goals

Support Transit Oriented Development



Maintain / Expand Tax Capacity



Fulfill Climate Action Plan



Provide Affordable Housing



Maximize Use & Efficiency



Other Metrics (Full Build-out)

Time to Complete



Level of Public Assistance



Complexity



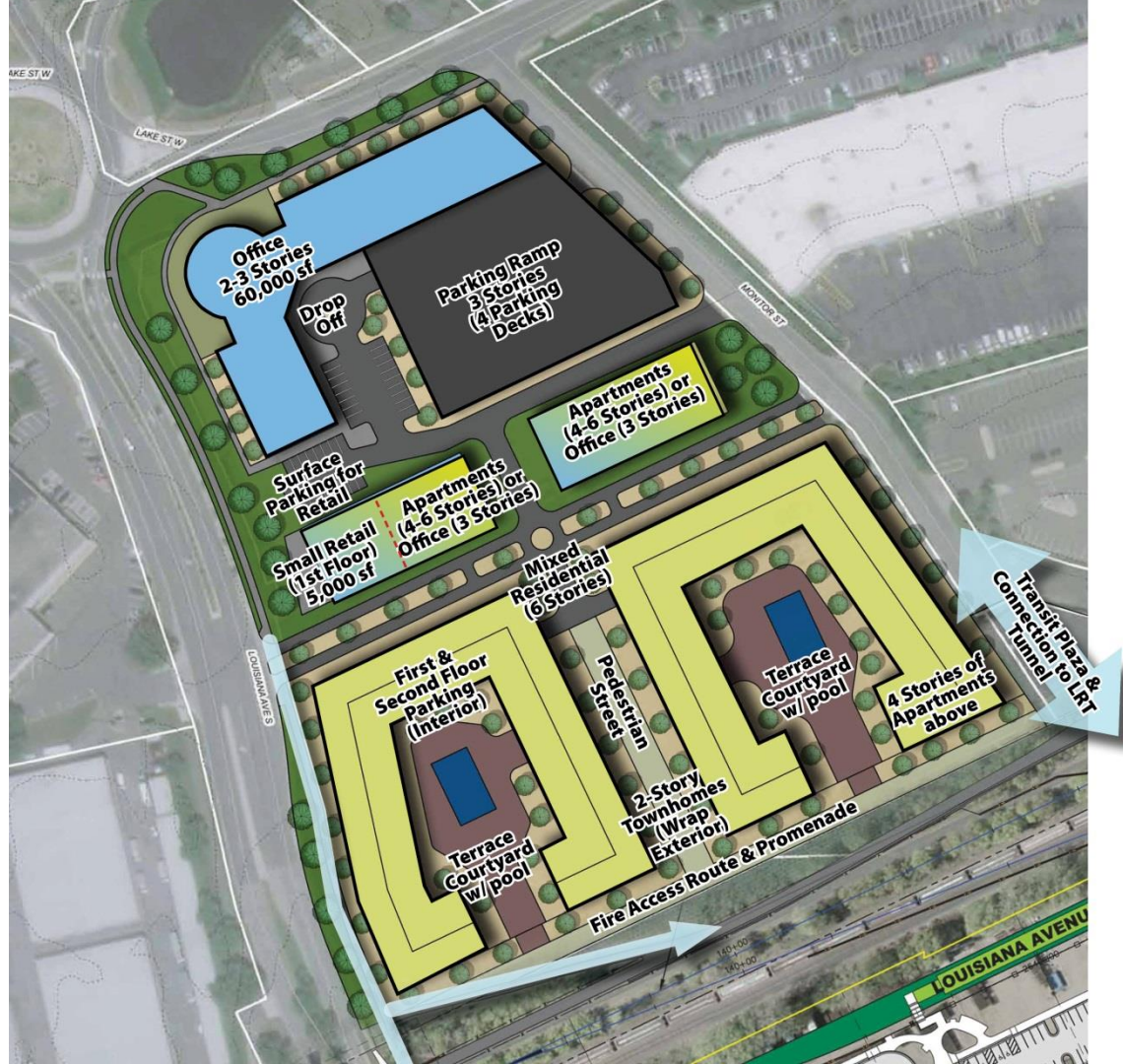
Level of Impact

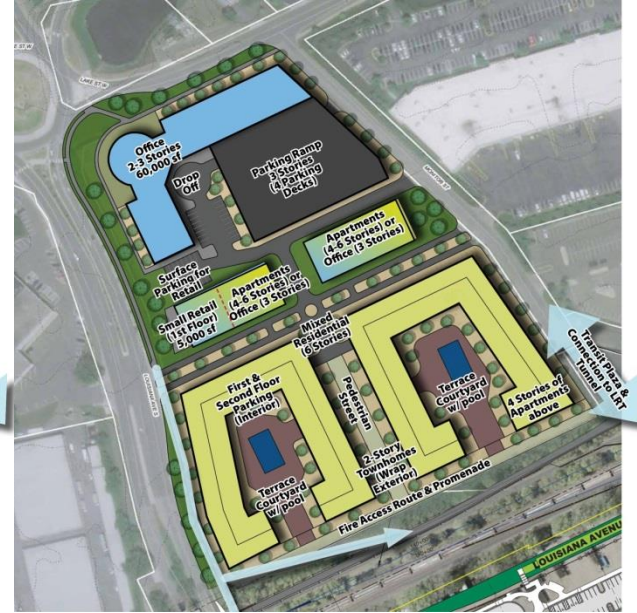
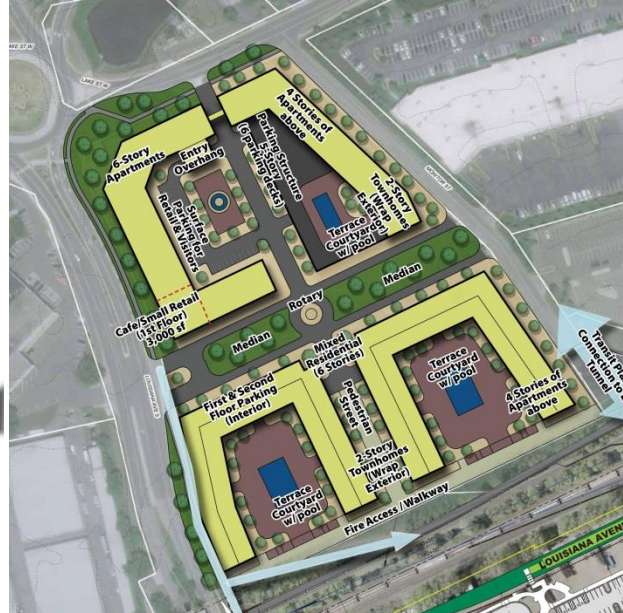


Total Jobs
225-380



Total Housing Units
475-560





	Support TOD	Maintain / Expand Tax Capacity	Fulfill Climate Action Plan	Provide Affordable Housing	Maximize Use & Efficiency	Time to Complete	Level of Public Assistance	Complexity	Level of Impact	Total Jobs	Total Housing Units	Total Jobs + Housing Units
Scenario A: Business Park Re-Use & Phased Redevelopment	Mid	Mid	Mid/High	Low/Mid	Mid	High	High	Mid	Mid	215-635	0	215-635
Scenario B: Multi-Family Redevelopment	High	Mid	Mid	High	High	Low	Mid	Mid	Mid	5-10	625-675	630-685
Scenario C: Mixed Use Redevelopment	High	High	Mid	Mid	High	Mid	High	High	High	225-380	475-560	700-940

Discussion

- Scenario C identified as aligning the most with city goals
- Are there elements from any of the scenarios you would like to see combined together to accomplish what you see best for the site?