

**CITY OF SHOREVIEW
AGENDA
CITY COUNCIL WORKSHOP
JULY 14, 2014
7:00 P.M.**

1. ROLL CALL
2. REVIEW OF HIGHWAY CORRIDOR TRANSITION STUDY
3. DISCUSSION REGARDING LIBRARY EXPANSION AND PURCHASE OF ADJACENT PROPERTY
4. OTHER ISSUES
5. ADJOURNMENT

To: Mayor Martin, City Council Members, City Manager, Economic Development Authority and Planning Commission

From: Kathleen Castle, City Planner

Date: July 10, 2014

Subject: Highway Corridor Transition Study – Task 3

Introduction

HKGi (Hoisington Koegler Group, Inc.), the City's selected consultant for the Highway Corridor Transition Study, will be presenting information at a joint workshop with the City Council, Economic Development Authority and Planning Commission focusing on implementation strategies for each of the land use concepts created for the transition corridor study areas. This is the final phase of the study.

Project Summary

In prior workshops with the Council, Economic Development Authority and Planning Commission, study areas were identified and conceptual land use plans developed for each one. This phase identifies the implementation strategies that may be used for each of the study areas which include regulatory changes, housing/maintenance programs and financial tools.

Discussion

The consultant will be leading a discussion and is seeking feedback from the City Council, EDA and Planning Commission regarding the implementation strategies for study areas. The strategic plan will then be refined, and a final plan will be presented to the City.

Attachments:

1. Highway Corridor Transition Study Update - HKGi

MEMORANDUM

Hoisington Koegler Group Inc.



To: City Council, EDA, Planning Commission & City Staff
From: Rita Trapp
Subject: Highway Corridor Transition Study Update
Date: July 9, 2014

Over the past few months the focus of the Highway Corridors Transition Study has been on identifying potential implementation strategies for each of the study areas. Strategies explored include regulatory changes, housing/maintenance programs, and financial tools. The consultant team is seeking input from the City Council, EDA, and Planning Commission on the possible approaches.

The primary focus of discussion will be on identifying the appropriate land use and regulatory approaches for the corridors. The attached table provides a summary of the potential strategies for each of the corridor areas. The following provides a brief overview of each of the columns:

- **Project Areas** – this provides a snapshot of the proposed concept for the project area. Please note that when there are multiple concepts only one is shown. Those with multiple concepts are noted. Please refer to the development concepts packet included for more information about the other concepts.
- **Priorities** – seeks to rank the projects within the study area. Previous discussions seemed to indicate that the City would pursue projects in any of the study areas so it would be more helpful to prioritize the projects within the study areas than the study areas themselves.
- **City Role** – this describes how proactive the City will be in pursuing redevelopment. The City has and will continue to use each of these redevelopment approaches. As a **reviewer**, the City will generally wait for private sector action and respond to what is proposed. The City will seek to actively guide redevelopment as a **facilitator** by creating small area plans and/or design guidelines, as well as by linking property owners with potential developers. As a **developer** the City will assemble the property for redevelopment and actively market it to the development community. In each of these cases, financial tools may be used in support of City goals.
- **Comprehensive Plan** – proposes one or more changes to the comprehensive plan. This area will be a primary focus of discussion at the meeting as the City may wish to incorporate part or all of the study areas into existing planned development areas (PDA), create new PDAs, or reguide properties to new land uses.
- **Connected Actions** – identifies additional implementation strategies that should be taken to support redevelopment in the study area. Direction on the use of existing zoning districts versus new mixed-use or overlay zoning districts will be sought. The following summary table briefly describes the pros and cons of each approach.

	Use Existing District	Create New Single-Use District	Create New Overlay District
Pros	<ul style="list-style-type: none"> • Familiar • Easy to Implement • Clearly guides community desires 	<ul style="list-style-type: none"> • Familiar • Easy to Implement • Maximum control over specific desires 	<ul style="list-style-type: none"> • Allows underlying districts to continue • Reduces creation of nonconforming situations • Floating zone would apply once redevelopment occurs
Cons	<ul style="list-style-type: none"> • Likely to create non-conforming structures or uses • Form not addressed • Existing standards too strict (lot size, setback, coverage) 	<ul style="list-style-type: none"> • Results in more districts • Potentially rigid where City open to market ideas • Likely to create non-conforming structures or uses 	<ul style="list-style-type: none"> • Unfamiliar tool in City • Would want to have a regulatory plan or illustrative master plan adopted • Less control over allowed land uses

As part of its exploration of implementation strategies the consultant team did review the proposed Ramsey County redesign of Hodgson Road south of Highway 96. Recognizing that Ramsey County likely minimized the ROW extent as much as possible, the consultant team concluded that the only way to further minimize impacts to property owners would be to change the type of pedestrian/bicycle facilities and/or use retaining walls in some locations to allow for the maintaining of existing trees and landscaping. As a result, the City may want to focus on investing in a program to enhance restoration and landscaping for affected property owners. Such a program could be developed for the entire corridor, for key “hot spot” areas where impacts are greater, or as a voluntary program. Program strategies might include targeted design assistance on the placement of landscaping to maximize screening while ensuring driveway visibility/access safety or grants for additional landscaping on a sliding scale based on level of impact (such as caliper loss or grading extent).

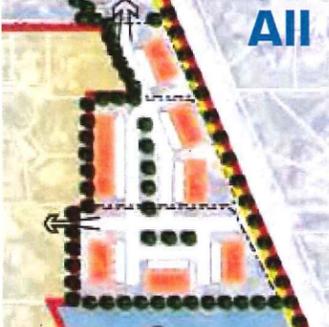
The consultant team also explored tools to support maintenance and reinvestment in the existing single-family homes. The City already has SHINE, the home improvement loan program, rental housing licensing, and the housing resource center. One program that has been used in other communities is a point-of-sale inspection program that ensures houses are maintained to a minimum level before they are sold. This would be a city-wide initiative. Given that the City’s existing home improvement loan program only focuses on interior improvements, the City may want to explore a landscaping grant program that would help on exterior improvements and landscaping. This could be targeted to specific areas of the city.

Financial tools for redevelopment are currently limited in Minnesota. The attached table includes the available tools and which may apply to the study area. Generally communities exploring redevelopment have needed to become more strategic and creative in applying existing tools. The City should be aware, however, that creative approaches can be administratively burdensome at times. A long-term strategy the City may want to explore would be the creation of an EDA/HRA levy that eventually could be used for implementation.

County Road J - Land Use & Regulatory Approach

Project Areas	Priority	City Role	Comprehensive Plan	Connected Actions
	1	<ul style="list-style-type: none"> » Short-term reviewer » Long-term facilitator once development occurs in Lino Lakes 	<ul style="list-style-type: none"> » Currently in PDA #3 » Expand it to encompass residential properties » Add medium and high density land use designation on the west 	<ul style="list-style-type: none"> » No zoning change needed if part of PDA. » Explore opportunities to mitigate wetlands to increase development potential » Work with Ramsey County to maintain adequate accesses to serve area » Identify proposed trail along County Road J on Trail and Bikeway Map
	3	<ul style="list-style-type: none"> » Reviewer 	<ul style="list-style-type: none"> » Reguide to Residential (4 to 8 units per acre) » Alternatively, a new PDA could be created 	<ul style="list-style-type: none"> » No zoning change needed if part of PDA. » Coordinate with Ramsey County to ensure impacts of any future road expansion are minimized.
	4	<ul style="list-style-type: none"> » Reviewer 	<ul style="list-style-type: none"> » Evaluate during next Comprehensive Plan Update » Reguide to Residential (8 to 20 units per acre) or High Density Senior Residential » Alternatively, a new PDA could be created 	<ul style="list-style-type: none"> » Rezone if needed to maintain consistency with Comp Plan. » Coordinate with Ramsey County to ensure impacts of any future road expansion are minimized.
	2	<ul style="list-style-type: none"> » Reviewer 	<ul style="list-style-type: none"> » Reguide to Residential (4 to 8 units per acre) after public input process » Alternatively, a new PDA could be created 	<ul style="list-style-type: none"> » Rezone if needed to maintain consistency with Comprehensive Plan. » Coordinate with Ramsey County to ensure impacts of any future road expansion are minimized..

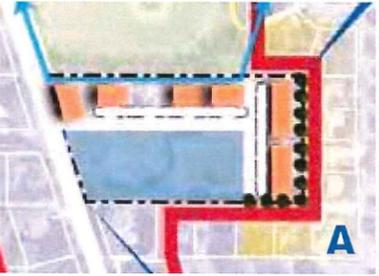
Tanglewood - Land Use & Regulatory Approach

Project Areas	Priority	City Role	Comprehensive Plan	Connected Actions
	1	<ul style="list-style-type: none"> » Reviewer 	<ul style="list-style-type: none"> » Currently in PDA #9 » Modify it to incorporate medium density residential » Ensure text is clear that flag lot access is maintained but that the lot does not need to be incorporated into a redevelopment area » Revise PDA language to clearly state that it will be a private drive and what design standards must be met. 	<ul style="list-style-type: none"> » Encourage development of this area from south to north in order that accesses can be consolidated into one or two points along Hodgson. » Continue discussions with Oak Hill Montessori to understand their future plans and potential impacts to this medium density housing area

Highway 96- Land Use & Regulatory Approach

Project Areas	Priority	City Role	Comprehensive Plan	Connected Actions
 <p>See booklet for more concepts</p>		<ul style="list-style-type: none"> » Developer or Facilitator 	<p>Options:</p> <ul style="list-style-type: none"> » Adjacent to PDA #7 so could incorporate it into that PDA » Create a new PDA focused specifically on housing » Regulate to Residential (8 to 20 units per acre) 	<ul style="list-style-type: none"> » Consider updating or removing references to Core Area Framework Plan » Create new mixed residential zoning district if Comprehensive Plan regulated to residential » Explore density bonus to increase interest and feasibility of redevelopment » Explore how could financially support or incentives underground parking to improve site design » Explore feasibility and design for additional access into Civic Campus Area » Assembly of sites from willing buyers will be needed. » Redevelopment could be completed in phases
 <p>See booklet for more concepts</p>		<ul style="list-style-type: none"> » Facilitator - continue discussions with Gospel Mission about potential redevelopment of their site 	<ul style="list-style-type: none"> » Reexamine and update PDA #8 to reflect study » Specifically allow phasing of development as long as long-term plan prepared » Reexamine requirement for limited service commercial to be in a mixed use building with commercial and residential maybe allow office and residential 	<ul style="list-style-type: none"> » Maintain PUD zoning to facilitate redevelopment » Secure easement for trail along Snail Lake
 <p>See booklet for more concepts</p>		<ul style="list-style-type: none"> » Reviewer 	<p>Options:</p> <ul style="list-style-type: none"> » Update PDA #8 to reflect study » Create separate PDA that focuses specifically on the single-family properties 	<ul style="list-style-type: none"> » Evaluate the value and need for public park along Snail Lake » Use new overlay or mixed use district to address cottage and/or destination commercial » Evaluate potential parking regulations for cottage commercial » Secure easement or right-of-way for trail along Snail Lake » Coordinate with Ramsey County on park improvements to west of project area

Hodgson - Land Use & Regulatory Approach

Project Areas	Priority	City Role	Comprehensive Plan	Connected Actions
 <p>See booklet for more concepts</p>	2	» Facilitator	<ul style="list-style-type: none"> » Currently guided Institutional. » Evaluate during next Comprehensive Plan Update » Reguide to Residential (4 to 8 units per acre) 	<ul style="list-style-type: none"> » Rezone to establish consistency with Comprehensive Plan - likely to be R2 - Attached Residential » Complete park master plan to determine need for additional park land » Continue discussions with church about their future plans » Prepare example site plans that show how site could be developed » Ensure site access is aligned with public street across Hodgson
	4	» Reviewer	» No change needed	» No additional actions needed
	3	<ul style="list-style-type: none"> » Facilitator with church » Reviewer with commercial redevelopment 	Options: <ul style="list-style-type: none"> » Expand PDA #16 to incorporate this area » Create new PDA » Reguide corner area to Residential (4 to 8 units per acre) 	<ul style="list-style-type: none"> » Rezone to R2-Attached Residential if corner area is reguided in Comp Plan » Continue discussion with church about future plans and possible opportunity for housing on site » Explore whether further development of wetland can offset stormwater management needs in nearby areas
	1	» Facilitator with development of vacant site	<ul style="list-style-type: none"> » Reexamine and update PDA #16 to reflect study, including reguiding it from O and RM to RH » Evaluate whether internal circulation pattern will be public or private street and revise PDA language accordingly 	<ul style="list-style-type: none"> » Zone once property proposed for development. Likely R3- Multi-Dwelling Residential » Work with Ramsey County to ensure adequate access to site » Work with developer on realignment of utility line » Explore subsidy for underground parking » Connect with adjacent, large lot single-family home about development interest.

Rice Street - Land U

Project Areas	Priority	Cited Actions
 <p>A</p>	1	<p>to accommodate commercial, office, and high</p> <ul style="list-style-type: none"> » Fa » De Sais Heights to understand redevelopment on
 <p>B</p>	2	<ul style="list-style-type: none"> » De interchange design determined » County and MnDOT on needed access points to
 <p>C</p>	3	<p>g can be used to accommodate additional</p> <ul style="list-style-type: none"> » Fa » tunity for shared parking to facilitate redevelopment
 <p>D</p>	4	<ul style="list-style-type: none"> » ict » Re e consolidated into an overall redevelopment area

County Road J Development Concept

Established single-family neighborhoods with small lots and wetlands limit the amount of redevelopment that can occur without significant investment. The intersection of Hodgson and County Road J is likely to continue as a neighborhood commercial node. The timing and intensity of the neighborhood commercial node will be impacted by development in Lino Lakes to the north.

KEY ELEMENTS

- » Roadway improvements to County Road J should be examined to address access issues and cut throughs for the neighborhoods on either side of Hodgson.
- » Trail gaps along County Road J should be addressed to provide east-west connectivity, particularly providing non-motorized access to Bucher Park.
- » Due to limited lot depths, redevelopment along Hodgson or County Road J should predominantly be guided to medium density residential products such as townhomes.
- » Residential redevelopment should attempt to reduce driveways for improved access and mobility on major corridors.
- » Commercial redevelopment on the east side of Hodgson will be limited due to the wetland. Access could be improved by extending a driveway south to Emil Avenue.
- » On the west side of Hodgson redevelopment could be expanded beyond commercial if a larger area was included. In addition to a small retail or office building, redevelopment could include a higher density building along County Road J with some townhomes to the south to transition between commercial and the single-family neighborhood.
- » Preliminary concepts from Anoka County for the redesign of the County Road J and Hodgson intersection show an expansion in lanes. Redevelopment should account for needed future right-of-way in its design.
- » Development in Lino Lakes could offer an opportunity for realignment of roadways to the east, such as the Ware/Mackubin and County Road J intersection. This realignment could open up additional opportunities for redevelopment.



Townhomes



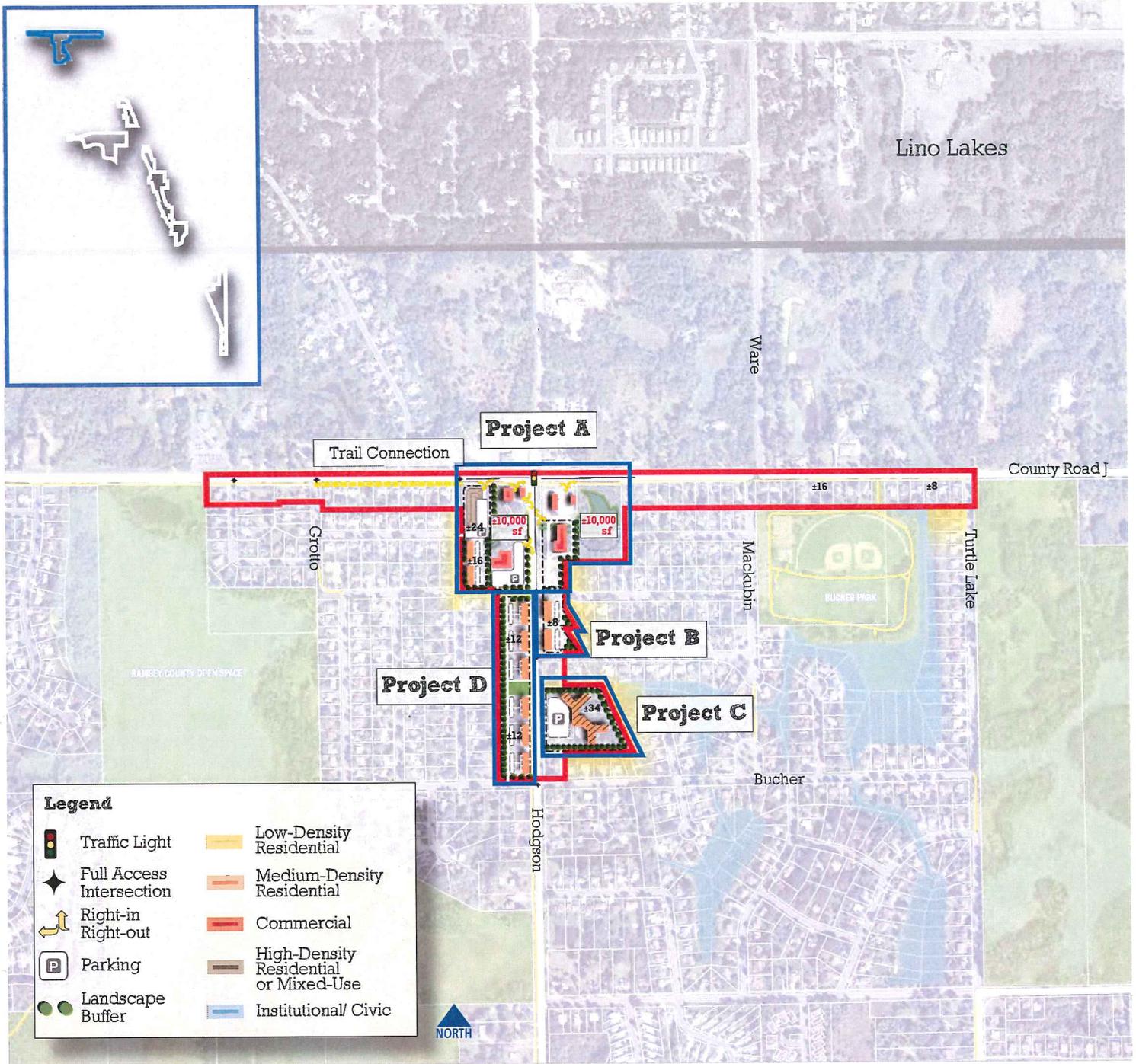
Townhomes



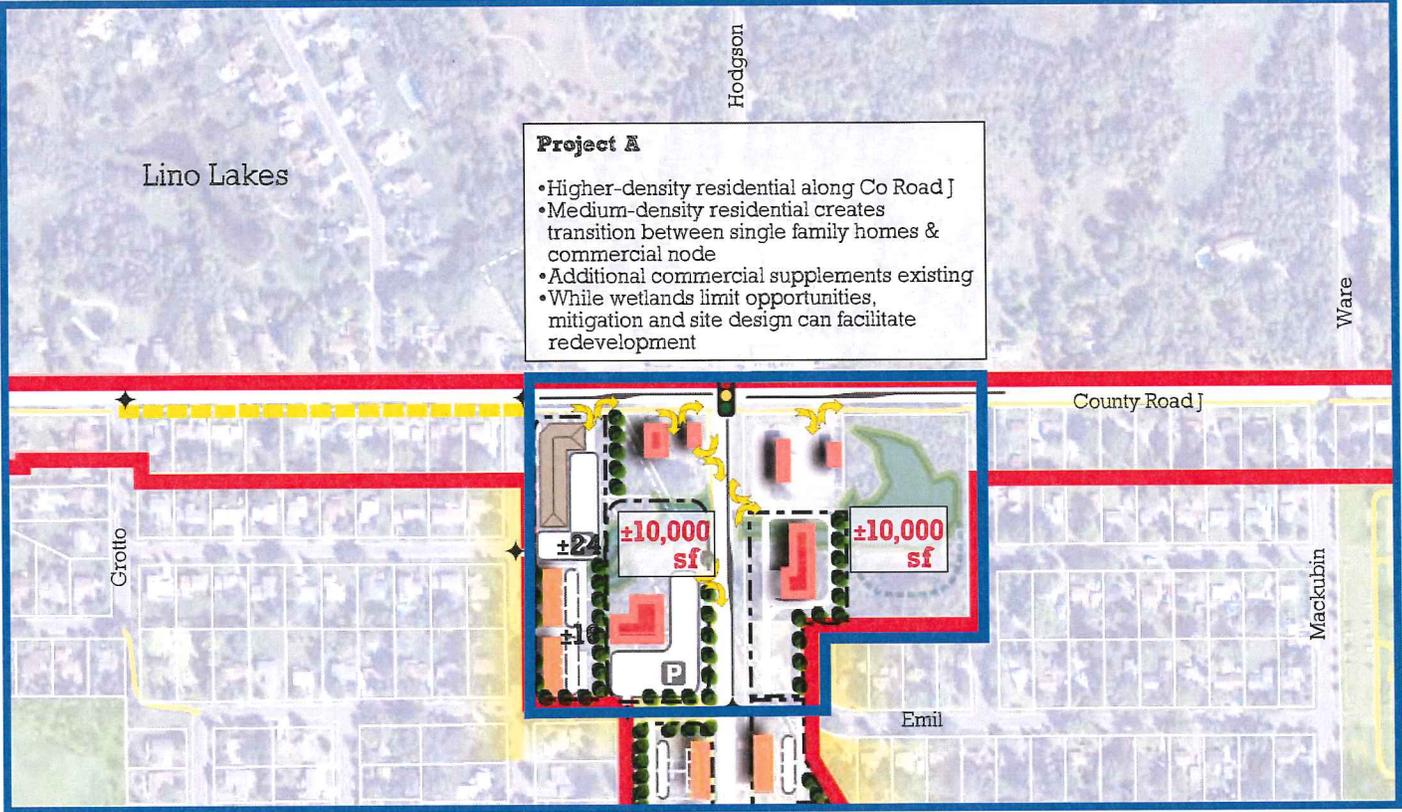
Commercial / Office Condos

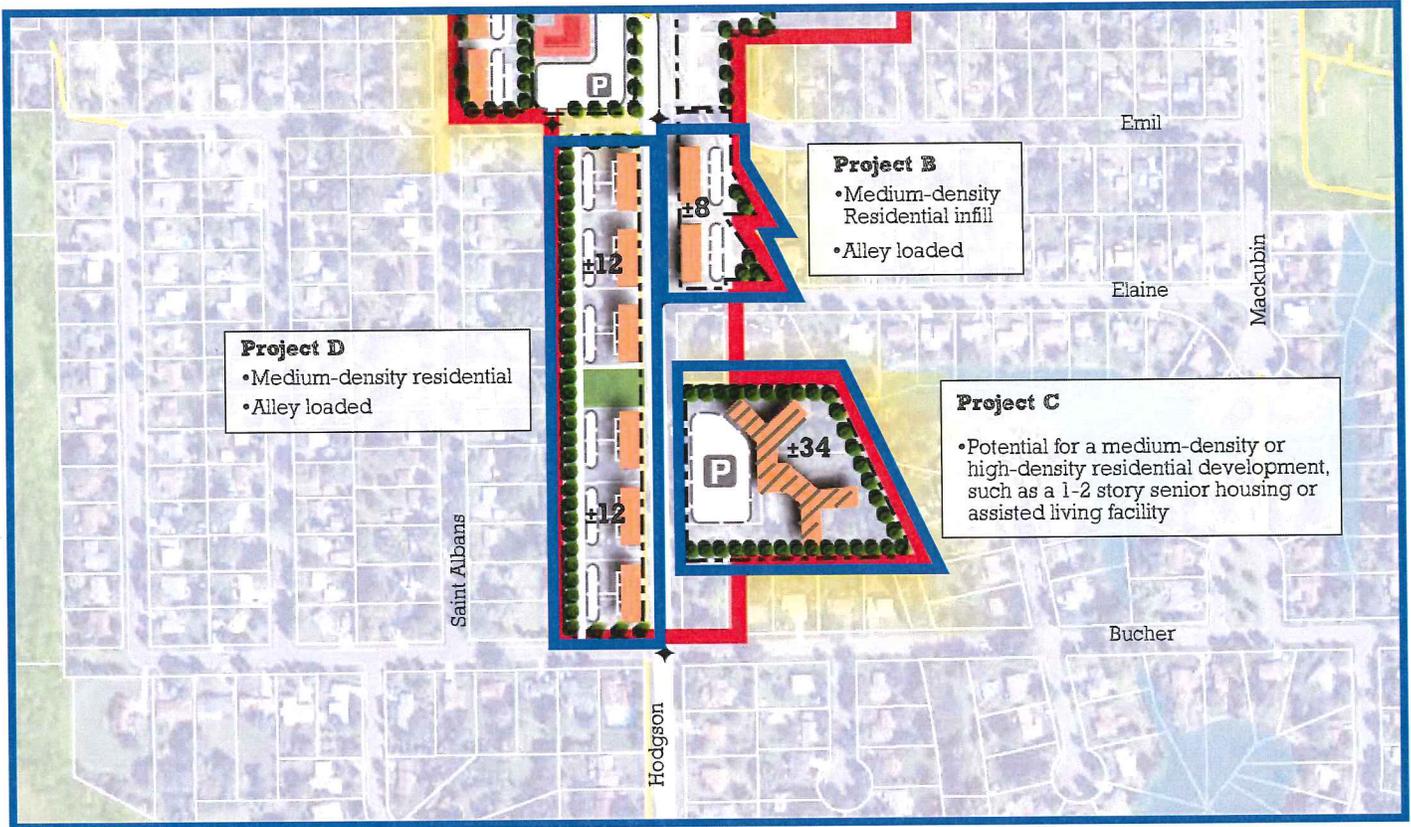


*Lower-density Senior Housing/
Assisted Living*



The County Road J Concept: Project Key





COUNTY ROAD J CONCEPT SUMMARY TABLE

Projects	Acres	# of Parcels Required	Square Feet Commercial Proposed	MDR Units Proposed	HDR Units Proposed
A	4.6	13	± 10,000	± 16	± 24
B	1.4	3	0	± 8	0
C	3.9	4	0	0	± 34
D	4.8	13	0	±24	0



Higher-density Senior Housing



Senior Housing/ Assisted Living



Townhomes



Townhomes

Tanglewood Development Concept

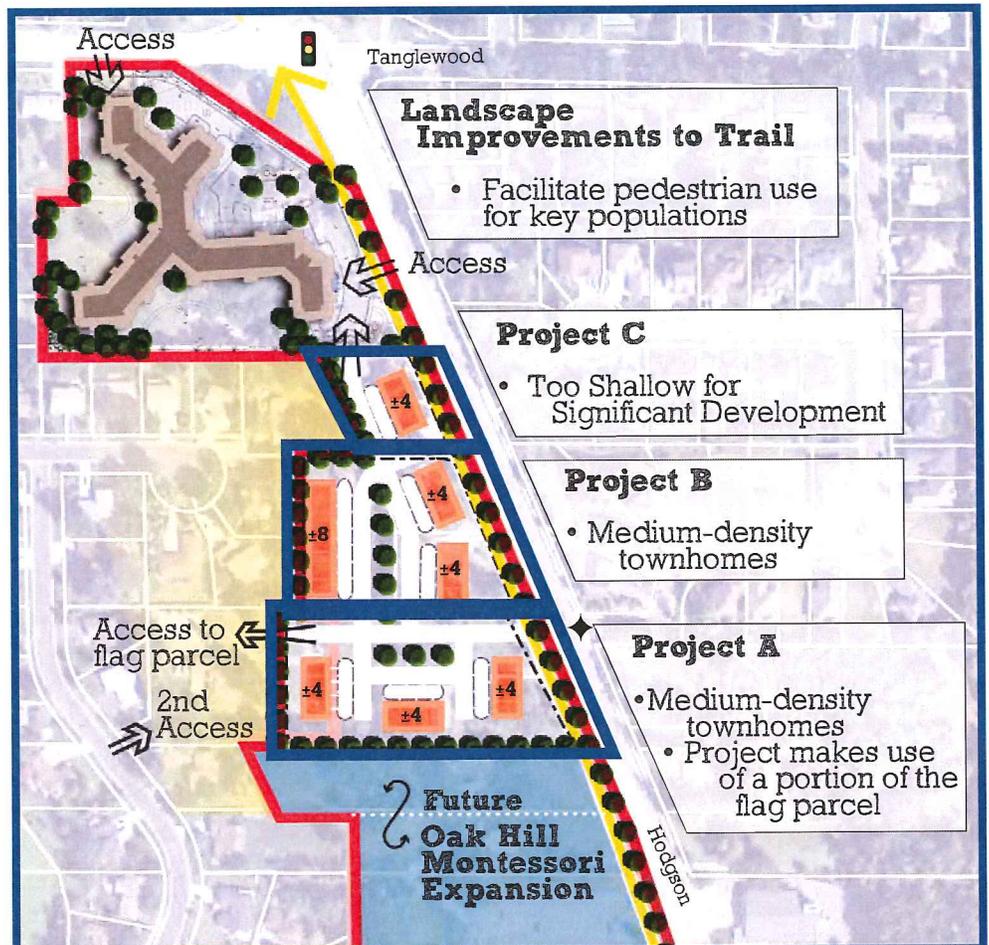
Recent redevelopments along Hodgson north of Highway 96 to Tanglewood Drive may catalyze additional housing related redevelopment.

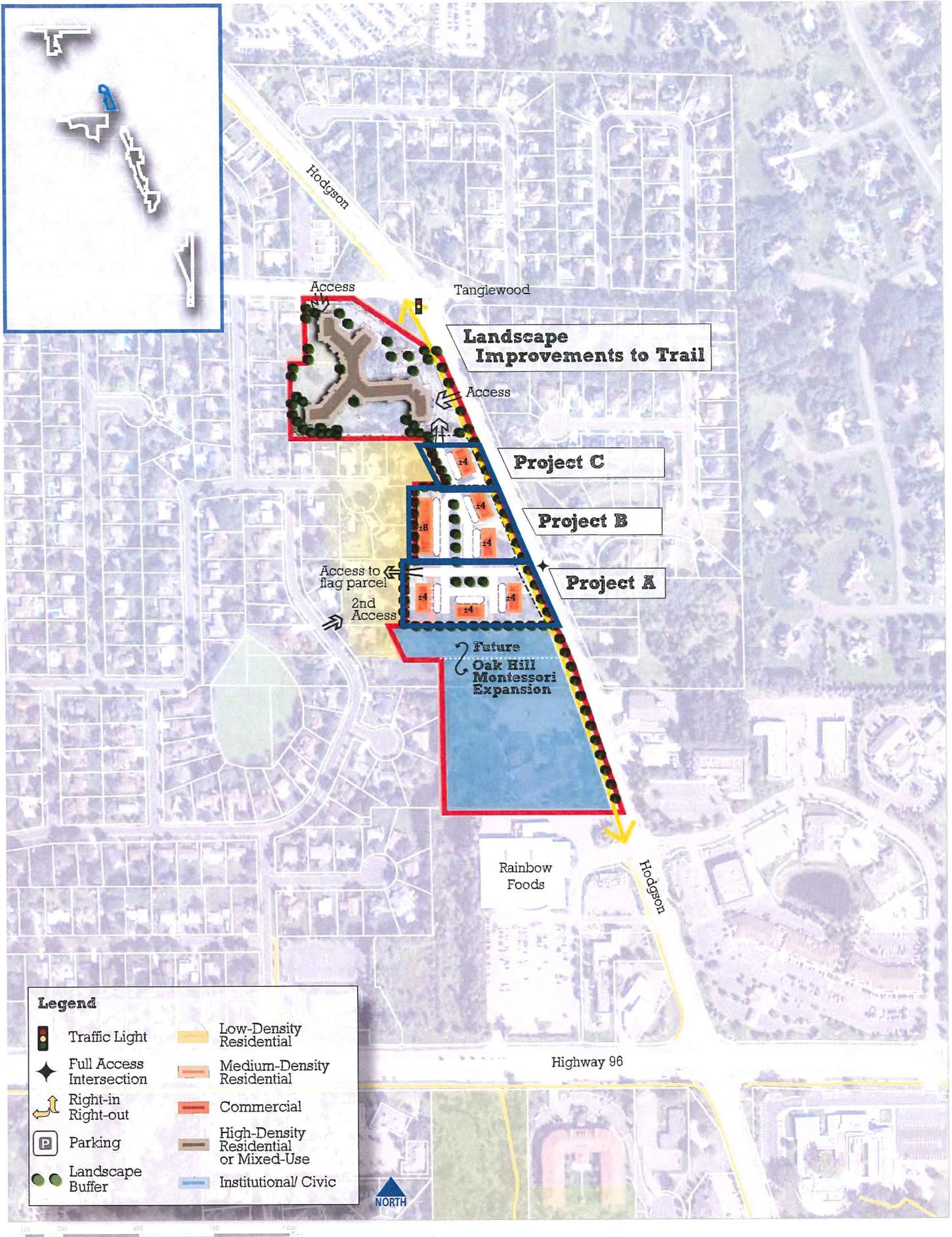
KEY ELEMENTS

- » Capitalizes on lot depth near Oak Hill Montessori for a multi building townhome development.
- » Redevelopment could be staged based on available parcels.
- » Reduces driveway accesses on Hodgson by consolidating access to key intersections.
- » Redevelopment should maintain access to the single-family home that is currently located on a flag lot.

TANGLEWOOD CONCEPT SUMMARY TABLE

Projects	Acres	# of Parcels Required	Square Feet Commercial Proposed	MDR Units Proposed	HDR Units Proposed
A	2.2	4	0	± 12	0
B	1.7	3	0	± 12	0
C	0.6	2	0	± 4	0





Highway 96 Development Concept

Its location and nearby amenities make Highway 96 an attractive location for infill and redevelopment. On the south, development benefits from access and views of Snail Lake. On the north, connectivity to the civic campus and Shoreview Commons Park are key amenities. The parcel configuration in the study area means redevelopment could occur in multiple phases.

KEY ELEMENTS

- » Lot depths to the west of Dale on the north side of Highway 96 provide sufficient space for high density residential development.
- » Lot depths to the east of Dale on the north side of Highway 96 are smaller and will likely require the full block for redevelopment. Redevelopment could take many forms and could occur in phases.
- » Redevelopment of the single-family homes along Snail Lake could take many forms, including commercial tied to lake access, supplementary park space, or conversion of single-family homes to cottage commercial uses.
- » Partial or full residential redevelopment of the Gospel Hill Mission could occur in phases to capitalize on its prime location along Snail Lake. More intense development, in the form of offices or townhomes should occur along Highway 96 with a transition to single-family homes to the south.
- » Extending public access and connectivity along the shore of Snail Lake would be of benefit to the community. Plans should take into consideration future Ramsey County plans to add trails and overlooks to the adjacent Snail Lake Marsh Area.
- » Redevelopment may facilitate an additional east end access to the civic campus



Townhomes



High-density Residential



Cottage Commercial



Office Condos

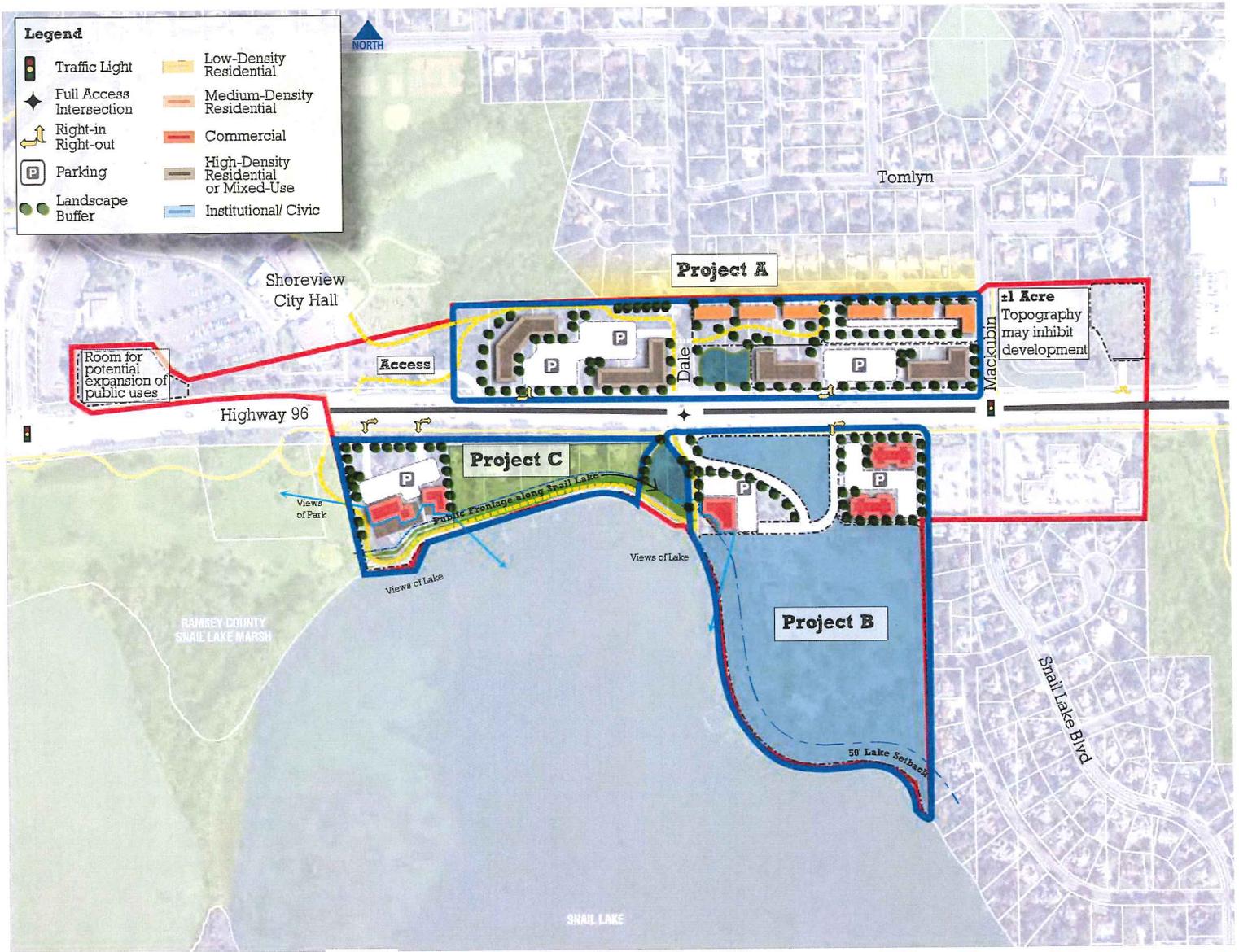


Public Space + Commercial



Destination Commercial





The Hwy 96 Concept

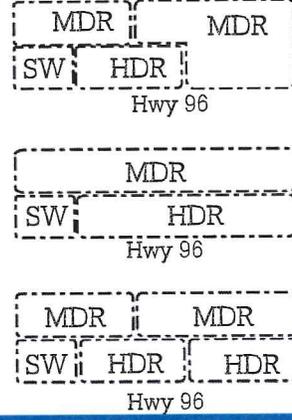
HWY 96 CONCEPT SUMMARY TABLE

Projects	Acres	# of Parcels Required	Square Feet Commercial Proposed	LDR Units Proposed	MDR Units Proposed	HDR Units Proposed
A	10.3	28	0	0	± 24	± 192
B1	18	1	± 40,000	0	0	0
B2a	18	1	0	± 31	± 32	0
B2b	18	1	± 30,000	± 28	± 8	0
C	6.5	9	5,000-20,000	0	0	0

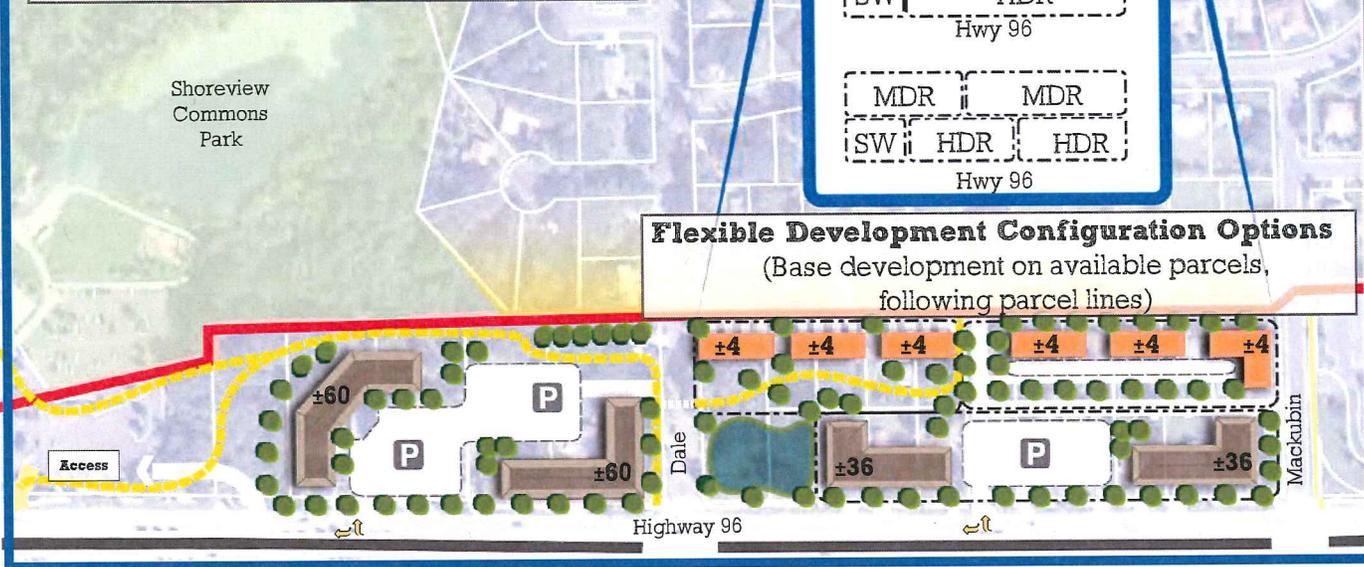


Project A

- Acquired parcels could be configured to support a variety of residential development options
- Density should be highest along the road and then decrease in intensity toward the single-family homes to the north.

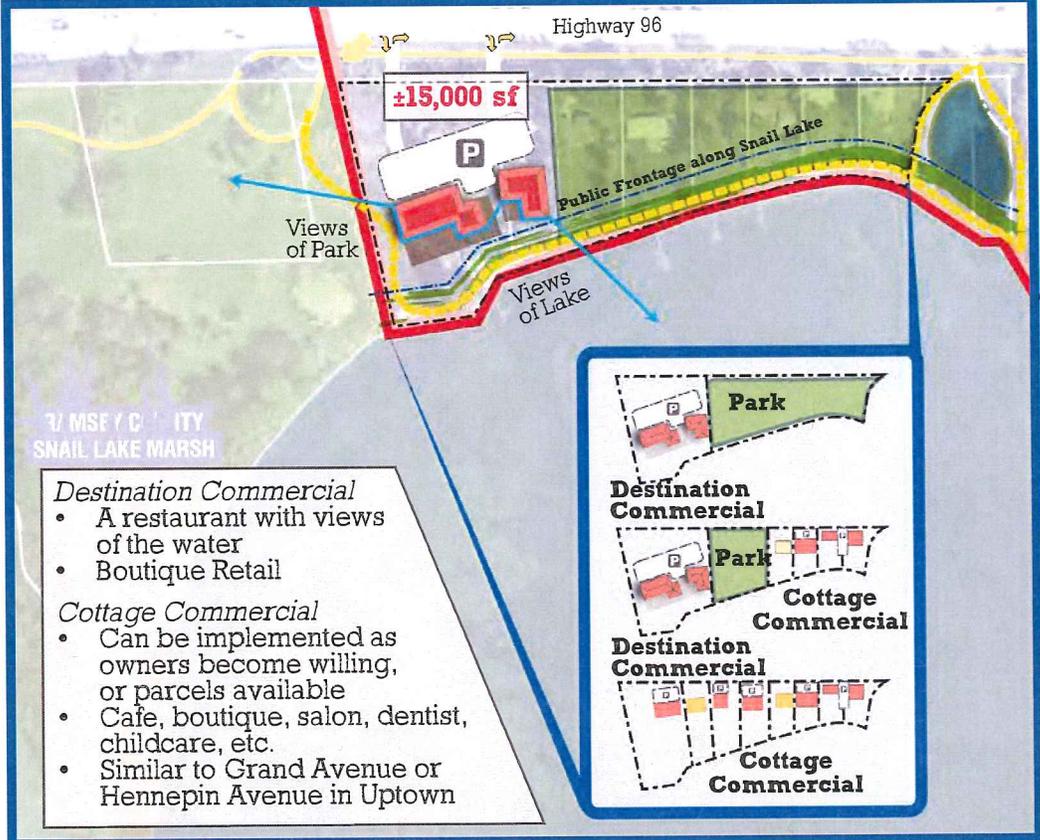


Flexible Development Configuration Options
(Base development on available parcels, following parcel lines)



Project C

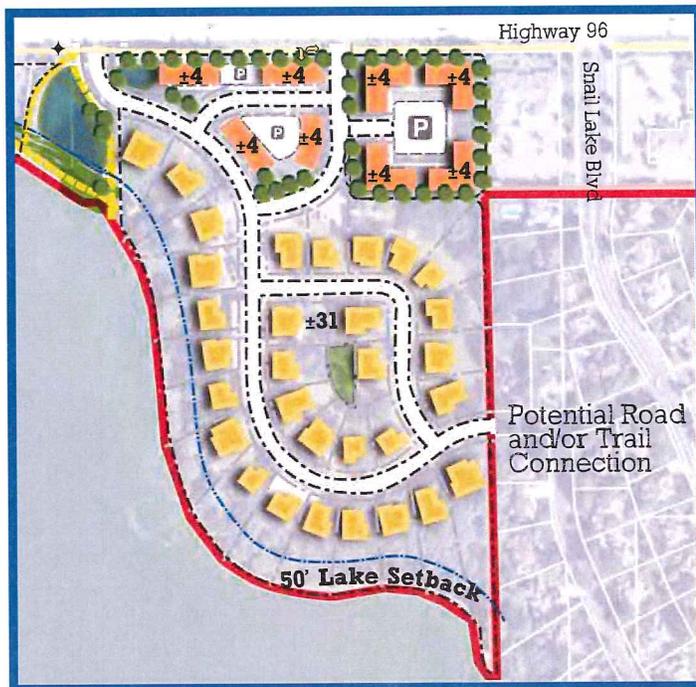
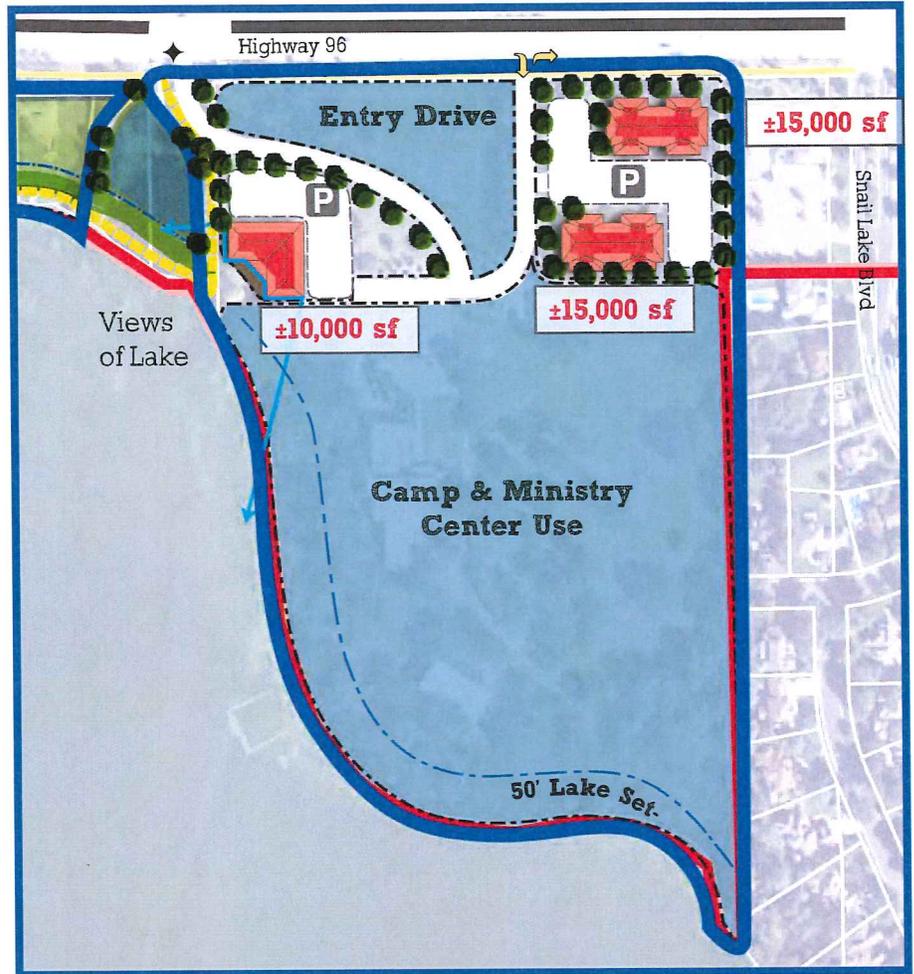
- Acquired parcels could be configured to support a variety of commercial development options
- Would take advantage of lake views and proximity



- Destination Commercial**
- A restaurant with views of the water
 - Boutique Retail
- Cottage Commercial**
- Can be implemented as owners become willing, or parcels available
 - Cafe, boutique, salon, dentist, childcare, etc.
 - Similar to Grand Avenue or Hennepin Avenue in Uptown

Project B, Option 1

- Gospel Hill Remains
- Camp & Ministry Center maintains control of a large portion of this parcel; some parcels sold for development
- Lakeside commercial, such as a restaurant, offers views of Snail lake
- Additional commercial responds to adjacent office park and takes advantage of position along Highway 96



Project B, Option 2a

- Relocation/ acquisition of Gospel Hill's property allows for a mix of medium-density residential along Highway 96, and single family residential nearer to the lake
- Potential vehicular connection to single family neighborhood to the east



Project B, Option 2b

- Commercial along Highway 96 responds to adjacent office park.
- Townhomes near Highway 96 transition to single family residential (as in Option 2a).

Hodgson Development Concept

While the Hodgson corridor between Gramsie and Highway 96 offers a few opportunities for infill and redevelopment, most of the corridor will remain single-family residential. The lot depth and block arrangement make it difficult for larger redevelopment projects to occur. Careful consideration should be given to Hodgson. Road, trail, and sidewalk improvements should attempt to minimize impacts on single-family homes and preserve the vitality of existing low-density residential uses.

KEY ELEMENTS

- » Most of the corridor to remain single-family residential due to lot depths.
- » Two larger properties on the east side of Hodgson provide the opportunity for infill of single-family homes, townhomes, or park expansion.
- » Given site lines, development of the west side of Hodgson at Gramsie should focus on high density residential with a buffer of trees on the west.
- » There are limited development opportunities on the east side of Hodgson at Gramsie given a Ramsey County easement that preserves area for stormwater management.
- » Hodgson redesign should balance improved connectivity with impacts to front yard depth and tree cover so as to not put further stress on single-family homes along the corridor.
- » Additional trail connections to the Snail Lake Regional Park trail system would enhance connectivity for single-family neighborhoods

HODGSON CONCEPT SUMMARY TABLE

Projects	Acres	# of Parcels Required	Square Feet Commercial Proposed	LDR Units Proposed	MDR Units Proposed	HDR Units Proposed
A	4.6	1	0	0	±16-24	0
B	3.7	1	0	±11	0	0
C	4.5	2	8,000	0	± 4	0
D	6.3	4	0	0	0	±120



Suburban Commercial



Townhomes



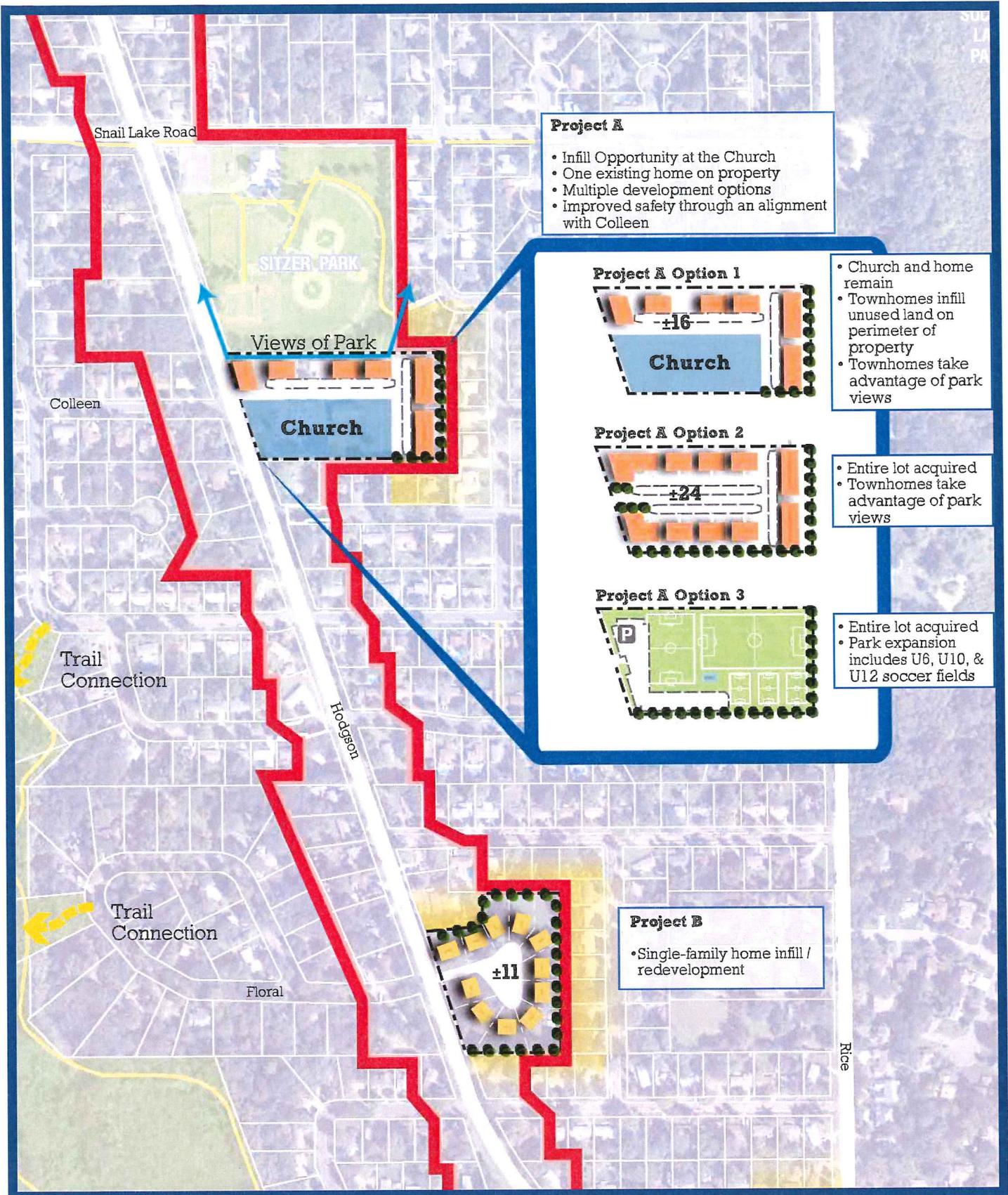
Townhomes

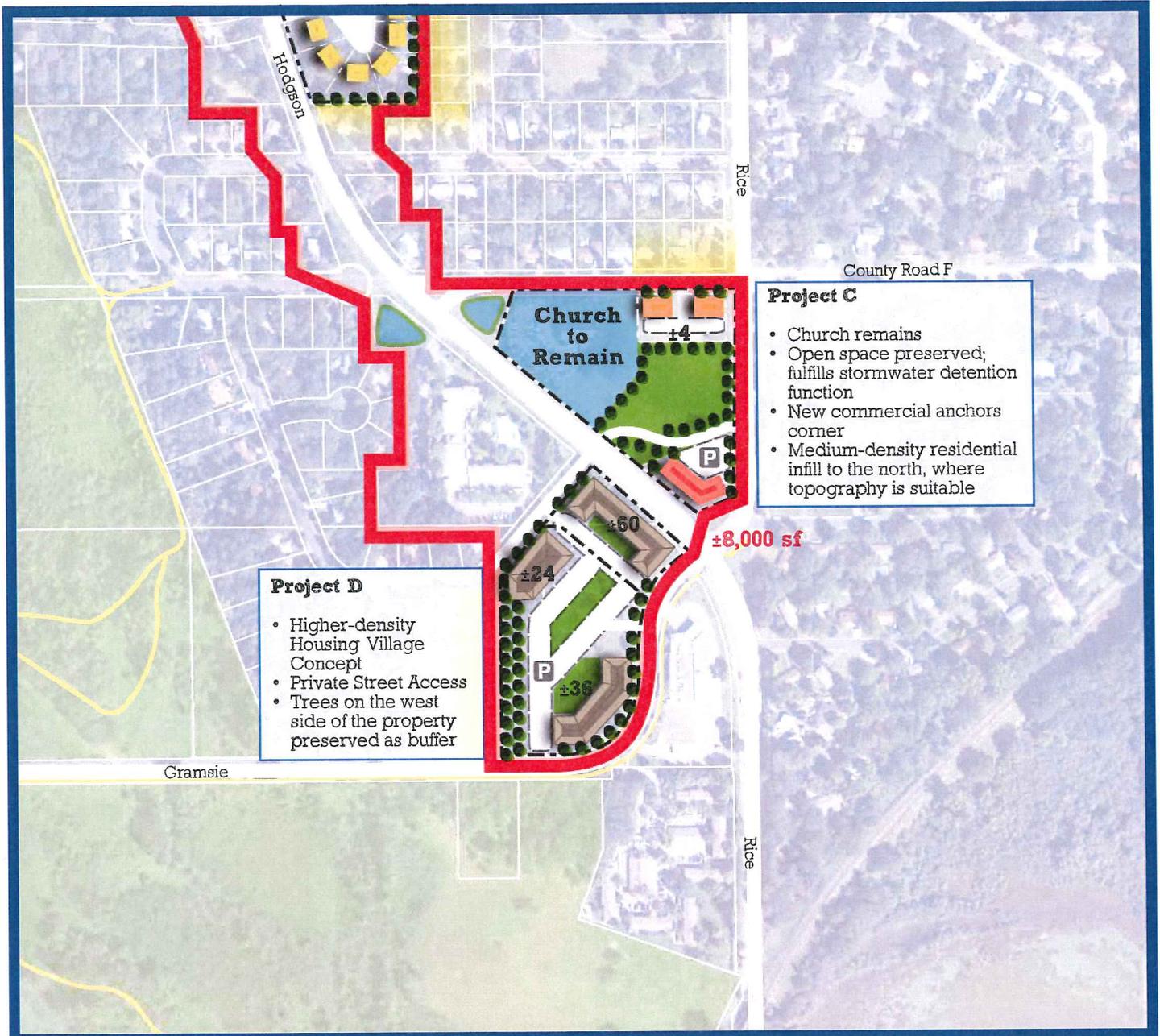


Higher-density Residential



The Hodgson Concept: Project Key





Project C

- Church remains
- Open space preserved; fulfills stormwater detention function
- New commercial anchors corner
- Medium-density residential infill to the north, where topography is suitable

Project D

- Higher-density Housing Village Concept
- Private Street Access
- Trees on the west side of the property preserved as buffer

Rice Street Development Concept

Redevelopment of the area around Rice Street and Interstate 694 will likely be tied to interchange improvements, particularly given that the interchange design has not yet been fully determined. With its lower traffic volumes and reduced visibility, redevelopment on the north side will be less intense than on the south.

KEY ELEMENTS

- » Opportunity for redevelopment with interchange improvements. Redevelopment in the southwest quadrant of the I-694/Rice Street interchange may be impacted by the use of right-of-way acquisition loan funds and interchange design.
- » To the north of I-694:
 - » Potential for horizontal mixed-use development with higher density residential and a reduced amount of commercial as compared to today.
 - » North of the proposed commercial area, housing preservation is the priority.
- » To the south of I-694:
 - » Retail the continued focus of the area around the Rice and Owasso intersection.
 - » Redevelopment north of Owasso along the Interstate is constrained by lack of access to the site.
 - » Opportunity for commercial redevelopment south of the utility building using shared and/or reduced parking.
 - » Redevelopment near the intersection of Rice Street and Owasso Lane could provide live/work opportunities



Office Park



Live / Work



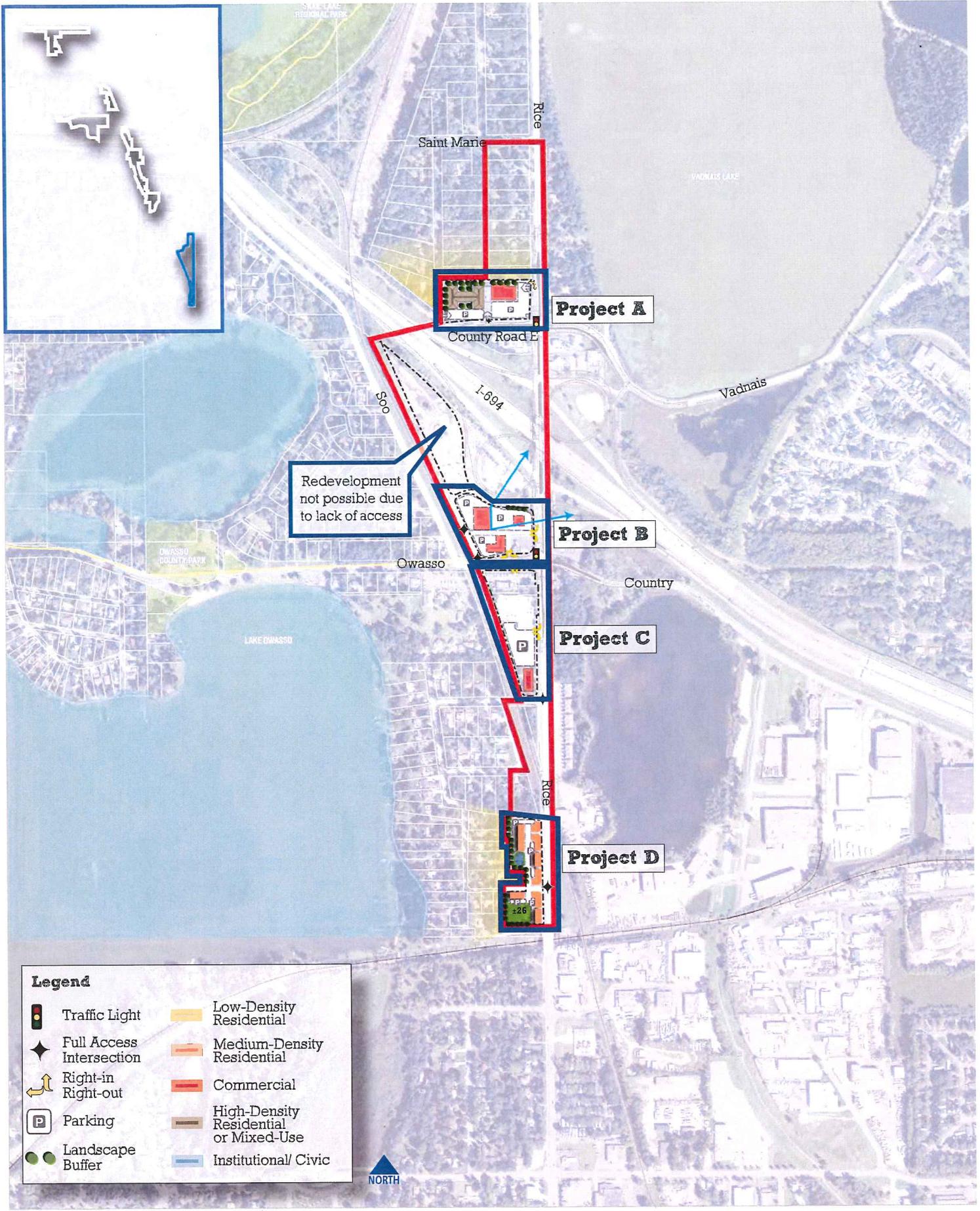
Live / Work



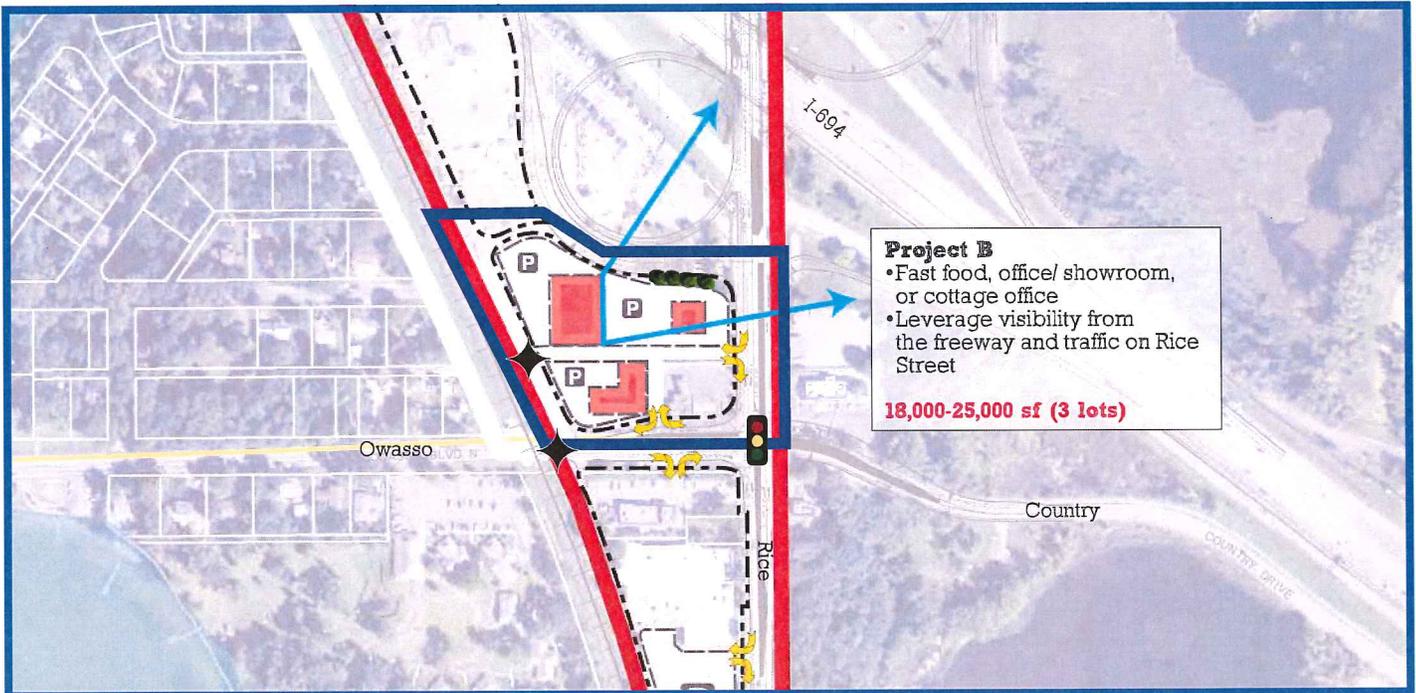
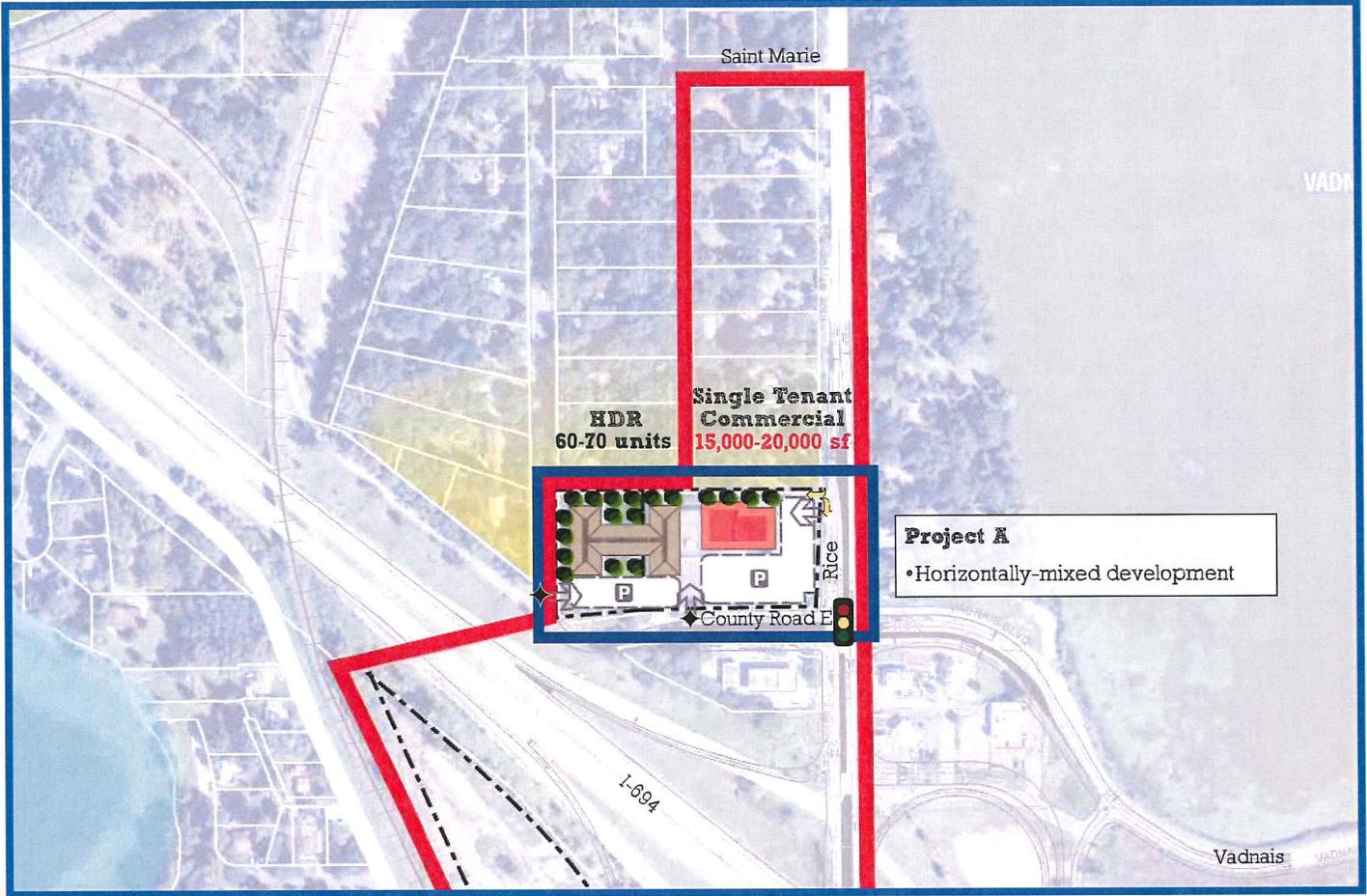
Single-tenant Commercial

RICE CONCEPT SUMMARY TABLE

Projects	Acres	# of Parcels Required	Square Feet Commercial Proposed	MDR Units Proposed	HDR Units Proposed
A	3-9	3	15,000-20,000	0	60-70
B	5-7	3	18,000-25,000	0	0
C	4-5	4	6,000-8,000	0	0
D	3-7	8	0	± 26	0

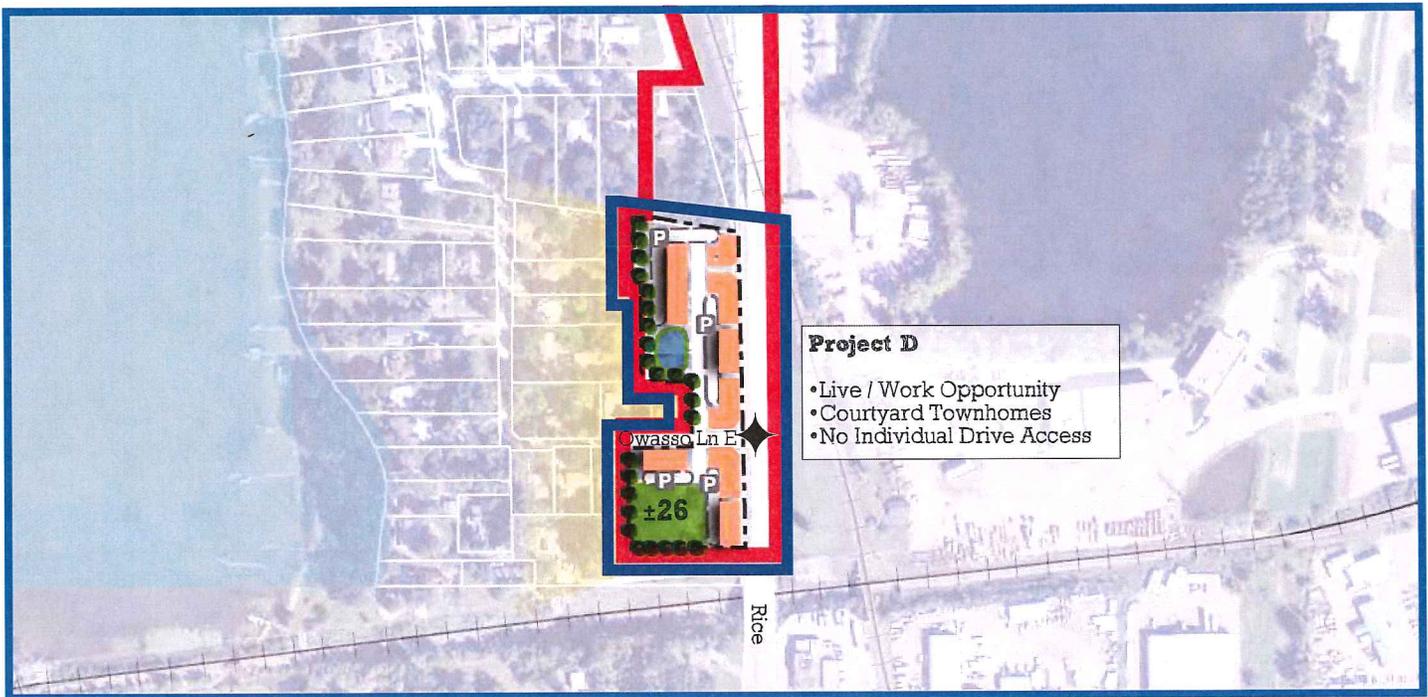


The Rice Concept: Project Key





Project C
 Potential for lot split, reduced parking, & new development
6,000- 8,000 sf



Project D

- Live / Work Opportunity
- Courtyard Townhomes
- No Individual Drive Access

Potential Financing Tools ¹	Development Concepts				
	County Road J	Tanglewood	Highway 96	Hodgson	Rice
Redevelopment TIF District			X		
Renovation and Renewal TIF District			X		
Housing TIF District	X	X	X	X	
Economic Development TIF District					
Property Tax Abatement	X	X	X	X	X
Special Assessments	X	X	X	X	X
Special Service District	X	X	X	X	X
Housing Improvement Area	X	X	X	X	X

¹ Potential financing tools are presented as preliminary options. To qualify for use of a specific financing tool certain conditions will need to be present and additional facts, not presently known, will need to be confirmed.

Memorandum

To: Mayor and City Council
From: Tom Simonson
Assistant City Manager and Community Development Director
Date: July 10, 2014
Re: Potential City Purchase of Property at 795 Highway 96 West

Introduction

The City has been working closely with officials from Ramsey County on the planned expansion of the Shoreview Library. The project is planned to start in 2015, with options of expanding the existing facility or constructing a new building still being considered. Both Ramsey County and City staff would like to update the City Council on the library expansion and discuss the opportunity for the City to acquire a remaining residential property along Highway 96 that would benefit the project.

Background

The County Library Board recently closed on the acquisition of a single-family residential property at 805 Highway 96 West, just adjacent to the library property. The County has asked the City to take the lead on exploring the purchase of another residential property at 795 Highway 96 West, which would provide greater flexibility in the site layout and design of an expanded library. City staff has been communicating with the property owners of 805 Highway 96, and recently reached a tentative purchase agreement of the property pending City Council approval. Staff would like to review the proposed acquisition with the Council at the July 14th workshop session to determine support prior to moving forward with the execution of a formal purchase agreement between the parties.

The two residential parcels of 795 and 805 Highway 96 are surrounded by the County Library and Shoreview Community Center property within the Shoreview Commons area. These properties have been identified in the Comprehensive Plan as “in-holding” properties adjacent to City parks, where public acquisition is considered when properties become available for purchase if there are identified benefits to expanding recreational or other public uses. The most recent example was several years ago when the City acquired a single remaining residential property adjacent to Sitzer Park, and the parcel was incorporated into a major park improvement project.

Discussion

The property owners of 795 Highway 96, Lionel and Lorna Bourquin, have accepted the City’s offer to purchase their property for the amount of \$258,900, subject to formal approval. The agreed upon price is based on Ramsey County’s estimated market value of the property for taxes payable in 2014. The financing for the City’s purchase of the property would be covered through the Community Investment Fund.

As stated, the County Library has requested the City purchase and contribute the parcel towards the expansion project. If acquired, the transfer of ownership to the County Library will be done through a

future agreement that will stipulate the specifics of the uses and other conditions once more details on the library expansion become available.

A draft purchase agreement has been prepared by the City Attorney's office and will be presented to the Bourquins, upon confirmation from the Council on the City's willingness to acquire the property on behalf of the County Library. Since the library expansion is slated to start sometime in mid-2015, the City has consented to a flexible closing date on securing the property to allow the owners sufficient time to find new living accommodations. Standard provisions such as a Phase I environmental report and title review will also be required.

Conclusion

Staff is seeking direction from the City Council to proceed with the purchase of property at 795 Highway 96 West, as described above. The Economic Development Authority briefly discussed this subject at their meeting last week, and unanimously endorsed the City acquiring the property. No formal action is requested at this time. Ramsey County Commissioner Blake Huffman and Library Director Susan Nemitz have been invited to attend the workshop meeting.

SHOREVIEW COMMONS
[Public Buildings]



Maintenance Center

4615

Library

4570

Ice Arena

877

Well House

785

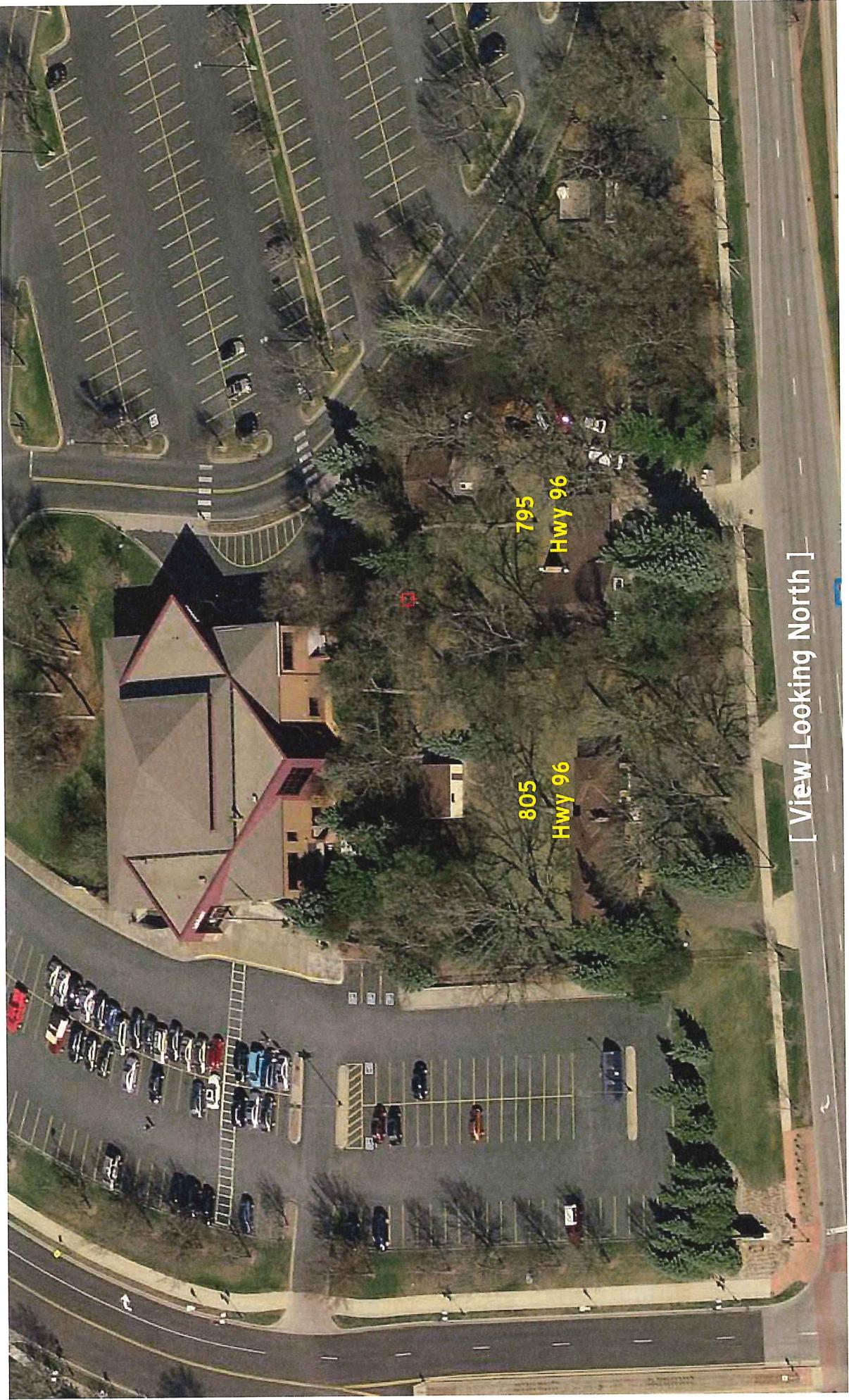
795

805

Community Center

Shoreview Commons

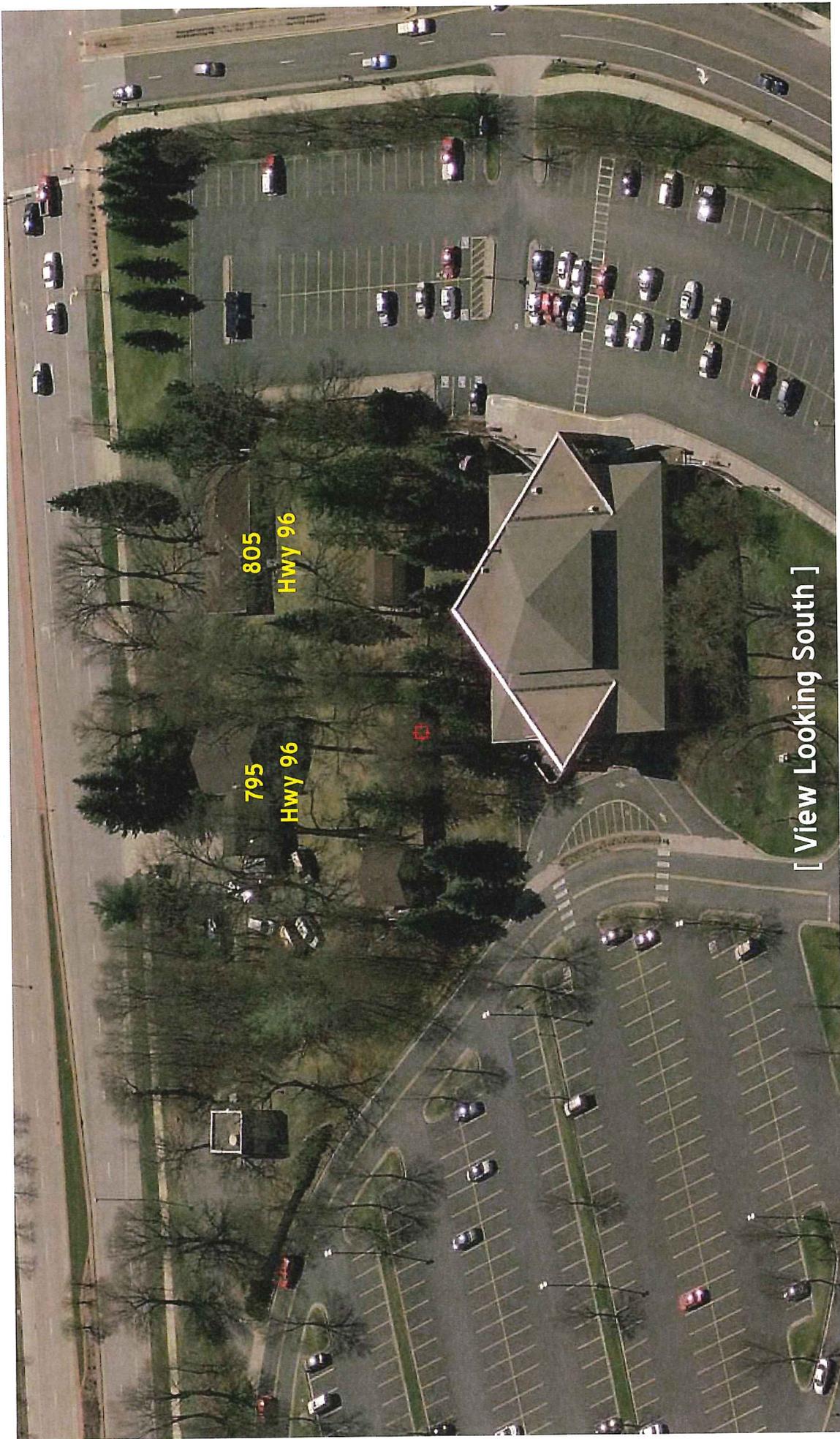
Shoreview Car



795
Hwy 96

805
Hwy 96

[View Looking North]



805
Hwy 96

795
Hwy 96

[View Looking South]

