



OPEN COUNCIL WORK SESSION

MUNICIPAL CENTER LOBBY CONFERENCE ROOM

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118

MONDAY, FEBRUARY 24, 2020

5:30 P.M.

1. Roll Call
2. Review and Approve the OCWS Agenda
3. Review the Regular Meeting Consent Agenda
4. Agenda Item(s)
 - A. Thompson/Oakdale Trail Feasibility Study Update

Documents:

[COUNCIL REPORT - OCWS THOMPSON OAKDALE BIKE PED FEAS UPDATE.PDF](#)

- B. Cub Foods Outlot Proposal Review

Documents:

[COUNCIL REPORT - 10 ACRES SHOPPING CENTER OUTLOT DISCUSSION.PDF](#)
[ATTACHMENTS - 10 ACRES SHOPPING CENTER OUTLOT DISCUSSION.PDF](#)

5. Adjourn

If you need an accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4108 or email ADA@wspmn.gov at least 5 business days prior to the meeting
www.wspmn.gov EOE/AA

To: **Mayor and City Council**
Through: **Ryan Schroeder, City Manager**
From: **Ross Beckwith, Public Works & Parks Director/City Engineer**
Date: **February 24, 2020**

Thompson/Oakdale Bike & Pedestrian Feasibility Report Update

BACKGROUND INFORMATION:

At the January 13, 2020 City Council meeting the City accepted a \$30,000 Local Communities Grant from Dakota County. This grant was to fund a bicycle and pedestrian feasibility report along Thompson Ave. (Robert Street to Trunk Hwy 52) and Oakdale Avenue (Wentworth Avenue to Butler Avenue). The City hired the engineering firm Kimley-Horn to prepare the feasibility report. Dakota County staff have been involved as well since these are both county roads.

City staff recently met with St. Croix Lutheran High School and the Living Longer Stronger group to discuss the study and listen to their bike/ped concerns along these corridors. The Park and Recreation Committee also had a discussion about the different options. A public Open House is scheduled for 5pm-7pm on March 5 at the St. George Orthodox Church, which is along the corridor. Feedback from all of these meetings will be used to help guide the feasibility report. The completion of the feasibility report will provide facility recommendations and costs estimates needed for grant applications.

Staff will be presenting different sidewalk, trail and bike lane options to Council along with the pros and cons of each.

FISCAL IMPACT:

Project costs will be dependent on the facilities that are ultimately recommended. Two big costs will be right-of-way and retaining walls, which will vary based on each option. Staff is planning to submit for the upcoming Metropolitan Council Regional Solicitation grant this spring, which if successful would pay for a percentage of the construction costs. Since both of these corridors are on county roads, Dakota County would also be a funding partner.

STAFF RECOMMENDATION:

Staff is looking for feedback from City Council on the options presented.

To: **Mayor and City Council**
Through: **Ryan Schroeder, City Manager**
Jim Hartshorn, Comm./Econ. Dev. Director
From: **Melissa Sonnek, City Planner**
Date: **February 24, 2020**

10 Acres Shopping Center Out Lot Discussion

BACKGROUND INFORMATION:

On August 23rd, 2010, City Council approved multiple applications for the development of several out lots at the 10 Acres Shopping Center (2001 – 2069 Robert Street), see attached plans.

Due to the extended period of time that has passed since the initial approvals were made and the fact that drive-throughs are no longer allowed in the front yard, City Staff decided to bring two options forward to the City Council for discussion and recommendation.

Option A – Proposed out lot, similar to initial approval with a drive-through abutting Robert St.

Option B – Proposed out lot, with the building up to the road with the drive-through in the side yard

City Staff has reviewed and discussed both options with the applicant, and the applicant has stated that Option A is more desirable as the design allows for the stacking of more cars in the drive-through.

STAFF RECOMMENDATION:

City Staff is requesting Council discussion on the two options, see attached, and a recommendation on which option to proceed with.

ATTACHMENTS:

Original Site Plan – Approved 08/05/2010

Option A

Option B



14800 28th Ave. N, Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.6532 facsimile
www.mfra.com

Client
JERRY'S ENTERPRISES, Inc.
EDINA, MINNESOTA

Project
ROBERT STREET MARKETPLACE

Location
WEST ST. PAUL, MINNESOTA
NW QUADRANT, ROBERT ST. & MENDOTA RD.

Certification
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Brady D. Houshman
Brady D. Houshman
Registration No. 44579 Date: 06/25/2010
If you are not the licensee, you must request a McCumber Check from the Association, Inc., MN office.

Summary
Designed: BDB/HVO Drawn: JMT, KHM
Approved: BDB Book / Page: N/A
Phase: PRELIMINARY Initial Issue: 06/25/2010

Revision History

No.	Date	By	Submitted / Revision
A	07/14/10	JMT	Revised per City Comments
B	08/05/10	JMT	Revised per City Comments

Sheet Title
PRELIMINARY SITE PLAN

Sheet Number Revision
C-3.01 B
Project No. JER18518

DEVELOPMENT SUMMARY

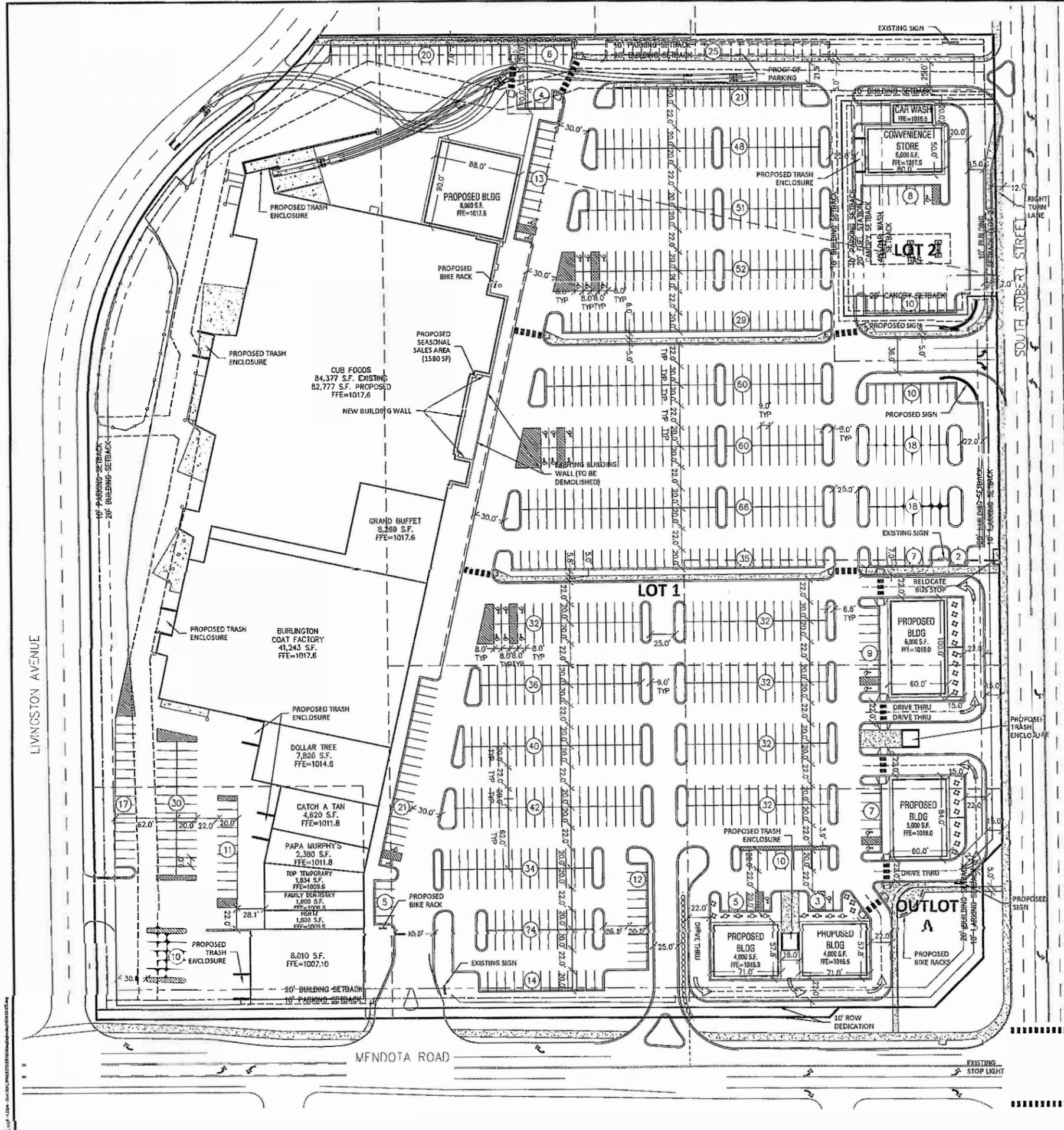
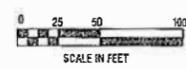
SITE AREA	20.13 AC
BUILDING AREA	
EXISTING	163,899 SF
ADDITIONAL	30,400 SF
TOTAL	194,299 SF
PROPOSED PARKING	
STANDARD STALLS	999 SPACES
ACCESSIBLE STALLS (MINIMUM 2% OF TOTAL)	29 SPACES
TOTAL STALLS	1028 SPACES
PARKING RATIO (ENTIRE SITE)	5.3/1000 SF
PROOF OF PARKING	25 SPACES
CITY REQUIRED PARKING (LOT 1)	
EXISTING BUILDING PLUS 8,000 SF	360 SPACES + 1 SPACE PER 300 SF OVER 100,000 SF
ADDITION (170,299 SF)	=594 SPACES
PROPOSED BUILDINGS UNDER 10,000 (19,000 SF TOTAL)	1 SPACE PER 200 SF
TOTAL CITY REQUIRED SPACES	=95 SPACES
	714 SPACES
CITY REQUIRED PARKING (LOT 2)	
4 SPACES PLUS 1 SPACE PER 200 SF OF RETAIL SPACE WITHIN MOTOR FUEL STATION	VARIES (MINIMUM OF 4)
ZONING	
EXISTING ZONING	B-3/B-4
PROPOSED ZONING	PD "PLANNED DEVELOPMENT" WITH B-3 UNDERLYING (LOT 2) AND B-4 UNDERLYING (LOT 1)
OPEN SPACE	
EXISTING OPEN SPACE	91,661 SF
PROPOSED OPEN SPACE TOTAL	110,853 SF
INTERNAL OPEN SPACE	
AN EQUIVALENT OF ONE 5x20' CURBED ISLAND FOR EVERY 20 PARKING SPACES (1028 SPACES PROPOSED)	5,140 SF INTERNAL OPEN SPACE REQUIRED
PROPOSED OPEN SPACE INTERNAL	25,500 SF

DEVELOPMENT NOTES

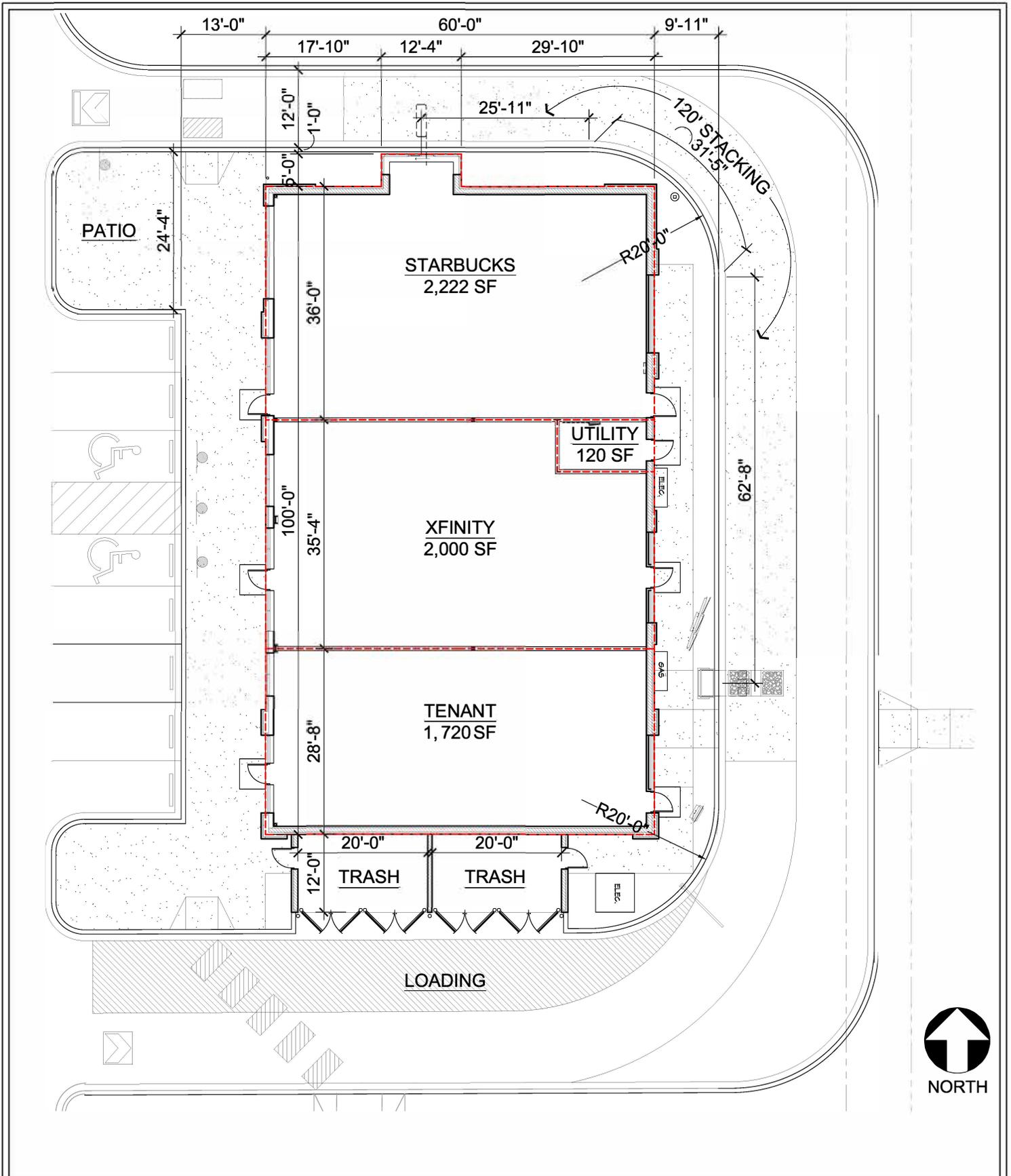
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS SHOWN GRAPHICALLY ONLY.
- FOR EXISTING CONDITIONS AND BOUNDARY INFORMATION REFER TO "2001-2067 SOUTH ROBERT STREET" ALTA/ACSM SURVEY AND "2079 SOUTH ROBERT STREET" ALTA/ACSM SURVEY PREPARED BY NORTHSTAR SURVEYING.

LEGEND

	PROPOSED	EXISTING	FUTURE
PROPERTY LIMIT	---	---	---
66-12 CURB & GUTTER	---	---	---
EASEMENT	---	---	---
BUILDING	---	---	---
RETAINING WALL	---	---	---
SETBACK	---	---	---
NUMBER OF PARKING STALLS	XX	---	---
LOT LINE (REFER TO ALTA/ACSM SURVEYS FOR LOT/BLOCK INFORMATION)	---	---	---



OPTION A



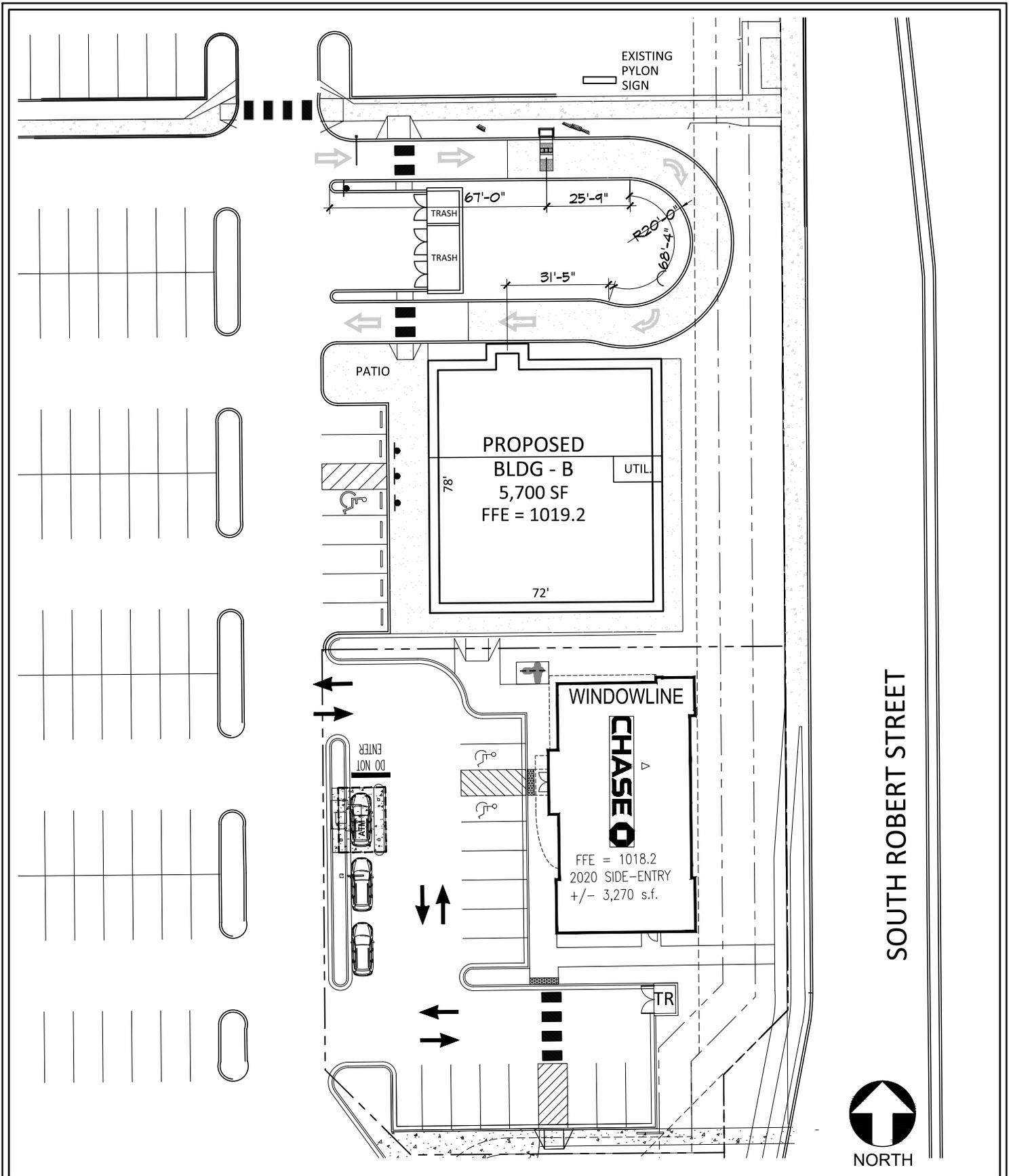
**ARCHITECTURAL
CONSORTIUM L.L.C.**
901 North 3rd Street
Minneapolis, MN 55401
612-436-4030
Fax 612-692-9960

**ROBERT STREET
MARKETPLACE**
WEST ST. PAUL

**OUTLOT
BUILDING 'B'
FLOOR PLAN**

PROJECT NUMBER: 09-1007-04
ISSUED DATE: 02-03-20
DRAWN BY: BL
CHECKED BY: KA
A1

OPTION B



ARCHITECTURAL CONSORTIUM L.L.C.
 901 North 3rd Street
 Minneapolis, MN 55401
 612-436-4030
 Fax 612-692-9960

ROBERT STREET MARKETPLACE
 WEST ST. PAUL

SITE PLAN OPTION

PROJECT NUMBER: 09-1007-04
 ISSUED DATE: 02-05-20
 DRAWN BY: BL
 CHECKED BY: KA
A2