

# MOUNDS VIEW SQUARE REDEVELOPMENT STUDY

CITY OF MOUNDS VIEW, MINNESOTA

Final Report - 12.11.2023



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## ACKNOWLEDGEMENTS

### Mounds View City Council

- Zach Lindstrom, *Mayor*
- Gary Meehlhause
- Sherry Gunn
- Theresa Cermak

### City of Mounds View Staff

- Nyle Zikmund, *City Administrator*
- Brian Beeman, *Assistant City Administrator*



# PROJECT OVERVIEW

## STUDY PURPOSE

The purpose of the Mounds View Square Redevelopment Study is to determine potential redevelopment scenarios for the property. Portions of the commercial development have been vacate for a number of years and this study seeks to find potential redevelopment uses that match market expectations and meet the needs of the broader community and property ownership. The study looks at both the Mounds View Square site as well as the adjacent Sunrise Methodist Church site east of Long Lake Road. The Mounds View Square Redevelopment Study integrates the findings from Loci Consulting, a market analysis firm to inform potential redevelopment scenarios. The study also summarizes conversations with the property owner, the City Council and involves the feedback from the community received during an open house and an online engagement session. The Study outlines the goals of potential future redevelopment, summary of the market findings, preliminary concepts, community engagement feedback and the overall preferred findings.



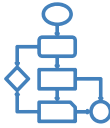
*Aldi grocery store at Mounds View Square*

# STUDY GOALS

Throughout the planning process a number of key themes became clear for redevelopment of the Mounds View Square site. These themes included building on key existing business to stimulate the market and attract new business to the area and to coordinate and collaborate with the existing property owners and tenants as well as the adjacent residential neighborhoods. Most importantly, a key theme was to create an identifiable and welcoming place that will attract the community and business. Specific goals include:



Establish a framework that defines how different types of redevelopment can be phased over time



Define how different types of redevelopment can be integrated with adjacent neighborhoods



Create a place for people to live, work, and socialize



Identify and build on existing businesses to stimulate markets and attract new businesses



Coordinate and collaborate with property owners, existing businesses, and adjacent neighborhoods



Create a distinct and welcoming place to attract people and businesses



The Pink Flower is a long-standing tenant and community destination. Retention of existing tenants is key goal for any redevelopment.

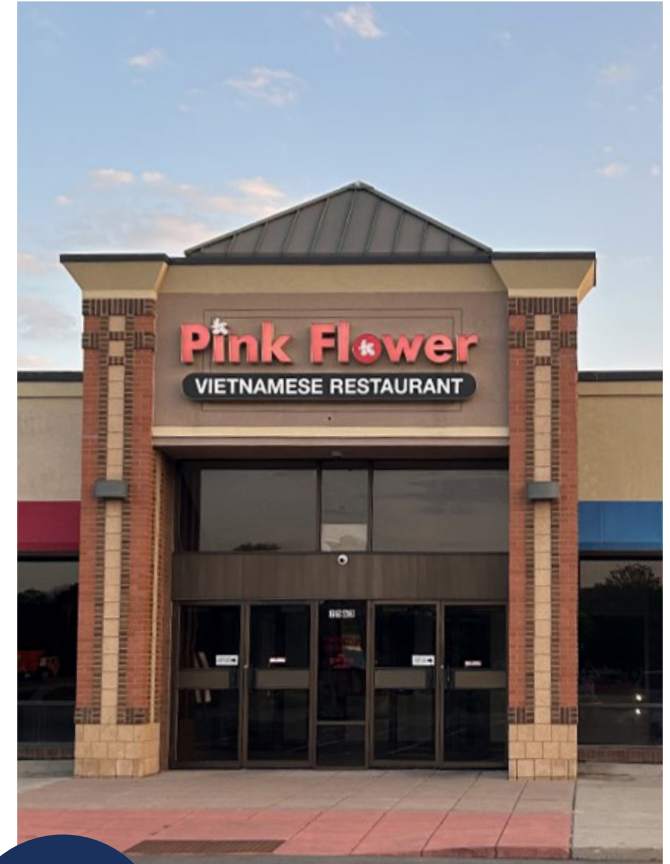


Image from Pastor Properties

# STUDY AREA



# PLANNING PROCESS



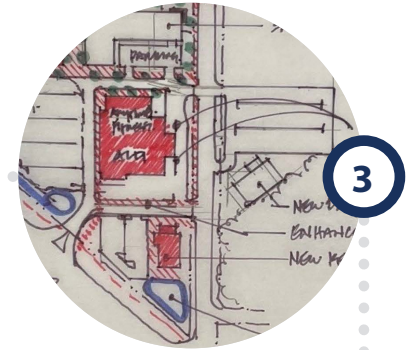
## UNDERSTAND THE CONTEXT

During this phase of the project a base of common understanding including existing land use and physical conditions, planned improvements, and an understanding of the Mounds View Square property.



## INTEGRATE THE MARKET FINDINGS AND VISION THE FUTURE

This project phase involved working to respond to both the market findings and the desires of all involved parties, balancing opinions and perspectives on both variable/subjective and non-variable components.



## EXPLORE ALTERNATIVES

The consulting team explored up to three alternative site plan concepts with differentiating focuses. Site plans were evaluated based on access and circulation, land use impacts, and market feasibility.



## CONVERGE ON A PREFERRED PLAN

The design team worked through a process to evaluate and converge on a preferred plan direction, including an open house and online engagement period.



## ASSEMBLE THE PLAN

Based on the technical review of the alternatives and the engagement process, a final summary was prepared for consideration by the city of Mounds View.

# PROJECT SCHEDULE

The planning process lasted roughly four months during the tail end of 2023 and times out with the four key phases focused on.









# SITE ANALYSIS

## SITE CONTEXT



### SUNRISE METHODIST CHURCH

#### SITE INFORMATION

- Built in 1966
- 6.42 acres (~3+ acres is wetland)
- 18,500 sqft building
- Owned by the Minnesota Annual Conference of United Methodist Church
- Represented by JLB to determine the feasibility and best use of the property
- The size of the congregation has decreased over the years
- Multiple groups utilize the space
- Daycare - short-term lease agreement (would like to remain with redevelopment)

### MOUNDS VIEW SQUARE SHOPPING CENTER

#### SITE INFORMATION

- Built in 1974
- 9.64 acres
- 102,000 sqft strip center building anchored by a grocery store, Aldi
- 3,900 sqft separate strip center
- 4,000 sqft freestanding restaurant
- The center currently has about 44,000-square feet of vacant space (40% of total space)
- Older building design (indoor corridors) that is no longer conducive to businesses

#### OTHER KEY CONSIDERATIONS:

- Reuse/Repurposing of Buildings
- Lease Agreements/Timing

# EXISTING CONDITIONS GUIDED LAND USE

## 2040 MOUNDS VIEW COMPREHENSIVE PLAN

The Comprehensive Plan is a community-wide plan of how land is guided to be used between the years 2020-2040.

## LAND USE GUIDANCE

- Mounds View Square is intended for retail and service businesses, often which are auto dependent. Examples may include retail, restaurants, entertainment, and gas stations.
- Sunrise methodist Church is currently guided as Public/Semi public land use

## CURRENT ZONING DISTRICT

- Zoned B-4 (Regional Business District) - The purpose of Regional Business District is to provide for the establishment of commercial and service activities which draw from and service customers from the entire community or region.
- The Church is zoned R-1 (Single Family Residential)

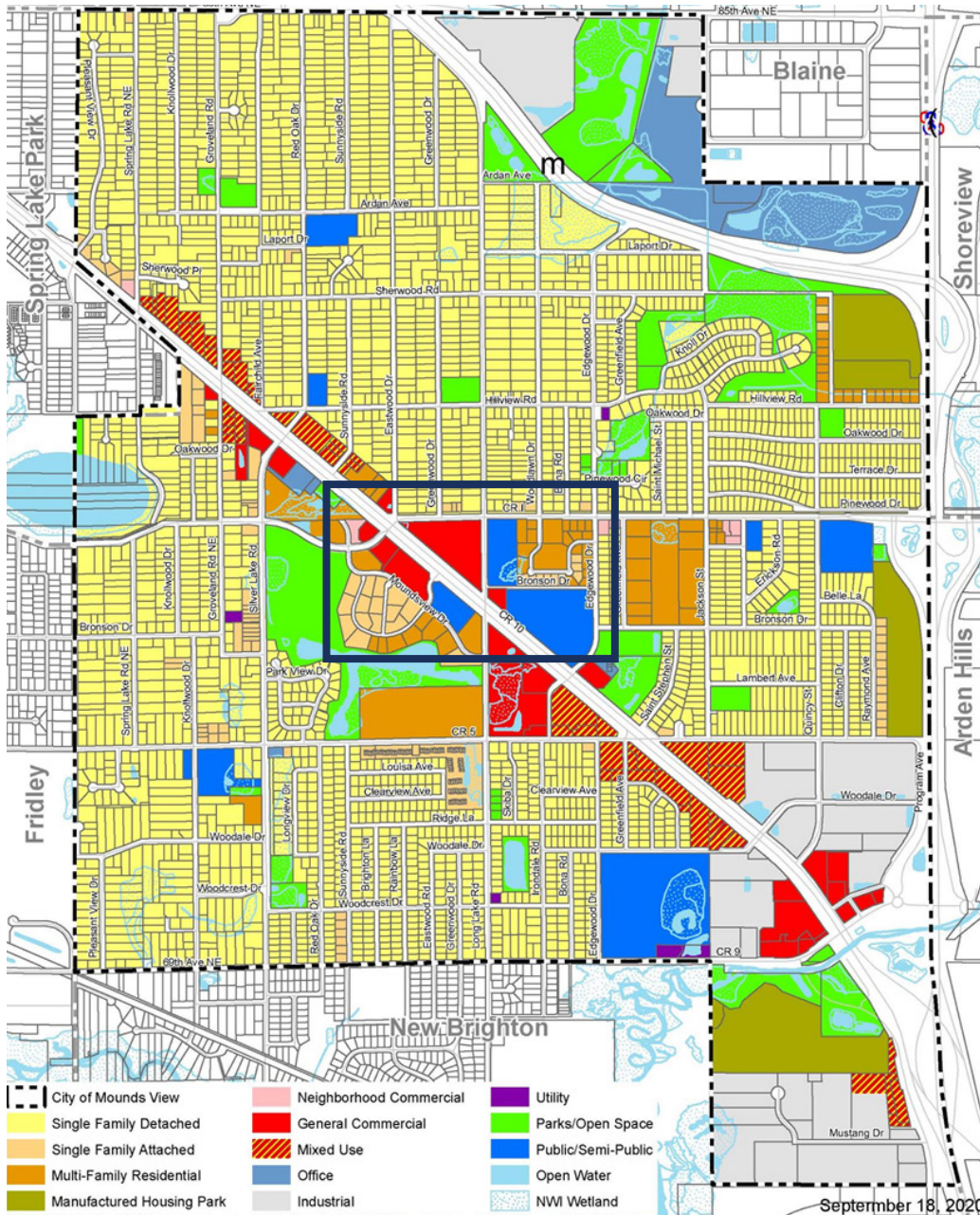
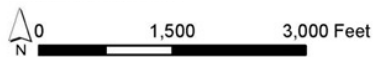


Figure 2.1 Future Land Use Map - City of Mounds View



## PEDESTRIAN CONNECTIONS AND ACCESS

The site Mounds View Square site is surrounded by County roadways with direct access off of Mounds View Boulevard (a right-in/right-out access) as well as access points off of Long Lake Road and County Road I. Trails existing along Mounds View Boulevard, and sidewalks exist on the south side of County Road I and west side of Long Lake Road. Pedestrian crossings of Mounds View Boulevard and near the intersection of Long Lake Road and Bronson Drive are challenging for pedestrians.

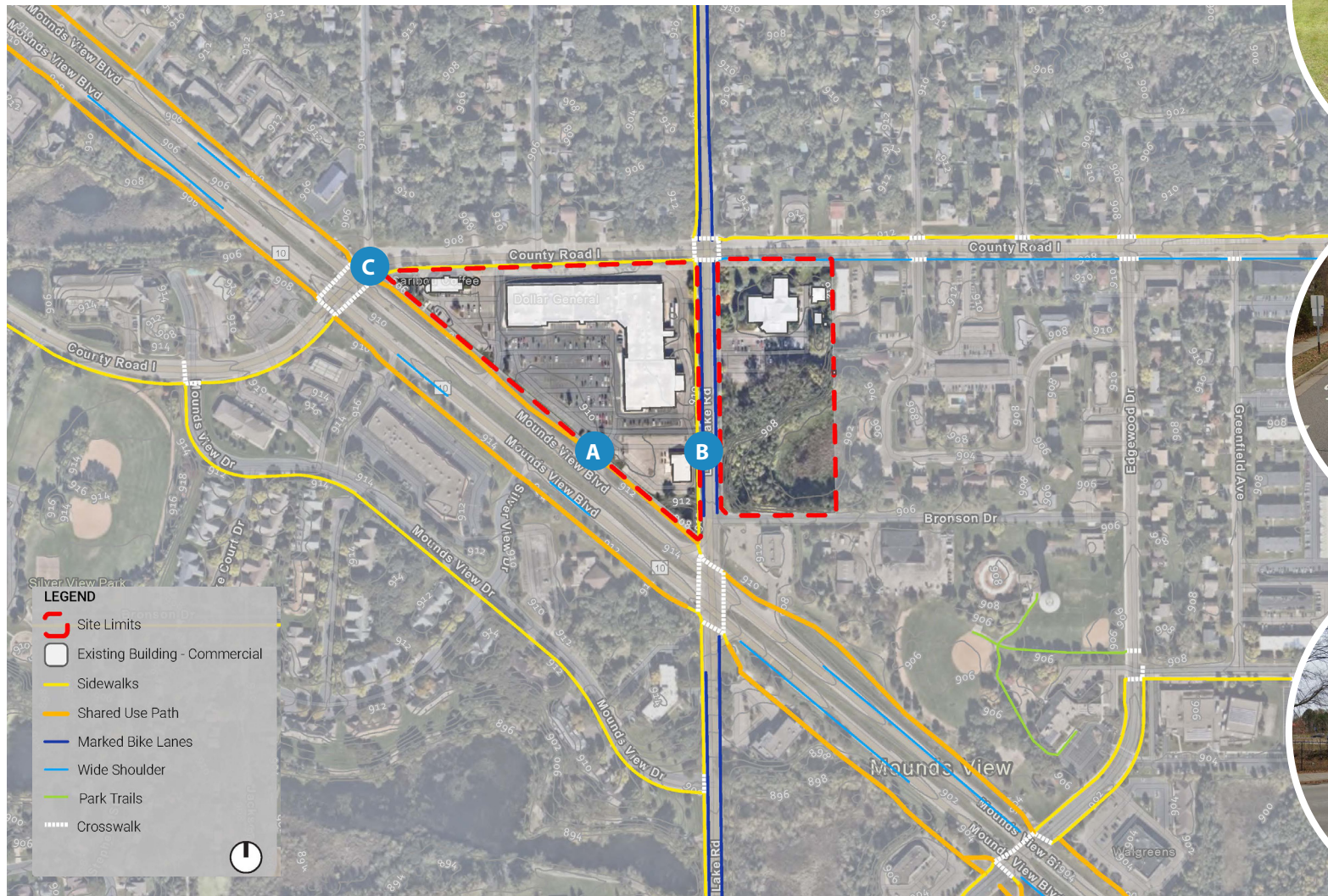


Figure 2.2 Existing Bike and Pedestrian Diagram







# MARKET ANALYSIS SUMMARY

## OVERVIEW OF THE MARKET FINDINGS

### PROVIDED BY LOCI CONSULTING

A market study was provided by Loci Consulting to guide the planning for redevelopment scenarios. The following summary provides the purpose for the market study, identifies the uses under consideration, highlights the strengths of the site, and summarizes the demand for real estate uses for the study.

#### PURPOSE

- Identify appropriate real estate uses at the site
- Estimate demand for space at rents and prices currently supported by the market
- Provides analysis that supports final recommendations

#### USES UNDER CONSIDERATION

- Restaurant and retail space
- High-density housing
  - Rental housing
  - Senior housing
- Mixed use (vertical or horizontal)
  - Residential
  - Commercial space



#### EXISTING SITE PHOTOS



Most of the vacant space is situated deeper into the site in the “elbow” of the primary multi-tenant building



The liquor store and Dollar General drive frequent trips to the site

# MARKET ANALYSIS FINDINGS

## SITE ANALYSIS

### STRENGTHS OF SITE

- Good traffic counts on Mounds View Boulevard
- Great visibility and access
- Existing and established shopping center and commercial node
- Proximity to existing employment and residential
- Large parcel for redevelopment

### WEAKNESSES OF SITE

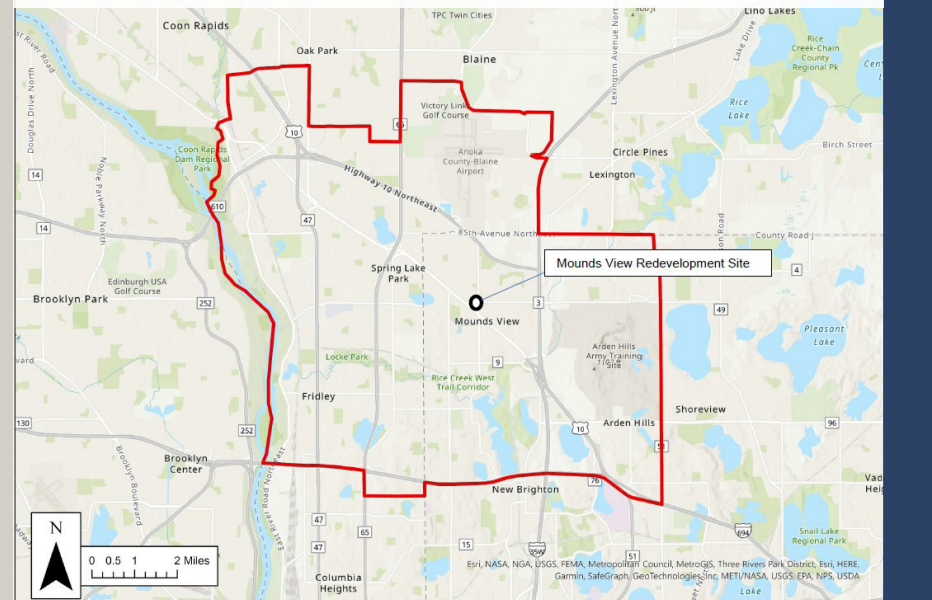
- Traffic noise for potential residents
- Limited regional draw for retail
- Anoka County Airport and TCAAP limit the market area and potential growth for retail and residential
- Large portions of the church property may be undevelopable (wetlands in southern portion of site)

## DEMOGRAPHICS

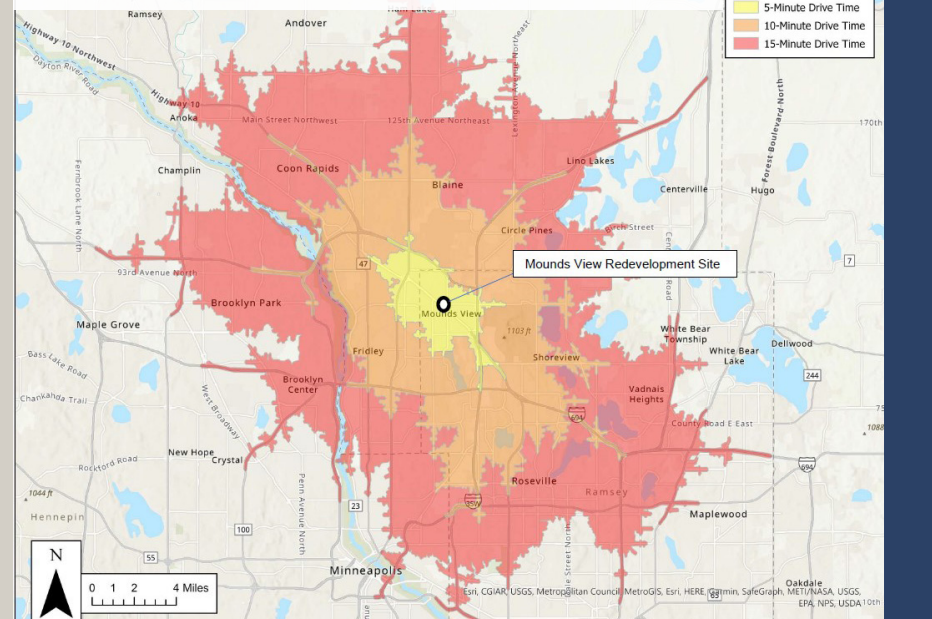
### PRIMARY MARKET AREA (PMA)

- PMA population: 87,000
- 10-minute drive time population: 142,000
- PMA annual population growth: 0.4% per year, comparable to the Metro Area
- Median household income: \$79,000—14% lower than the Metro Area

PRIMARY MARKET AREA (PMA)



DRIVE TIME TO THE SITE



## COMPETITIVE MARKET

### RETAIL

- 7.3 million square feet of retail in PMA
- 3.9% vacancy rate
- Much of the vacancy is in obsolete retail shopping centers and space
- Average rent per square foot per year is about \$14
- Rents are not high enough to support new construction



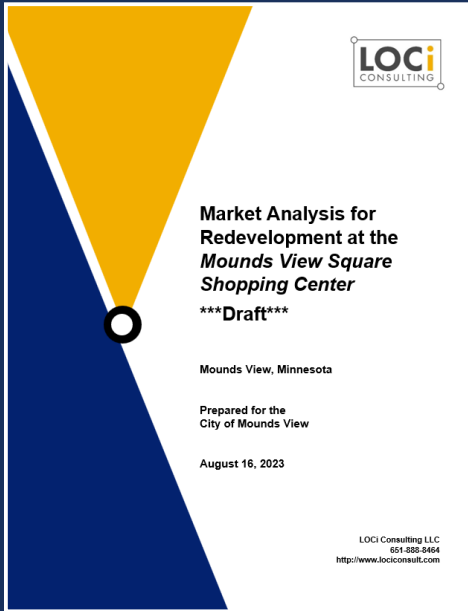
*Image from Pastor Properties*

### MULTIFAMILY

- New rental developments opened in 2022-2023, absorption has been good
- Pushed vacancy up to over 8%
- Average rent is now about \$1,400 in PMA
- New senior housing has opened in the PMA in 2023 as well



*Competing retail and residential in the Primary Market Area*



## Data Resources and Study Limitations

The data in the market analysis is compiled from a variety of sources, including interviews with city officials, property managers, and real estate salespeople, along with secondary demographic, economic, and competitive resources. Sources are identified in the tables and figures.

The findings, conclusions, and recommendations in this demand analysis are based on the best judgements and analysis at the time of the study.

## DEMAND FOR REAL ESTATE USES AT THE SITE

### RESTAURANT AND RETAIL DEMAND

- Much of the retail space at Mounds View Square is obsolete
- There is demand for about 65,000 to 75,000 square feet of total restaurant and retail space at the Site
- Better positioned space could capture growth in the PMA
- “Right-sizing” the retail space creates opportunities for mixed use

### MULTIFAMILY DEMAND

- Affordable housing units: 140-145
- Market-rate rental housing units: 90-100
- Senior housing: 50-60 units
- Residential uses are more “market-ready” than retail uses







# VISIONING & COMMUNITY ENGAGEMENT

## VISIONING DISCUSSION

### GOALS TO CONSIDER

- Create a place for people to live, work, and socialize.
- Identify and build on existing businesses to stimulate markets and attract new businesses.
- Reinvest in the public realm to create a distinct and welcoming place to attract people and businesses.
- Redefine the study area as the heart of the city.

### STRATEGIES TO CONSIDER

- Redevelopment Strategies (e.g., reuse buildings, reconfiguring space, phasing)
- City Strategies (e.g., zoning, partnerships, incentives)
- Building Design Strategies (e.g., placement, materials, design)
- Sense of Place Strategies (e.g., ped amenities, public art, landscaping)
- Transportation Strategies (e.g., traffic circulation, parking, connectivity, access)
- Environmental Strategies (e.g., stormwater)



Sonder Point Apartments & 50+ Apartments  
(Brooklyn Center, MN)



Legends Senior Living (Columbia Heights, MN)



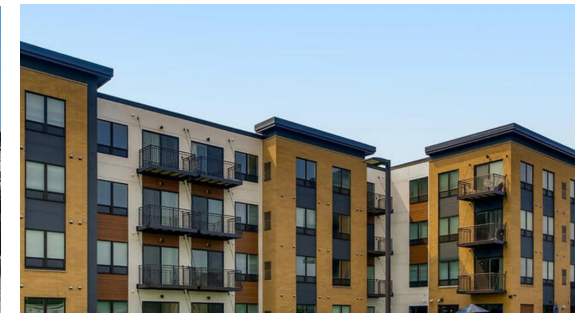
610 West Apartments (Maple Grove, MN)



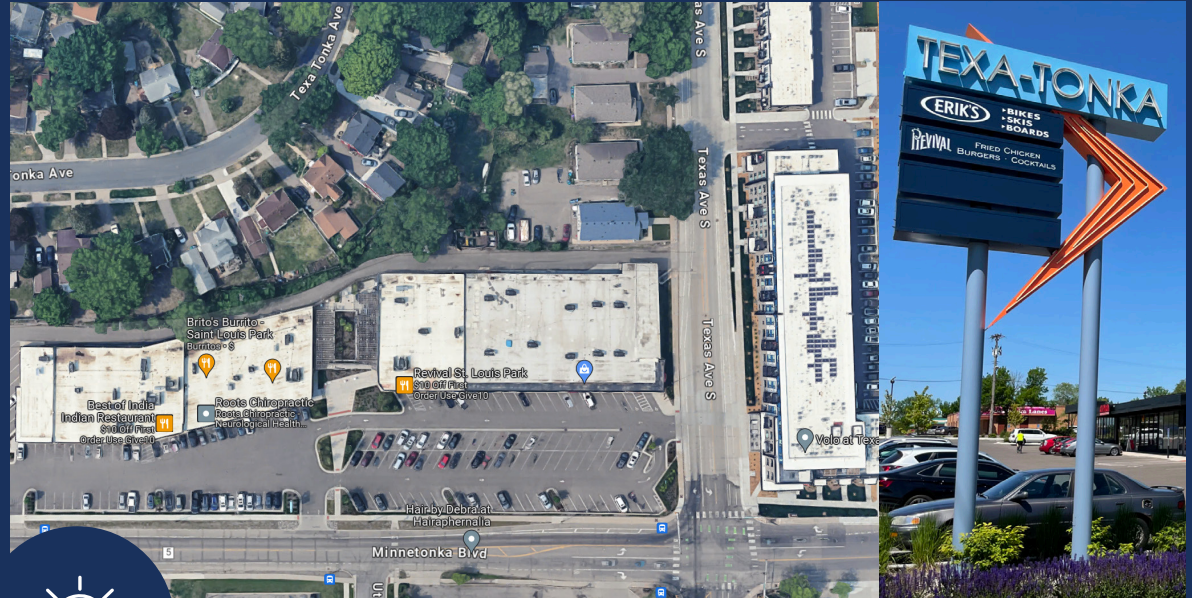
Bowline Apartments (Champlain, MN)



Triple Crown (Shakopee, MN)



Aura Senior Apartments (Fridley, MN)



The recently renovated Texa-Tonka Center in St. Louis Park with preservation of strip shopping center, development of outdoor plaza space, and residential redevelopment immediately to the east.

## CASE STUDY:

### TEXA-TONKA – ST. LOUIS PARK, MN

- 1950's Shopping Center
- 3.25 acres
- ~54,000 sqft building
- Building space converted to outdoor dining space
- Façade improvements
- Created a more inviting/vibrant space (landscaping and seating)
- Volo (adjacent to Texa-Tonka)
- 1.81 acers
- 110 apartments and townhomes



The renovation of the 7/41 Crossings Shopping Center put focus on the architectural quality of the front facade and expanded outdoor dining space to attract restaurant uses.

## CASE STUDY:

### 7/41 CROSSINGS SHOPPING CENTER, CHANHASSEN, MN

- 1950's Shopping Center
- 3.25 acres
- ~54,000 sqft building
- Building space converted to outdoor dining space
- Façade improvements
- Created a more inviting/vibrant space (landscaping and seating)
- Volo (adjacent to Texa-Tonka)
- 1.81 acers
- 110 apartments and townhomes



**Pints and Paddle (or similar smaller scale concept) represents a unique destination entertainment and food/beverage use that could help fill vacant elements of the existing building.**

### CASE STUDY:

#### PINTS & PADDLE - MAPLE GROVE, MN

- Opened in 2023
- 40,000+ sqft building
- 2,200 sqft patio,
- 4,000 sqft of green space for yard games
- 10 pickleball courts – 78 self serve taps
- Retained a local restaurant
- A second-floor mezzanine looks over the courts and provides more seating.



## CASE STUDY:

### SMASH PARK - WEST DES MOINES, IA

- 30,000 sq. ft. indoor space and 15,000 sq. ft. of outdoor space



## CASE STUDY:

### PINSTRIPES – EDINA, MN

- 27,000 sq. ft. of interior space and outdoor patio
- Restaurant with bowling alley & bocce courts
- 2 floors and a roof deck



## CASE STUDY:

### RYA – RICHFIELD, MN

- 16 Townhome Buildings (4 units per building)
- Built 2020
- Serves as a buffer between single family homes and commercial development



# PRELIMINARY CONCEPTS

## PRELIMINARY CONCEPT 1

- This concept explored large residential redevelopment on the site and reduced retail.

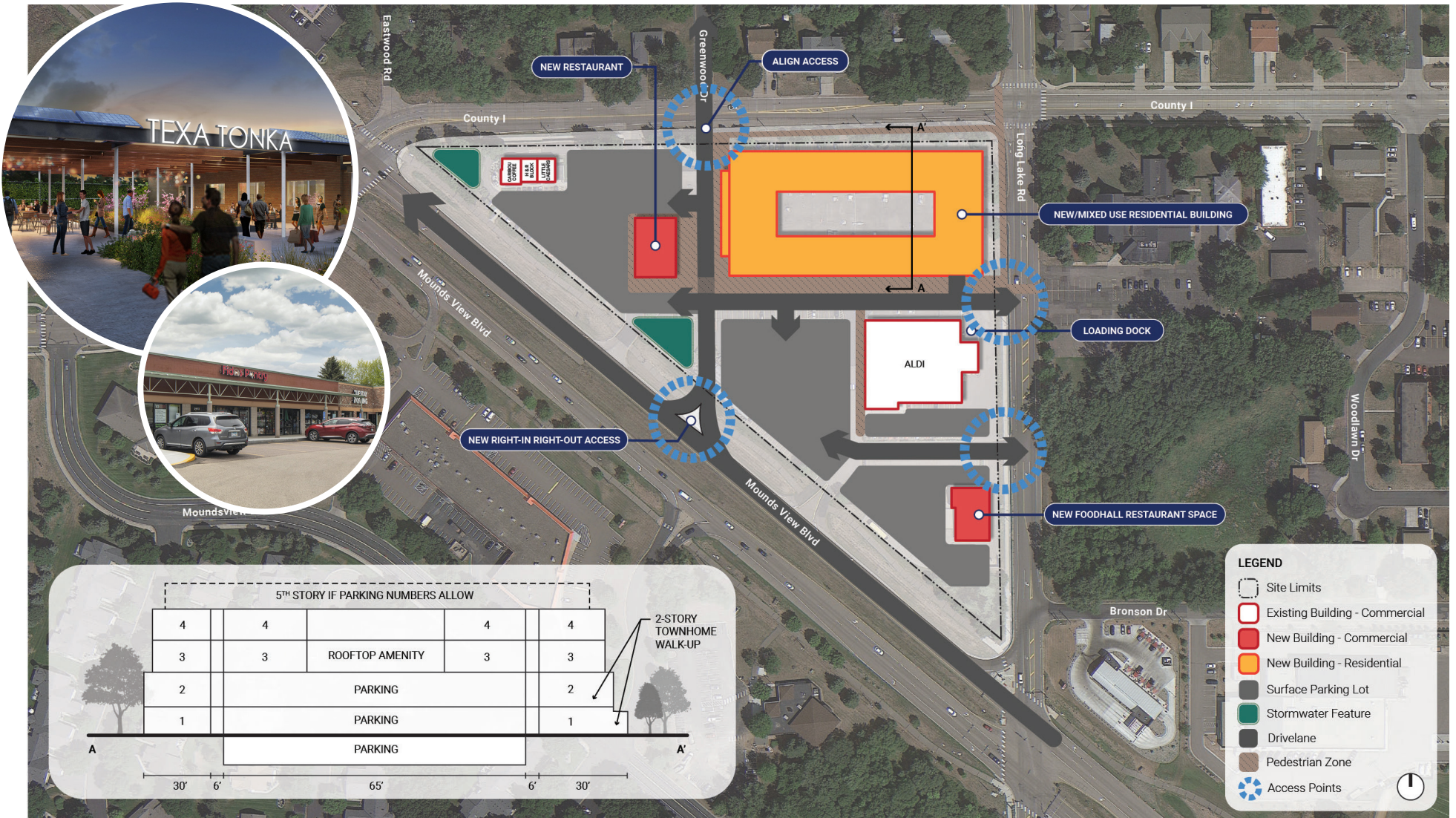


Figure 4.1 Preliminary Concept 1

## PRELIMINARY CONCEPT 2

- This concept broke down portions of the existing building to create an outdoor plaza for gathering. This concept also included a destination retail/entertainment use in the "elbow" and explored high density residential and/or senior housing on the Sunrise Methodist Church site.

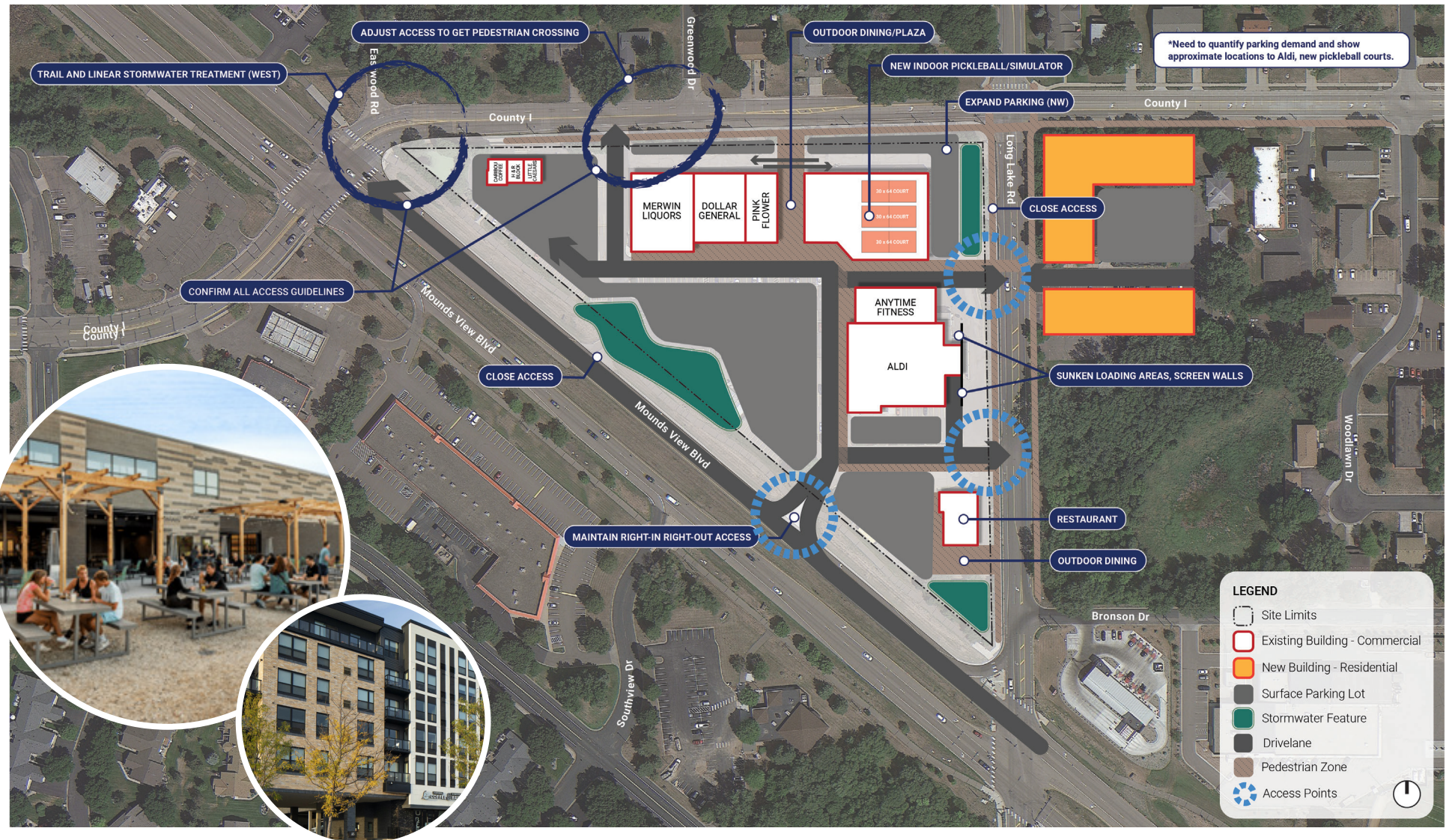


Figure 4.2 Preliminary Concept 2

## PRELIMINARY CONCEPT 3

- This concept explores removal of a portion of the existing building for a plaza space and small apartment building. It also looks at new access connections to Long Lake Road and a new daycare building for the Sunrise Christian Academy



Figure 4.3 Preliminary Concept 3



# COMMUNITY ENGAGEMENT



## PARTICIPATION TIMELINE

A public open house and online engagement questionnaire were utilized to gain public feedback on the preliminary concepts and visioning for the site. Additionally, two City Council Work Sessions and a City Council meeting provided additional dialogue with the public, staff, city officials and the consulting team. The following is a summary of the engagement sessions for the project:



### CITY COUNCIL WORK SESSION

*(OCTOBER 2, 2023):*

- Visioning Discussion + Preliminary Concepts - Approximately 10 people in attendance



### OPEN HOUSE

*(OCTOBER 11, 2023)*

- Preliminary Concepts + Precedent Examples - Approximately 25 people in attendance
- Presentation recorded and posted online



### ONLINE QUESTIONNAIRE

*(OCTOBER 10 - 23, 2023)*

- Preliminary Concepts + Precedent Examples - 288 Survey Respondents
- All survey respondents visit the site at least once a week
- Promoted via Social Media



### CITY COUNCIL WORK SESSION

*(NOVEMBER 6, 2023):*

- Draft of Preferred Concepts - Approximately 12 people in attendance

## WHAT WE HEARD

The Open House and online questionnaire were used to gain different perspective about the site and what it should be in the future. Results from the questionnaire are not intended to be used as a voting mechanism, but rather provide a general direction for a preferred concept. The follow summary represents a compilation of open house and online questionnaire responses:

## PREFERRED TYPES OF PUBLIC AMENITIES FOR THE SITE

- Bike Trail Connections
- Community Garden
- Lighting
- Neighborhood Park
- Open Space
- Ped/Bike Crossings
- Plantings
- Public Art
- Rain Garden
- Sidewalk Connections
- Sport Courts (example: Basketball or Pickle Ball Courts)
- Stormwater Ponds
- Traffic Safety Improvements
- Trash Cans
- Wayfinding Signs



**All types of amenities were highly supported by the public.**

## PREFERRED TYPES OF NON-RESIDENTIAL USES

Land Uses	Findings
Automotive Services	Very Little Support
Fast Food or Convenience Food	Supported
Hotel	Very Little Support
Office Space	Supported
Medical Services	Highly Supported
Personal Services	Supported
Restaurants	Highly Supported
Retail	Highly Supported
Taproom/Cocktail Room	Highly Supported

### OTHER IDEAS (NOTED BY MULTIPLE PEOPLE)

- Co-Working Space
- Maker Space
- Fast Casual Restaurants
- Hardware Store
- Big Box Stores
- Medical Marijuana Dispensary

## PREFERRED TYPES OF RESIDENTIAL USES

Land Uses	Findings
Apartments	Supported (if above retail)
Assisted Living	Very Little Support
Condos	Supported
Senior Housing	Supported
Townhomes	Very Little Support
None	Highly Supported



There was stronger support for housing by those who attended the open house compared to the questionnaire findings. Additionally, residential was generally more supported on the Sunrise Methodist Church site.





Reinvestment is needed to enhance the community's image!



## WORDS USED TO DESCRIBE THE SITE

- Tired
- Underused/Underutilized
- Dumpy
- Needs Help
- Junky
- Waste of Space
- Run Down
- Outdated
- Sad
- Hub
- Leave It Alone
- Unaspiring
- Urban Decay

## WORDS USED TO DESCRIBE THE MOUNDS VIEW BOULEVARD CORRIDOR

- Unsafe
- Boring
- Dirty
- Loud
- Too Busy/Too Fast
- Ugly
- Terrible
- Tired
- Disconnected
- Getting Better
- Dangerous
- Extremely Important
- Run Down



**“Make the site feel like the ‘Heart of the City!’ It needs to be a community destination!”**







# RECOMMENDATIONS

## GOALS, STRATEGIES, AND PREFERRED REDEVELOPMENT CONCEPTS

### GOALS

- Create a place that redefines the site as the heart of the city where people can shop, work, live, and socialize
- Reinvest in the public realm to create a distinct and welcoming place to attract people and businesses
- Retain existing tenants to the extent possible
- Adhere to design standards that creates a community hub and improves the site's identity
- Provide flexibility for creative and unique development types that fit the site context and broader community

### STRATEGIES

- Reinvestment (e.g., zoning, partnerships, incentives, tenant retention)
- Building Design (e.g., placement, materials, design)
- Sense of Place (e.g., pedestrian amenities, public art, landscaping)
- Transportation (e.g., safety, parking, connectivity, enhanced pedestrian crossings)
- Parking (e.g., unified approach, shared parking)
- Environmental (e.g., stormwater, sustainable development)



**Alid is a strong tenant and should remain with any redevelopment.**



**Redevelopment should integrate outdoor plaza space for gathering or dining.**



A

*Open Plaza/Outdoor Dining*



B

*Entertainment/Medical Building*



C

*Senior Living Building*



D

*Daycare Building*



E

*Restaurant Outdoor Dining*

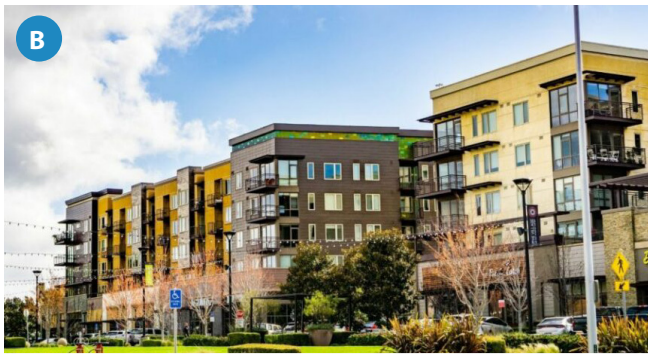
## PREFERRED CONCEPT 1

- Removal of a portion of the existing Mounds View Square shopping mall building to incorporate a new entertainment or medical building (20,000 SF +/-) as well as an outdoor dining/plaza space to reinforce pedestrian connections from County Road I into the site.
- New destination restaurant building (8,000 SF +/-) with outdoor dining south of the Aldi store.
- New daycare facility (15,000 SF +/-) east of the Aldi store, on Long Lake Road.
- New 4-story senior living building (90 Units +/-) at the corner of Long Lake Road and County Road I with parking lot access from both streets.
- Access to the site is reimagined by closing existing access points, while reinforcing the right-in rough-out access from Mounds View Boulevard and relocating access from Long Lake Road further south to align the driveway on the east, south of the new senior living building.
- Pedestrian circulation is reinforced throughout the site by enhancing sidewalk connections and street crossings to promote pedestrian connectivity and safety.
- Existing parking lot surfaces are preserved while integrating additional surfaces for all new buildings.
- Enhanced stormwater treatment amenities for existing and proposed parking lot surface areas.





Open Plaza/Outdoor Dining



Mixed Use Building



Rowhouse Townhomes

## PREFERRED CONCEPT 2

- Removal of a portion of the existing Mounds View Square shopping mall building to incorporate a 4-story vertical mixed-use building with ground level retail/medical (22,000 SF +/-) and high-density housing above (65 units +/-) as well as an outdoor dining/plaza space to reinforce pedestrian connections from County Road I into the site.
- New destination restaurant building (8,000 SF +/-) with outdoor dining south of the Aldi store.
- New 4-story vertical mixed-use building with ground level retail (18,000 SF +/-) and high-density housing above (40 units +/-) east of the Aldi store, on Long Lake Road.
- New rowhouse townhomes (16 units +/-) at the corner of Long Lake Road and County Road I with access from both streets.
- Access to the site is reimagined by closing existing access points, while reinforcing the right-in rough-out access from Mounds View Boulevard and relocating access from Long Lake Road further south to align the driveway on the east, south of the new rowhouse townhomes.
- Pedestrian circulation is reinforced throughout the site by enhancing sidewalk connections and street crossings to promote pedestrian connectivity and safety.
- Existing parking lot surfaces are preserved while integrating additional parking for all new buildings.
- Enhanced stormwater treatment amenities for existing and proposed parking lot surface areas either at grade or below grade.



Mixed Use Building



Restaurant Outdoor Dining



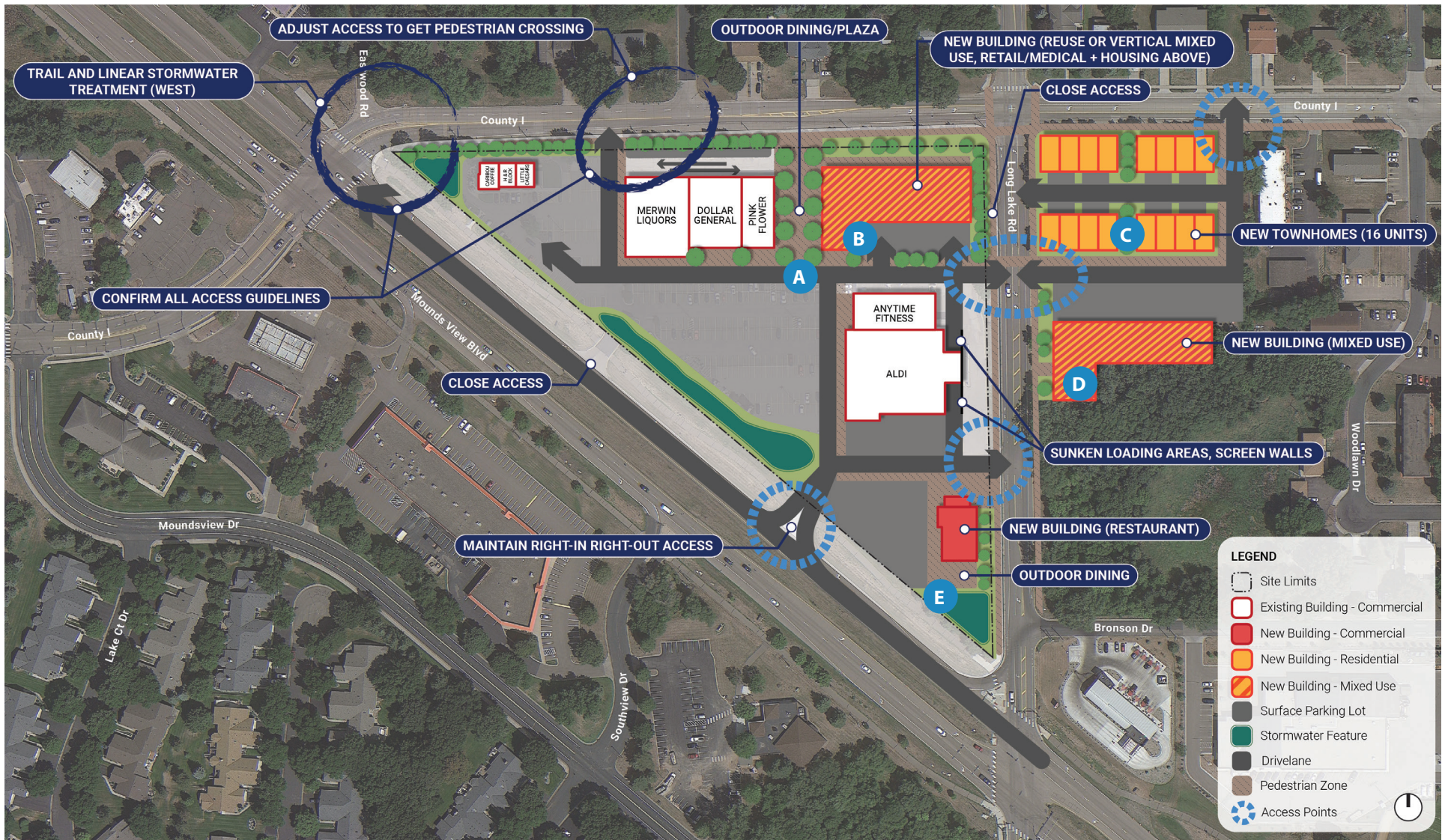


Figure 5.2 Preferred Concept 2





# IMPLEMENTATION

## KEYS TO IMPLEMENTATION

There are many factors to successfully realizing the vision set forth for the Mounds View Square Redevelopment Study. These factors apply regardless of the actual form and timing of development, as development could span a number of years. The vision may have to adjust to respond to changes in market conditions and consumer preferences, land ownership, and broader community-wide goals, yet at the same time it is important to protect the vision against short-term opportunities that compromise the long-term vision.

This chapter provides an overview for key aspects to implementation, the roles of key players in the redevelopment process, and the necessary actions required to realize the full build-out of the redevelopment area.



### PATIENCE

Transformation of Mounds View Square will not be implemented overnight. The time-frame for implementation reflects its evolutionary nature, looking forward over a period of years. The desired change often requires the patience to wait for the right things to happen, rather than making changes simply to be seen as doing something.



### COMMITMENT

Commitment to the redevelopment area and patience go hand-in-hand. This study does more than simply seek to attract new development; it provides a road map to enhance the entire district. Commitment to the redevelopment area means the willingness to actively promote public and private investments that align with the objectives of the study. It also requires the willingness by decision makers to deter developments which do not meet the objectives of the redevelopment area. Not all of these decisions will be easy or will they occur exactly as analyzed in this document.



## FINANCIAL REALITY

Implementing the Mounds View Square Redevelopment Study requires careful investment of public funds, but the private side of the financial equation must not be overlooked. New development and existing businesses will pay for their portion of the improvements called for in the study. The Mounds View Square Redevelopment Study seeks to balance the investment in public initiatives with the creation of a financial environment that sustains successful businesses and strong neighborhoods.



## STRATEGIC INVESTMENTS

If financial support for the plan was unlimited, the need for strategic decisions would be less important. With limited funds, every expenditure is crucial. It is not possible to immediately undertake all of the initiatives described in the Mounds View Square Redevelopment Study. Needs and opportunities not contemplated in the study may arise in the future. Every investment must be evaluated for its impact on enhancing the overall redevelopment area.

# ROLES AND RESPONSIBILITIES

## BUSINESS AND PROPERTY OWNERS

While the City influences the physical setting, the redevelopment area will become a place for commerce and mixed uses. Property owners interested in development will determine the type of commercial and residential development that meet the land use guidance provided in the redevelopment study. Property owners will decide how to approach development of their property and carry forward their proposal to the City of Mounds View.

## CITY OF MOUNDS VIEW

The ultimate responsibility for implementing the recommendations of the redevelopment study rests with the City of Mounds View. The Planning Commission and City Council will provide direction on staff resources, review proposed development projects, and approve public investments. Responsibility for managing on-going development in the redevelopment area will primarily fall on the Community Development and Public Works departments.

## PUBLIC WORKS DEPARTMENT

The Public Works Department also plays a major role in the design of public infrastructure (roadways and utility infrastructure) improvements needed to support development and redevelopment in the redevelopment area. The Public Works Department is a key player in planning for future roadway and transportation improvements and coordination with Ramsey County.

## COMMUNITY DEVELOPMENT DEPARTMENT

The Community Development Department will share a lead role in managing implementation for the City with the Public Works Department. The actions to be taken by the Community Development Department to implement the study include:

- Application of land use controls and development guidelines to shepherd private development;
- Review of development plans and proposals;
- Coordination of planning for capital improvements needed to facilitate development; and
- Creation of financial plans for development/redevelopment of public investments and continued monitoring.

## PLANNING COMMISSION

The Planning Commission has the lead responsibility for evaluating the application of land use controls needed to implement the redevelopment study. The Planning Commission advises the City Council on issues involving the establishment of and compliance with the Comprehensive Plan and the Zoning, Subdivision, Shoreland, Tree Preservation, and Sign ordinances. The Planning Commission also reviews residential, commercial, and employment focused development proposals and makes recommendations to the City Council according to the goals and objectives of the Comprehensive Plan.

## CITY COUNCIL

The City Council sets the foundation for implementing the redevelopment study consistent with the overall mission of the City. While other bodies (Planning Commission for example) play key roles in the implementation process, important development powers reside with the City Council. These include:

- Allocating money in the annual budget to capital improvements.
- Approving the establishment of potential tax increment financing (TIF) districts.
- Levy of special assessments for public improvements.
- Issuance of general obligation bonds to finance development and improvement projects.

## COMMUNITY-AT-LARGE

The community of Mounds View must stay involved as development continues over time. The community should provide comment on whether the proposed project meets the vision set forth in the redevelopment study while respecting existing land owners' desires. Ultimately, the community must:

- Provide a singular focus for the study. The knowledge gained from the planning process will allow members of the community to efficiently and effectively comment on development proposals.
- Continue public involvement. Continue to attend public meetings, or provide comments and suggestions to proposals as they come forward.

## LAND USE CONTROLS

The initial focus of implementation will be on actions needed to establish the Mounds View Square Redevelopment Study as the official guide to development of the study area. These implementation procedural steps involve the adoption of key policy documents and updated development controls.

1

### APPROVE THE MOUNDS VIEW SQUARE REDEVELOPMENT STUDY

The first implementation step is for City Council actions to approve this study. These approvals set the stage for subsequent actions such as amending the comprehensive plan, zoning ordinances, capital improvement programs, and the allocation of financial resources.

2

### AMEND LAND USE CONTROLS

Study approval is the trigger for taking other actions needed to guide land use for the area in accordance with this plan. Land use controls not only promote the desired development outcomes, they also prevent development that is not consistent with the study.

3

### COMPREHENSIVE PLAN

The City will need to update the Comprehensive Plan with the new “Mounds View Square Redevelopment Study”, including the land use plan designations and appropriate policies consistent with the vision of the study. Amending the Comprehensive Plan creates the foundation for all other implementation actions. Consistency with the Comprehensive Plan is a statutory requirement for zoning regulations, capital improvements and redevelopment projects.

4

### ZONING REGULATIONS

More direct control of development comes from zoning regulations. Most likely, any new redevelopment projects will be approved through the Planned Unit Development process. Consistency with the approved redevelopment study will be a key component in which to analyze proposals.

## UPDATE THE COMPREHENSIVE PLAN

### PROPOSED FUTURE LAND USE DESIGNATION – MIXED USE

The purpose of a Mixed-Use category is to remove barriers for developments that have complementary uses from two or more use categories (e.g., commercial/retail, office or residential).

While the sites are envisioned to be re-guided to mixed use, the preferred concepts in this study provide more detailed direction on the locations and overall mix of land uses on the site.

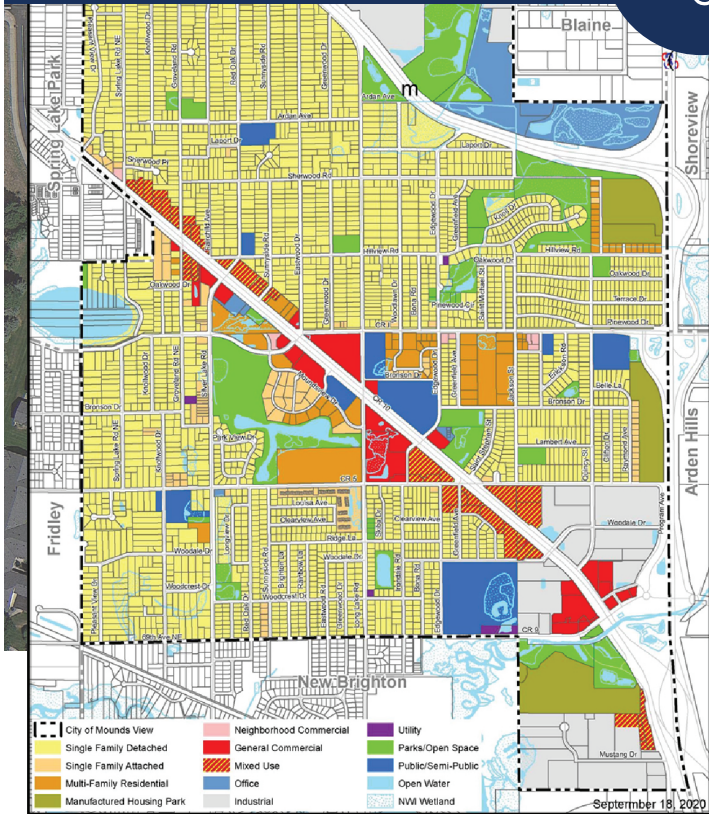
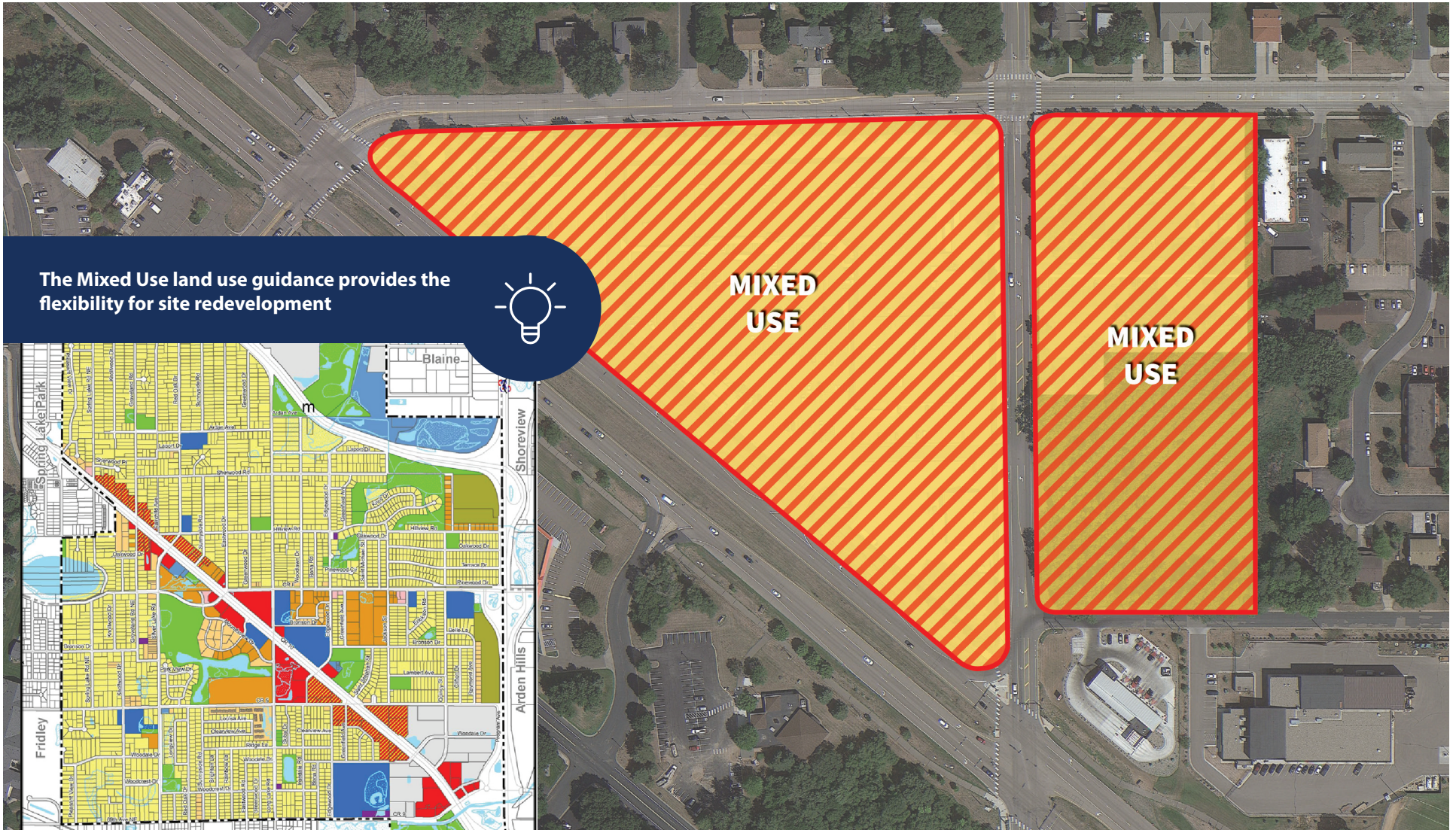
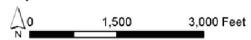
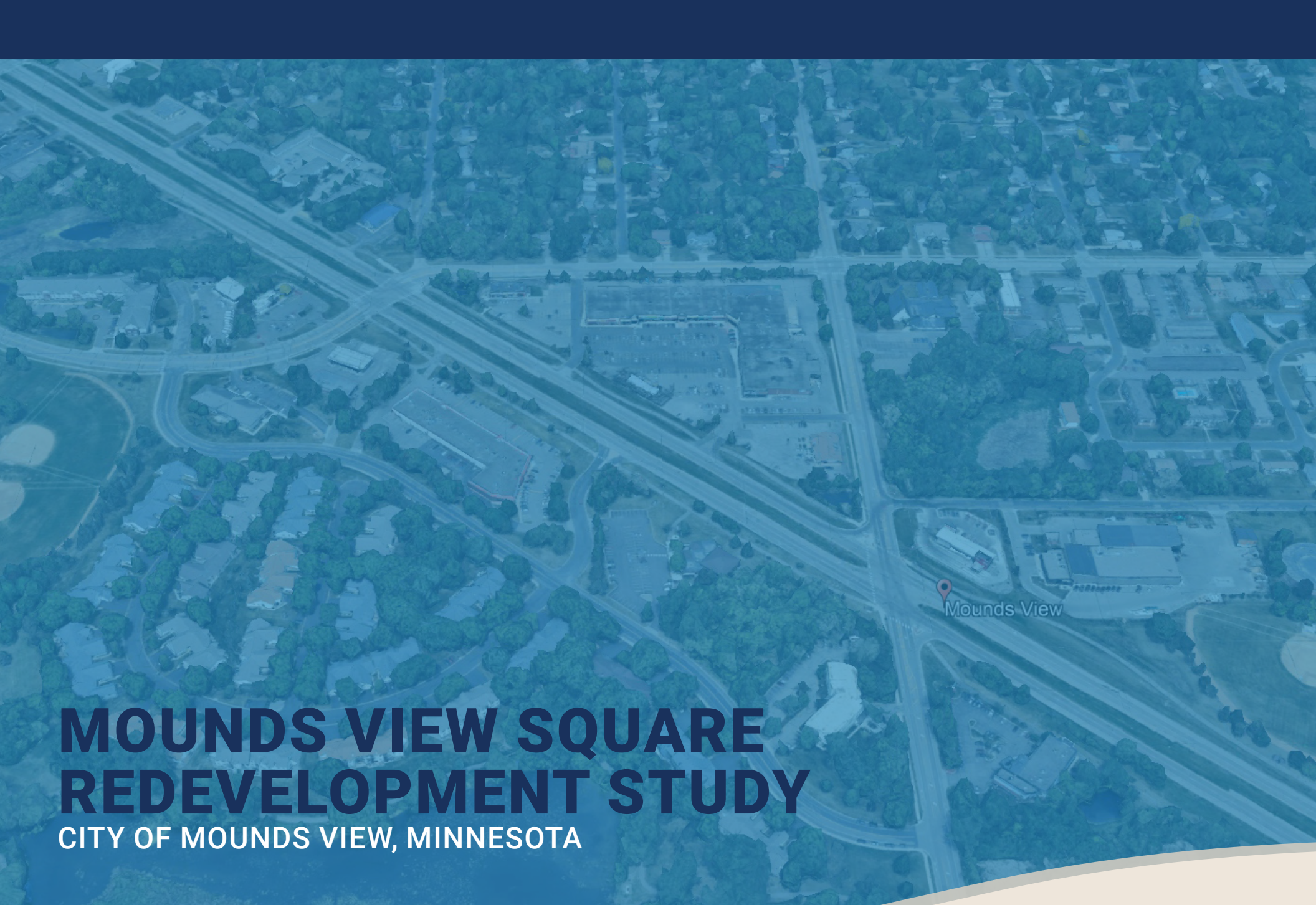


Figure 6.1 Proposed Land Use Diagram

Figure 2-2: Future Land Use

City of Mounds View





Mounds View

# **MOUNDS VIEW SQUARE REDEVELOPMENT STUDY**

**CITY OF MOUNDS VIEW, MINNESOTA**

