

**COUNTY ROAD E
GEM LAKE
Corridor Development Initiative (CDI) Workshop**

**September 28, 2022
6:30 - 8:30 pm
Gem Lake City Hall**

Community members gathered for a hands-on workshop to create potential redevelopment scenarios for two sites along County Road E. Participants spent time, in groups, considering each area and planning for its redevelopment - new housing, commercial space, light industrial space and community amenities. Groups created and named development scenarios and our housing finance expert provided feedback on the proposed development's financial feasibility, offering strategies a developer might pursue to create a successful development.

This report summarizes the ideas, questions, and concerns of participants and is intended to inform city officials as they engage in future planning for these sites.

One parcel is at Daniels Farm Road and County Rd E (18 acres) and the other site is South of Co Rd E and West of Hwy 61 (12 acres).

Table 1

	Scenario 1: The Crown of Gem Lake	Scenario 2: Community Center	Scenario 3: The Village at Gem Lake
Housing Units	68 units	72 units	136 units
Housing Mix	48 apartments, rental 20 townhomes, owned	48 apartments 24 townhomes	80 apartments 16 twin homes 8 single families 32 townhomes
Commercial Space	26,500 sf retail 21,200 sf light industrial	21,200 sf light industrial 10,000 sf community center	13,250 sf retail 10,600 sf restaurant

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	Scenario 1: The Crown of Gem Lake	Scenario 2: Community Center	Scenario 3: The Village at Gem Lake
Details	<ul style="list-style-type: none">• Plant trees along Co Rd E to mitigate noise• Use berms• Transition the housing from multifamily along Co Rd E to single family further north	<ul style="list-style-type: none">• Place light industrial with parking along Co Rd E• Create cul de sac for housing• Build trails through wetland• Preserve lilacs along Daniels Farm Rd	<ul style="list-style-type: none">• Create a stadium with restaurant as a destination• Retail on Co Rd E with apartments above• Caribou, Aveda Spa, organic grocery• Place townhomes by wetlands to enjoy trails and views• Pickle ball, softball



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Discussion Themes

- How will Purple Line on Co Rd E impact this parcel? Make it more desirable to a developer?
- Does Gem Lake and surrounding area need senior housing?
- Wetlands are an amenity for housing; add trails
- Focus retail along Co Rd E; place apartments above it
- Create a destination
- Adding density can make the use of existing infrastructure more efficient

Financial Feasibility

Scenario 1: Not financially feasible. For-sale housing units would need to be priced over \$600,000. Not enough housing units and commercial revenue is uncertain - depends on tenants.

Scenario 2: Better than Scenario 1 but still not feasible. Community is a use that needs funding and has ongoing maintenance expenses. Need clear funding sources and income stream.

Scenario 3: Could be feasible. Housing prices at \$400,000 per unit. The retail could aid the development's feasibility if it is dependable and pays strong rent.

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Table 2

	Scenario 1: The Hyvee Ruby at Gem Lake	Scenario 2: The Reserve at Gem Lake	
Housing Units	116 units	194 units	None
Housing Unit Mix	44 townhomes - owned 24 apartments - rental 48 condos- owned 75% market rate 25% affordable	24 townhomes 72 apartments 72 condos - owned 26 single family 1/8 of units affordable	
Commercial Space	125,000 sf 100,000 sf Hyvee 2,500 sf outlots	20,000 sf 5,000 coworking space 15,000 commercial/retail	50,000 sf community center 15,000 sf brewery
Details	<ul style="list-style-type: none"> • Grocery store, CVS, Starbucks 	<ul style="list-style-type: none"> • Community center • Pickle ball • Pool/splash pad • Provide services nearby for the new residents 	<ul style="list-style-type: none"> • Pickle ball • Swimming • Courts • Meeting rooms • Reception/event space • Hoffman stays as is

Discussion Themes

- Create a place where people want to come to
- Bike rental/support and bike lanes on Co Rd E
- Would a new community center compete with existing facilities? Like the YMCA, hockey center.

Financial Feasibility

Scenario 1: Possibly feasible. Nationally-known retailers like CVS, HyVee, Starbucks aid in feasibility. The challenges: for-sale housing must cost \$525,000 plus per unit in order to subsidize the other development. Infrastructure to support the development adds cost.

Scenario 2: Sizable but possibly solvable gap (approx 20%). For sale housing prices would need to be over \$425,000. Commercial uses would need to be strong enough to be financially feasible (points to national chains). Government subsidy (for example, TIF) likely needed for feasibility.

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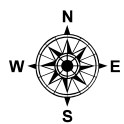
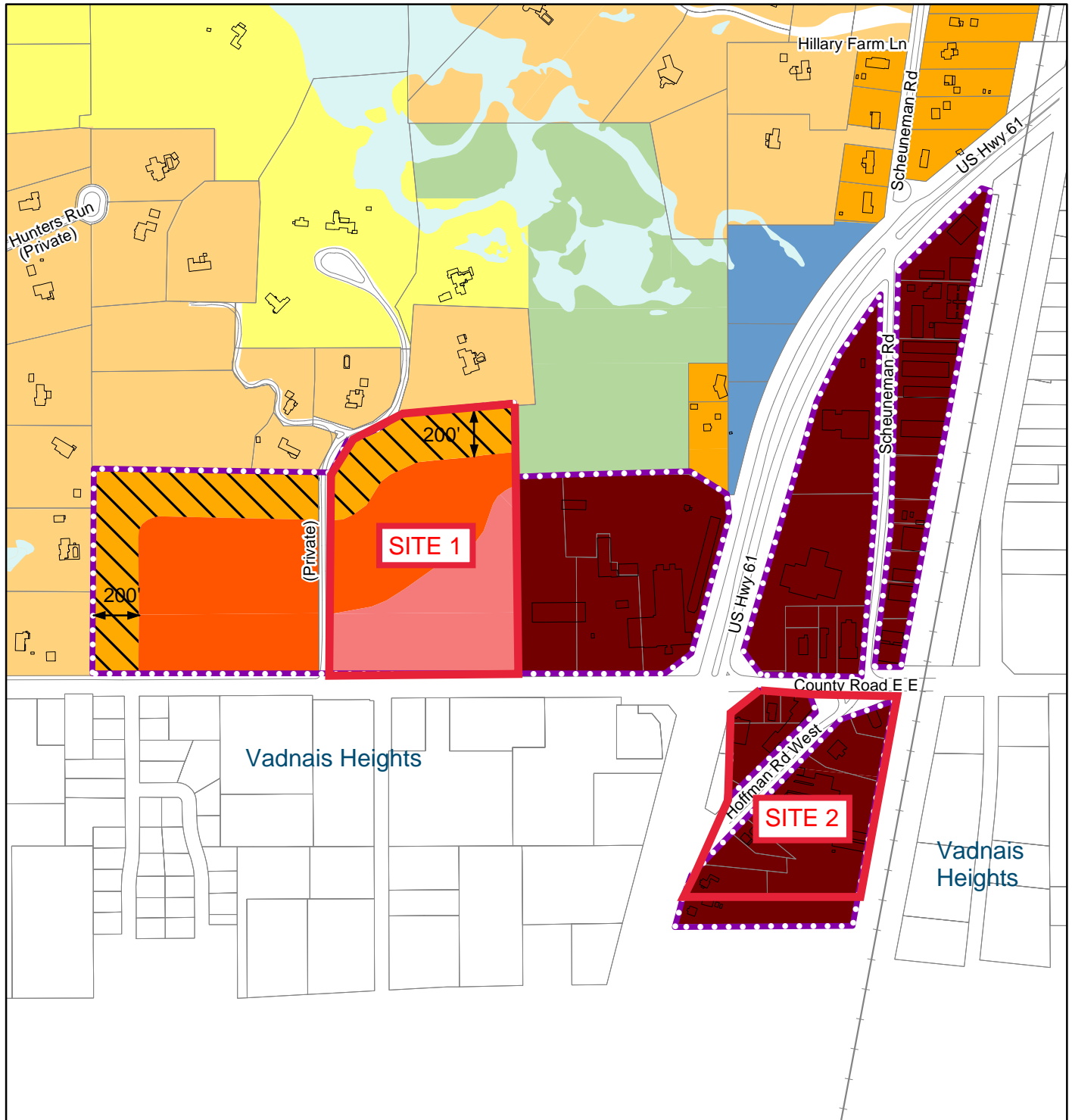
Scenario 3: Either completely feasible if design-build (not on spec) with well leveraged and capitalized project. Or completely not feasible because community uses need a guaranteed income.



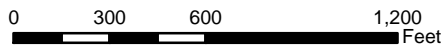
City of Gem Lake

Gateway Zone

Sub Zones Map



SEP 2017



LEGEND

- Gateway and Village Center Mixed Use
Requires Master Planning and PUD
- Neighborhood Edge (NE)
- Neighborhood General (NG)
- Neighborhood Mixed Use (NMU)
- Neighborhood Center (NC)



Figure 1

Source: Gem Lake, Ramsey County GIS, Mn/DOT, and SEH Inc.