



County Road E Corridor Action Plan Corridor Development Initiative

Workshop 1: September 14, 2022

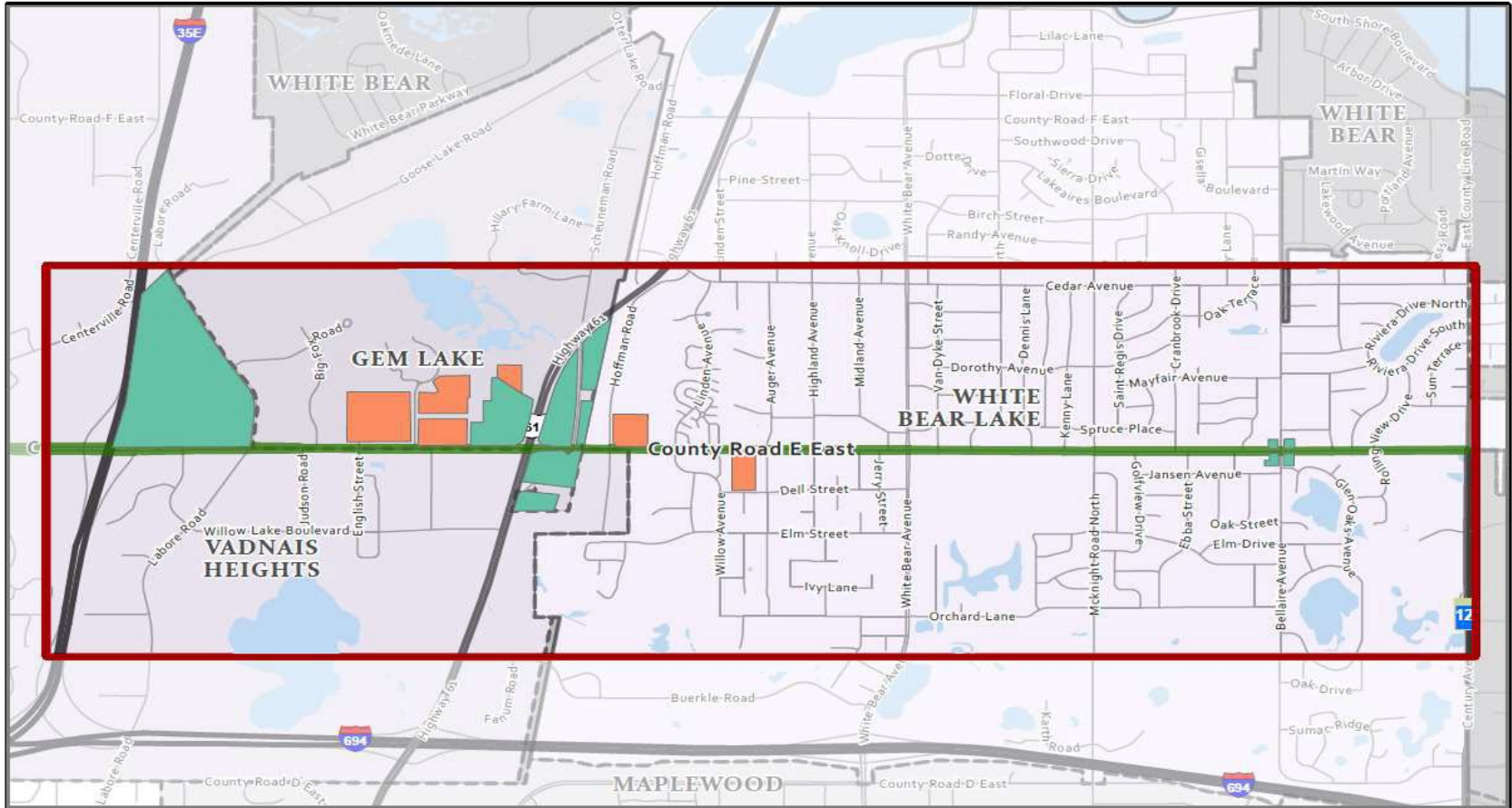
Workshop 2: Sept 28 (VH), Sept 29 (WBL), Oct 5 (GL)

Workshop 3: October 12, 2022

Workshop 4: October 26, 2022



County Road E Corridor



Streets
 Interstate
 US Highway
 MN Highway
 Local Roads

County Road E East
 Redevelopment Potential
 Mixed Use
 Residential
 County Road E Corridor Revitalization Area



0 0.13 0.25 0.5 Miles



COUNTY ROAD E CORRIDOR

September 18, 2019

White Bear Lake Community Development Department
 Sources: Minnesota Geospatial Commons, White Bear Lake

Project Team

- **Kevin Edberg**, WBL City Council
- **Dan Jones**, WBL City Council
- **Mike Amundsen**, WBL Planning Commission
- **Steve Rogers**, VH City Council
- **Terri Dresen**, VH Planning Commission
- **Katherine Doll-Kanne**, VH Planning Commission
- **Ben Johnson**, GL City Council
- **Laurel Hynes-Amlee**, GL City Council
- **Don Cummings**, GL Planning Commission
- **Victoria Reinhardt**, Ramsey County Commissioner
- **Kari Collins**, Ramsey County CED
- **Mario Montanari**, Ramsey County Parks
- **Scott Mareck**, Ramsey County Public Works
- **Martha Faust**, Ramsey County
- **Ella Mitchell**, Ramsey County
- **Sue Vento**, Metropolitan Council Member
- **Patrick Boylan**, Met Council
- **Terri Dresen**, Met Council
- **Jan Johnson**, WBL EDC/ State Farm
- **Michael Wilhelmi**, Xcel Energy
- **Tim Wald**, WBL Area Schools
- **Mike Greenbaum**, Newtrax

Citizen Advisory Group

- **Trisha Kauffman**, Solid Ground
- **Katie West**, Gunderson Construction
- **Jeff Borglum**, Techie Dudes
- **Catherine Gnali**, Center College student
- **Joy Erickson**, WBL Chamber
- **Charles Cook**, Jimmy's
- **Kevin Kelly**, Frandsen Bank
- **Lauren Welch Lofrumento**, Children's Discovery
- **Donna and Curt Anderson**, residents
- **Rick Bosak**, Past GL City Council member

CDI Technical Team Members

- **Barbara Raye**, facilitator, Center for Policy Planning and Performance
- **Tom Leighton**, Stantec
- **Heidi Kientiz**, SEH
- **Julia Paulsen Mullin**, Block Exercise Coordinator
- **Miranda Walker**, financial analysis
- **Gretchen Nicholls**, CDI coordinator, LISC Twin Cities

City Staff

- **Tracy Shimek**, City of White Bear Lake
- **Nolan Wall**, City of Vadnais Heights

Workshop I: Gathering Information

Presenters:

- **White Bear Lake, Gem Lake, Vadnais Heights Collaboration**

- Tracy Shimek, City of White Bear Lake
- Nolan Wall, City of Vadnais Heights
- Ben Johnson, City of Gem Lake

- **Getting the Conversation Started**

- Tom Leighton, Stantec

Access and Complete Street Design

- Tom Sohrweide, Short Elliott Hendrickson, Inc. (SEH)

Facilitation:

- **Barbara Raye**, Center for Policy Planning and Performance

Upcoming Workshops

Workshop II: Development Scenarios – The Block Exercise

Vadnais Heights – Wednesday, Sept 28, Vadnais Heights Fire Station

White Bear Lake – Thursday, Sept 29, Redemer Lutheran Church

Gem Lake – Wednesday, October 5, Heritage Hall

Workshop III: Developer Panel

Wednesday, October 12, Vadnais Heights Fire Station

Workshop IV: Framing the Recommendations

Wednesday, October 26, Vadnais Heights Fire Station

All workshops will be 6:30 – 8:30 pm

COUNTY ROAD E CORRIDOR ACTION PLAN WORKSHOP SERIES



September 14 - October 26, 2022

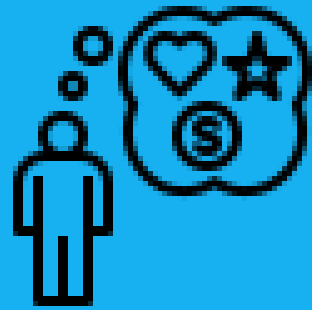
WHAT?



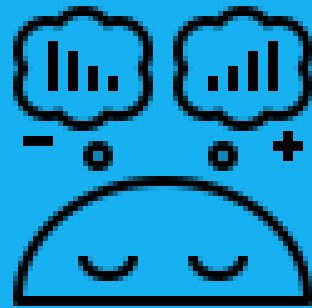
- 2019 Ramsey County Launches Critical Corridor pilot project
- White Bear Lake & Vadnais Heights with support from Gem Lake apply for grant
- Goal: community driven vision that transforms corridor into a place fosters a sense of community & connects people to economic opportunities



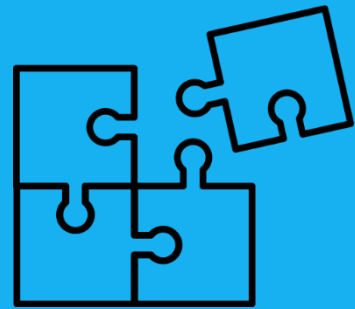
WHY?



- Gain perspectives on community needs and wants along the corridor



- Improve understanding of what is viable and realistic

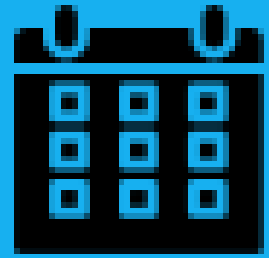


- Attract investment to the corridor to maintain and improve vitality



- Improve quality life for County Road E Residents & Stakeholders

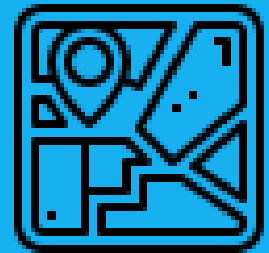
COMPREHENSIVE PLANNING



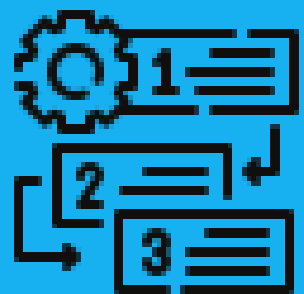
- Each city in metro area required to update every 10 years (current cycle is 2040 Comprehensive Plan)



- Defines the vision, goals and aspirations for the long-term development and redevelopment of the community



- Intended to shape land use & transportation patterns, conserve natural resources, & identify needs for utilities, housing and parks and open space



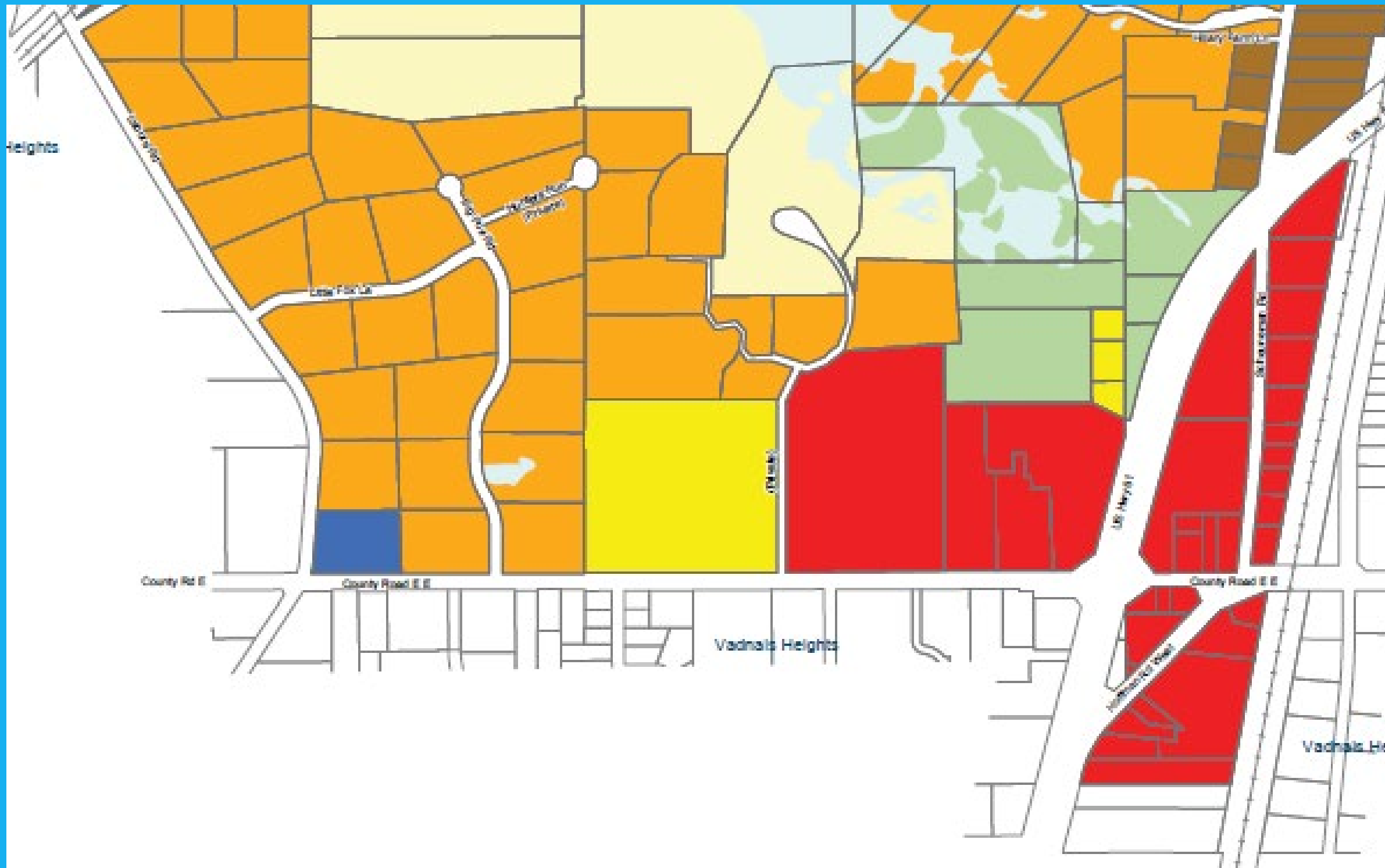
- Guides decisions on both public and private investments in infrastructure and facilities

PROJECTED GROWTH BY 2040

City	Population (change from 2021 population estimates)	Households (change from 2021 population estimates)
Gem Lake	530 (-4)	250 (+48)
Vadnais Heights	14,100 (+1020)	6,300 (+786)
White Bear Lake	25,800 (+733)	11,200 (+1104)









Source: Metropolitan Council Community Profiles

FUTURE LAND USE: GEM LAKE

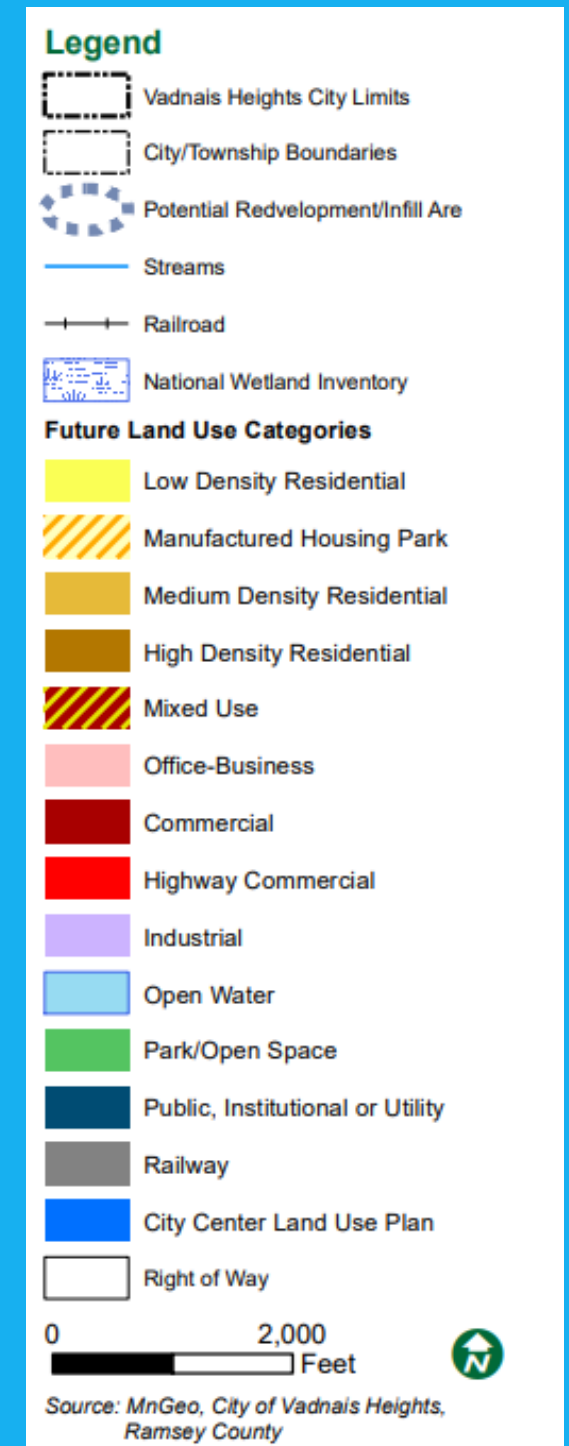
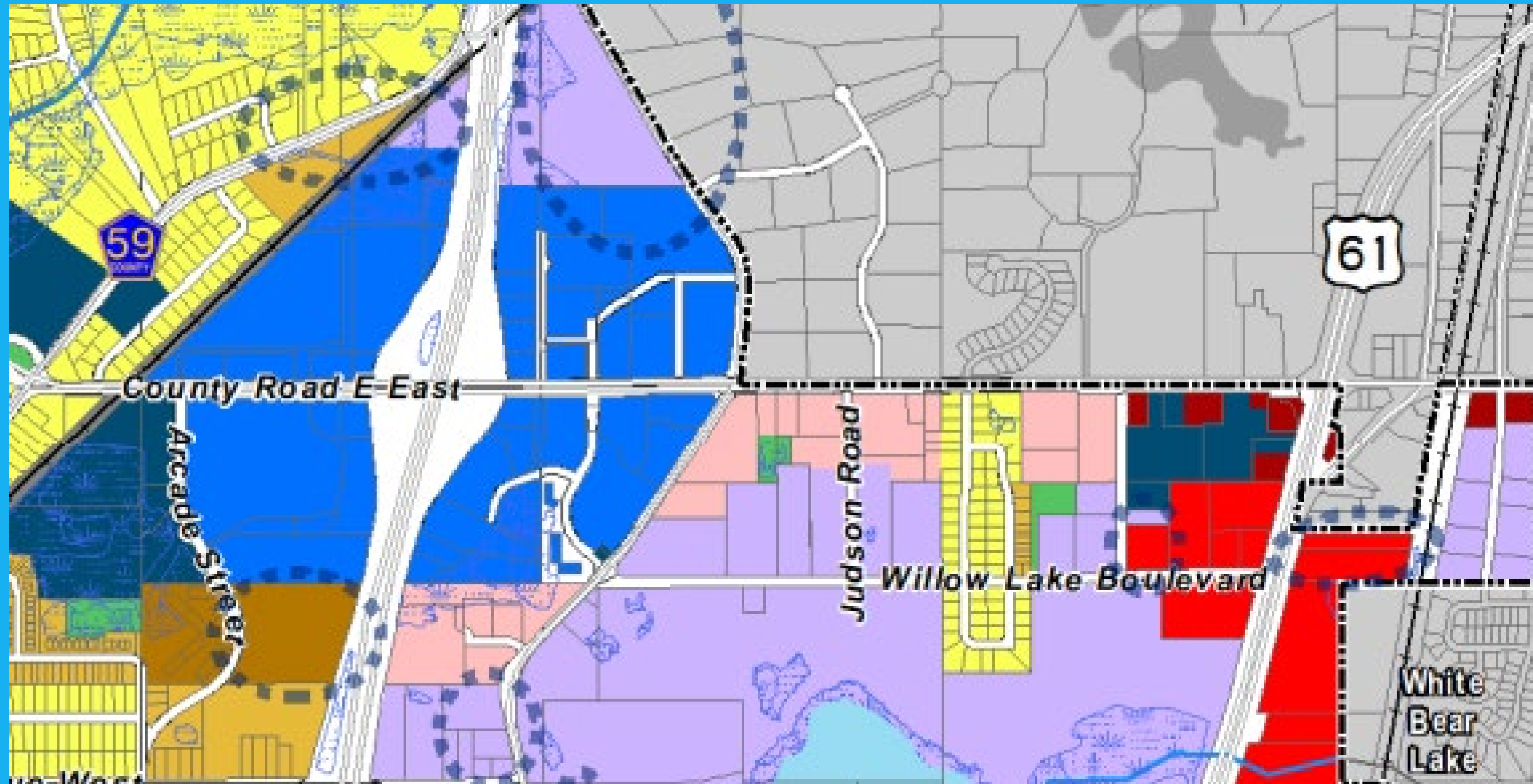


LEGEND

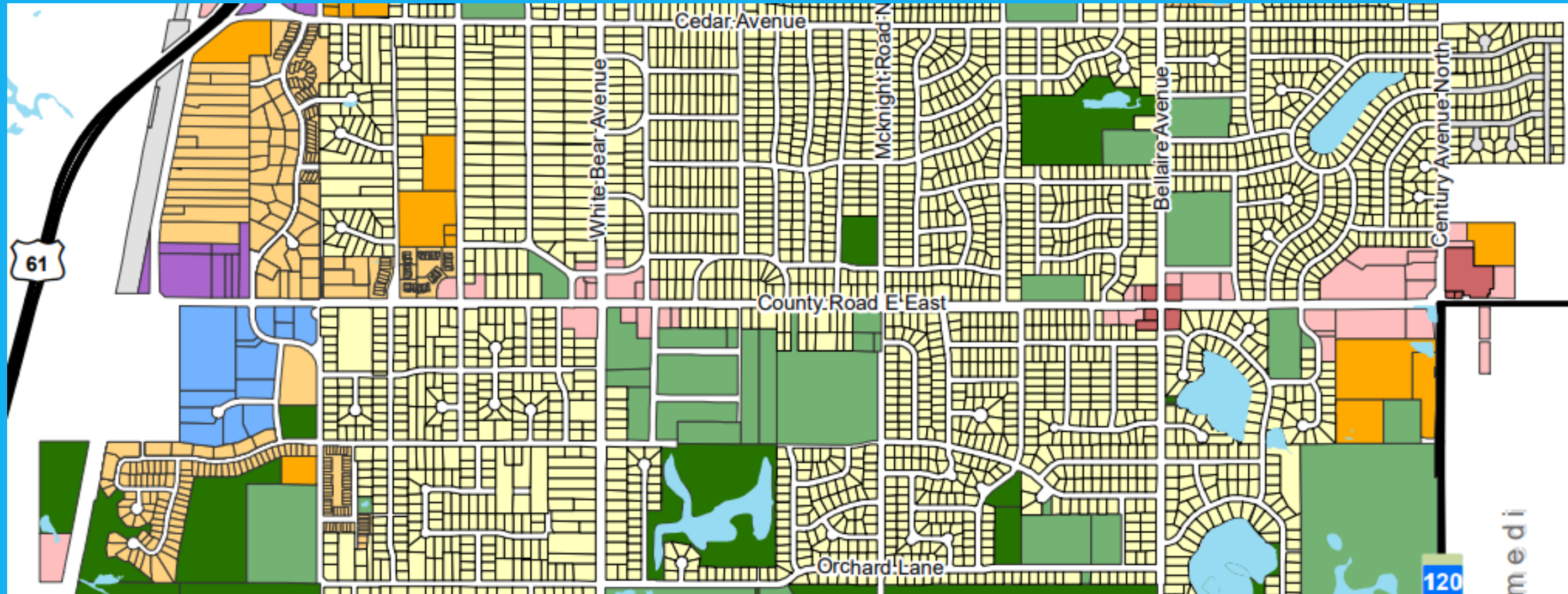
Proposed Land Use

-  Mixed Use
-  Open Space
-  Public / Institutional
-  Recreational Open Space
-  Single Family Estate
-  Single Family Executive
-  Single Family Residential
-  Single Family Residential (1-Acre)

FUTURE LAND USE: VADNAIS HEIGHTS



FUTURE LAND USE: WHITE BEAR LAKE



Legend

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Downtown
- Lake Village
- Business Park
- Industrial
- Public/Semi-Public
- Park, Recreation, & Open Space
- Arts District
- TOD Mixed Use
- Neighborhood Mixed Use
- Railway
- Right-of-Way
- Water and Wetlands

Corridor Development Initiative – County Road E
Vadnais Heights, Gem Lake, White Bear Lake

Presentation by Tom Leighton, Stantec
September 14, 2022

DEVELOPER, COMMUNITY PERSPECTIVES

Developer Requirements

- In tune to demand trends
- Cost sensitive
- Finds efficiencies in density, scale
- Reduces risk by:
 - Following the pack
 - Specializing on one development type
- Community impact

Community Values

- Serves needs of existing community
- Provides homes for employees of local businesses, seniors, families
- Provides jobs, places to shop & eat
- Compatible with character of area
- Visually appeal

DEVELOPER, COMMUNITY PERSPECTIVES

Developer Requirements

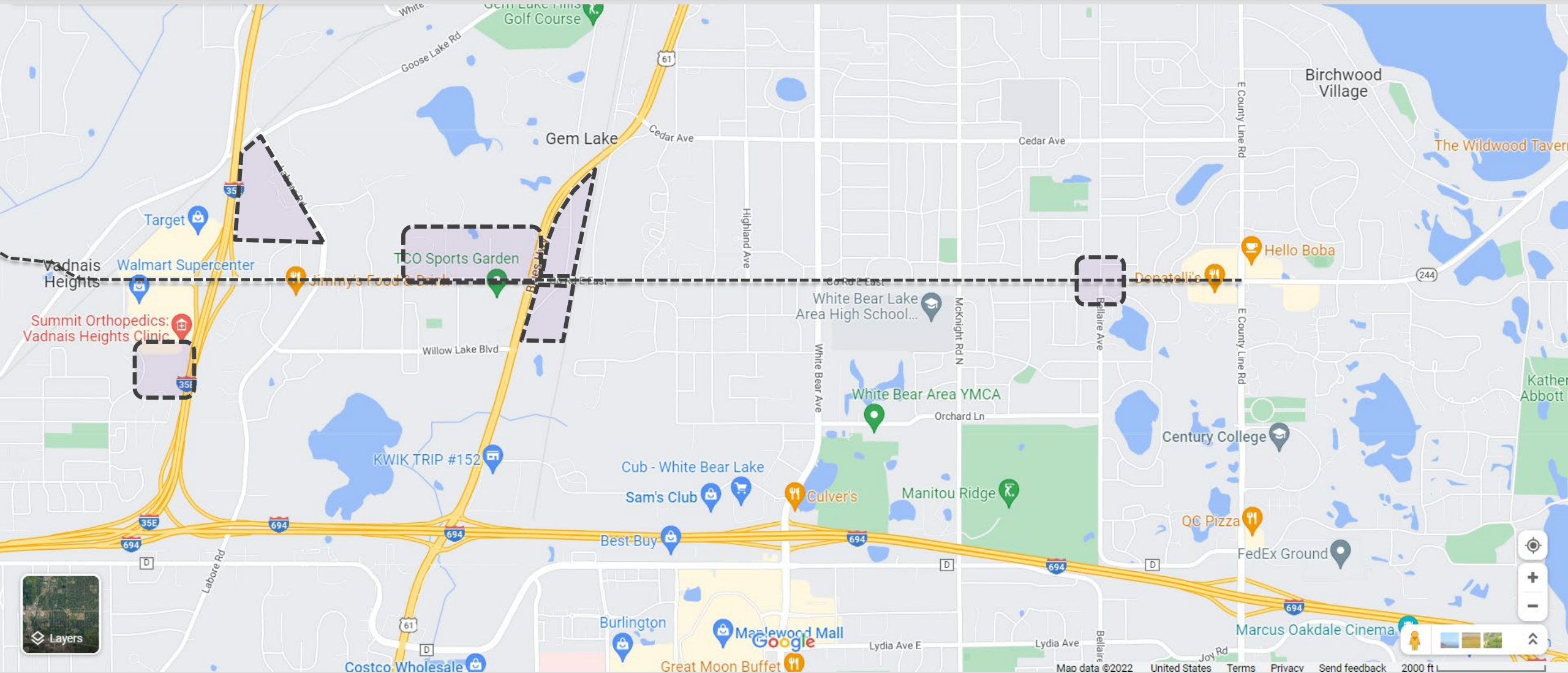
- In tune to demand trends
- Cost sensitive
- Finds efficiencies in density, scale
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- Community impact

Whose Community Values?

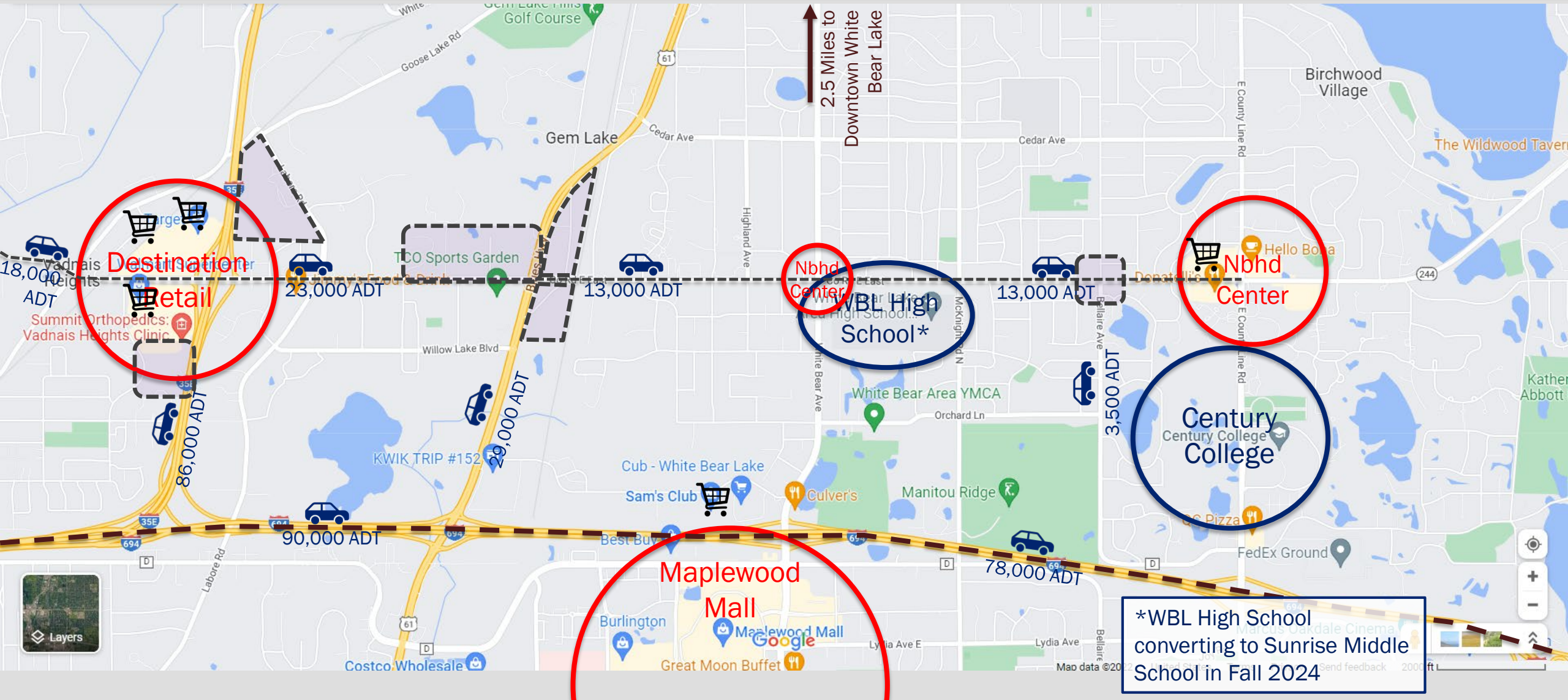
Yours and Others

- Yours
- Nearby residents
- Households across your community
- Future residents or business owners

FOCUS AREAS

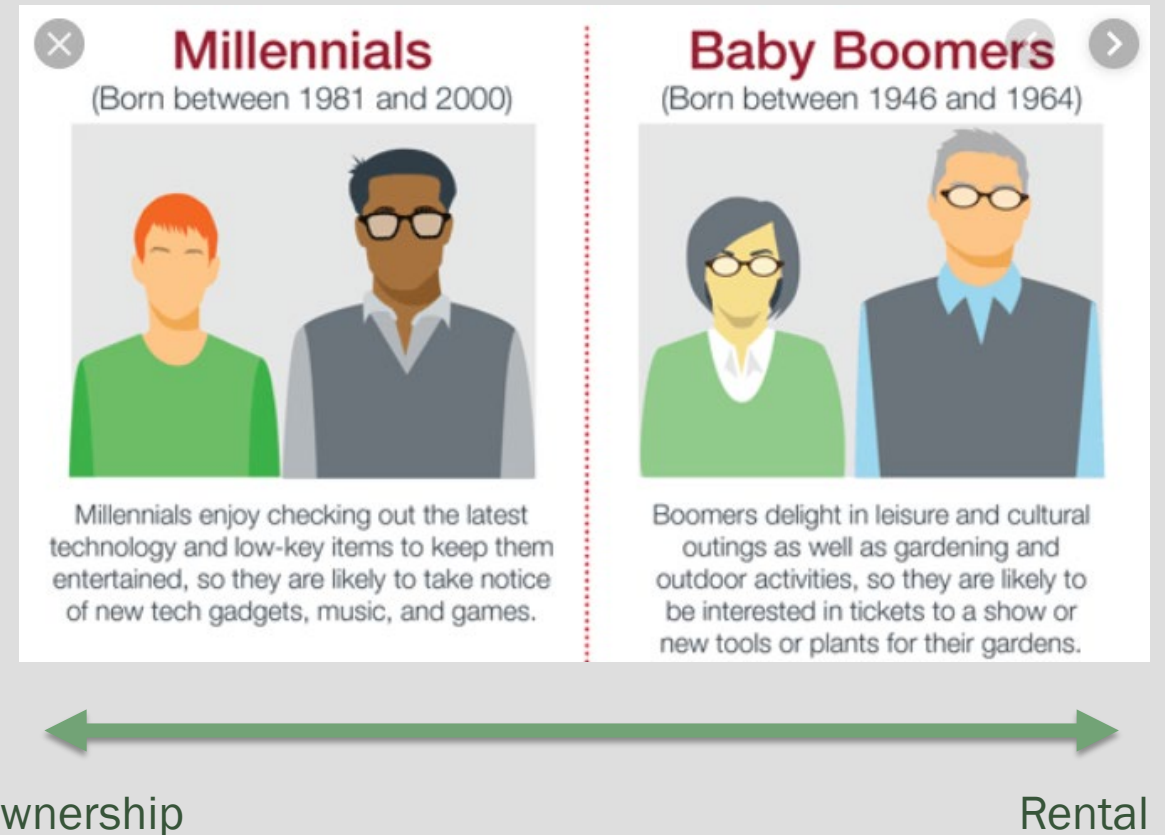


MARKET CONTEXT



HOUSING MARKET TRENDS

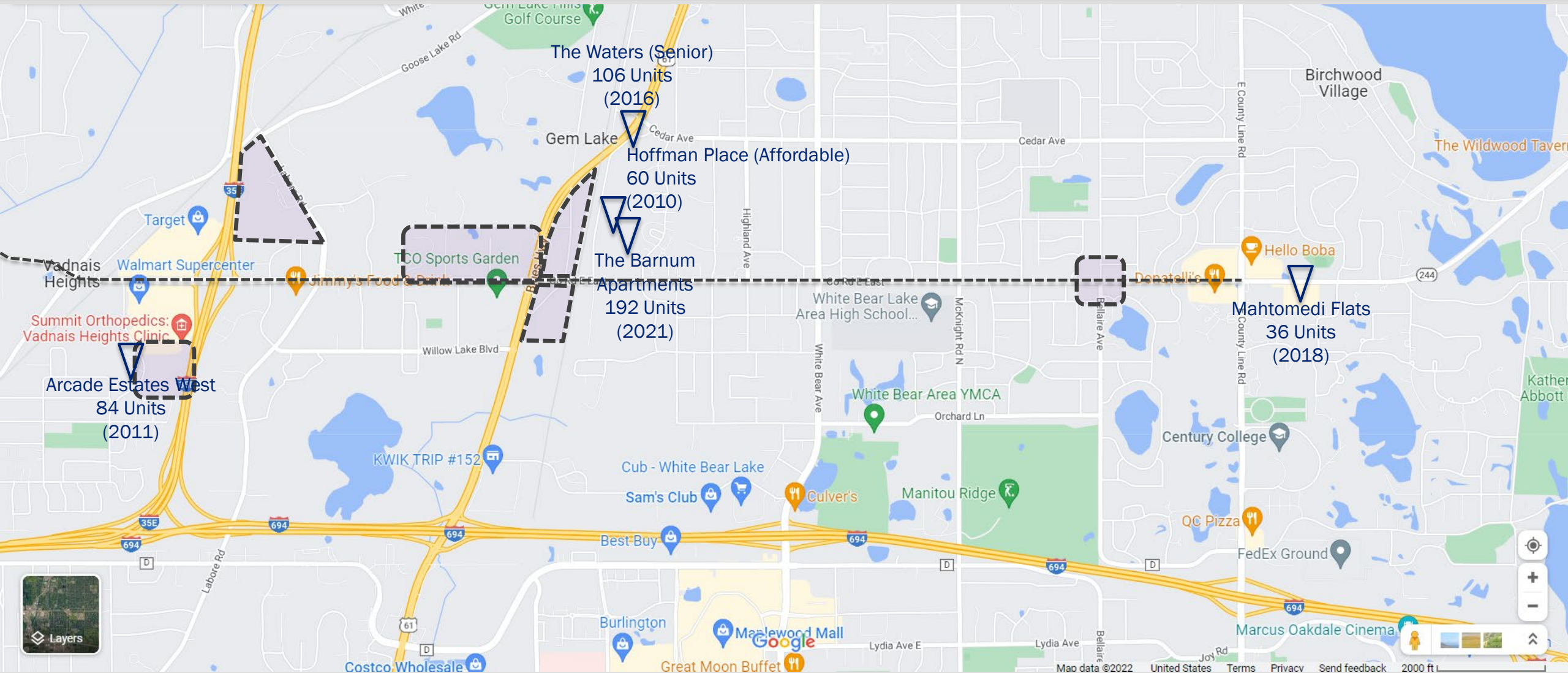
- Seniors, Retirees & Millennials are driving the market
- Shifting preferences toward Rental Housing
- Senior housing tries to meet a mix of needs (mini-continuum means independent living, assisted living and memory care)
- There is strong demand for new multifamily housing development – including in the VH/GL/WBL area – rents have increased and vacancies have remained very low



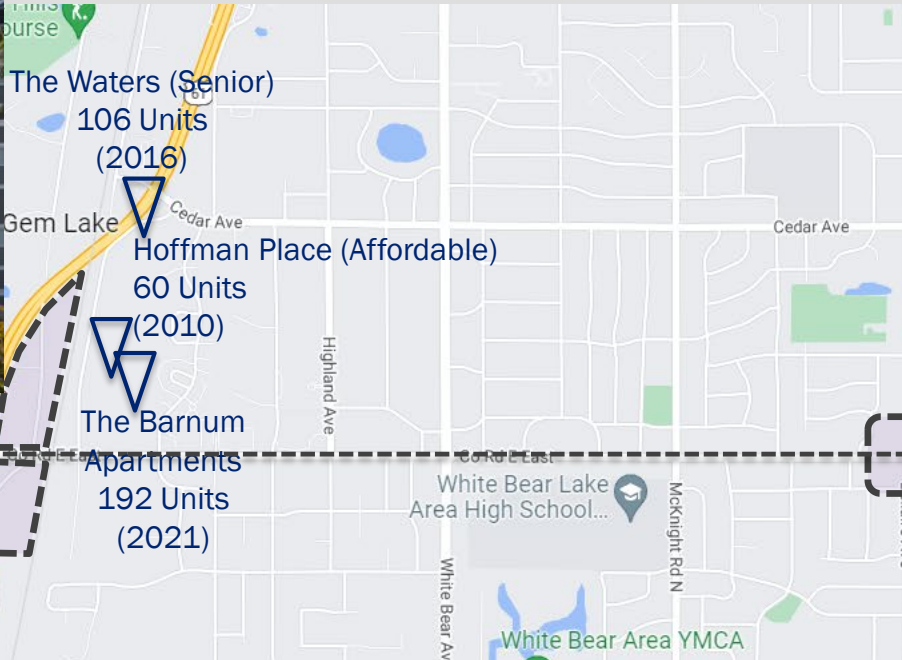
HOUSING DEVELOPMENT SINCE 2010

The screenshot displays the CoStar website interface for housing development. At the top, the CoStar logo is centered, with a navigation menu on the left containing 'News', 'Properties', 'Leasing', 'Sales', 'Tenants', 'Professionals', 'Markets', 'Public Record', and 'Marketing Center'. The 'Properties' tab is selected. Below the navigation, there are filters for 'All Properties', 'Multi-Family', 'Shopping Centers', and 'Underwriting & Rent Survey Reports'. A search bar on the left contains 'Address or Location'. To the right of the search bar are filters for 'Listing Type' (set to 'Multi-Family'), '# of Units', and 'Auctions'. Further right are buttons for 'Clear', 'Filters 4', 'Sort', 'Save', 'Reports', and 'More'. On the far right, it shows '36 Properties / 0 Spaces' and icons for 'MAP', 'LIST', and 'ANALYTICS'. The main area is a map of the White Bear Lake region, showing various neighborhoods like White Bear Lake, Belleaire, Mahtomedi, Birchwood Village, Willernie, Pine Springs, North Hazelwood Park, Little Canada, and Roseville. Numerous blue diamond markers are scattered across the map, with many of them circled in blue. A dashed line runs horizontally across the middle of the map. The bottom of the page shows 'Google' and 'Map data ©2022 Google'.

HOUSING DEVELOPMENT SINCE 2010



HOUSING DEVELOPMENT SINCE 2010



MULTIFAMILY HOUSING DEVELOPMENT

Design matters



AFFORDABLE HOUSING

What are we talking about?

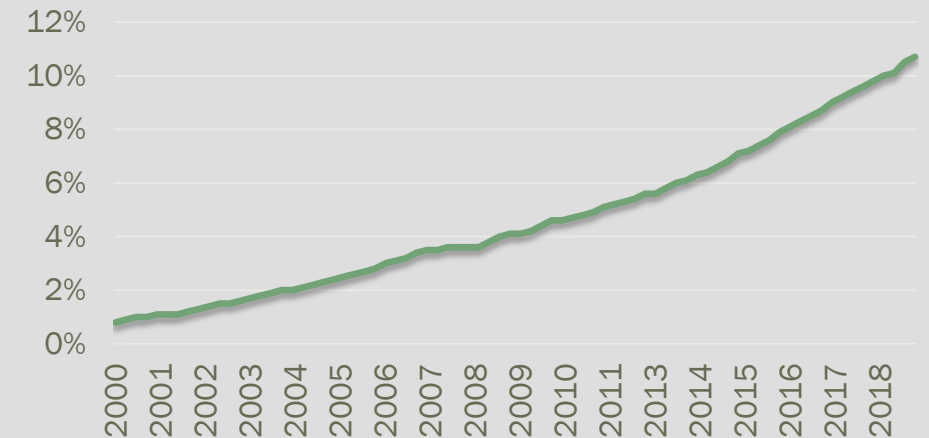
- Housing is considered affordable to a family or household if it costs 30% or less of the total household income
- Households making 60% of the Area Median Income are still earning around \$50,000 per year
- New affordable housing usually looks just the same as market rate housing



RETAIL MARKET TRENDS

- Retail is rebounding from the pandemic, but the long-term trend for retail stores is flat to downward, as internet shopping displaces store-based retail
- Weaker shopping centers are declining and closing, while stronger centers are holding their own
- One of the stronger retail types right now is “*experience retail*”
 - Using events, store-based experiences
 - Food/Bev. Businesses are inherently experience-based
- Retail development needs ample traffic volumes, visibility
- Retail developers will be overall cautious about new retail development

E-Commerce Sales as % of Total Retail Sales



RETAIL DEVELOPMENT SINCE 2010 (over 10,000 s.f.)

The screenshot displays the CoStar Real Estate website interface. At the top, the CoStar logo is visible. Below it, a navigation bar includes links for News, Properties, Leasing, Sales, Tenants, Professionals, Markets, Public Record, and Marketing Center. A secondary navigation bar shows filters for 'All Properties', 'Multi-Family', 'Shopping Centers', and 'Underwriting & Rent Survey Reports'. The main search area contains a search bar with 'Address or Location', a dropdown for 'Listing Type' set to 'Retail', and another dropdown for '10K+ SF'. To the right of the search bar are buttons for 'Clear', 'Filters', 'Sort', 'Save', 'Reports', and 'More'. On the far right, there are icons for 'MAP', 'LIST', and 'ANALYTICS', and a status indicator '1 Property / 0 Spaces'. The map itself shows a suburban area with several parks (Gem Lake, Spruce Park, Bossard Park, Varney Lake Park, Lakewood Park, Ebba Park) and roads (Blues Hwy, Willow Lake Blvd, Co Rd E East). A red circle highlights a specific property on Willow Lake Blvd, with a red text overlay: 'Auto Dealership 34,000 s.f. floor area (2021)'. At the bottom of the screen, there is a gallery of photos with captions: 'PrimaryPhoto (5).jpg', 'PrimaryPhoto (4).jpg', 'PrimaryPhoto (3).jpg', 'PrimaryPhoto (2).jpg', and 'PrimaryPhoto (1).jpg'. A 'Show all' button is located at the bottom right of the gallery.

OFFICE MARKET TRENDS

- Office use has been upended by the COVID pandemic
 - There is lots of vacant office space in the metro area
 - Adjustments will have to happen before office demand recovers
- New office development is unlikely in the short to medium term
- Medical office has not been impacted by the pandemic



Kennard Professional Building
(for sale)

INDUSTRIAL MARKET TRENDS

- The industrial market is strong at the moment
 - There is strong demand for warehousing and distribution
 - Demand for manufacturing as well
- Industrial facilities appreciate good access to the regional transportation networks
- Large sites are desirable because they provide flexibility

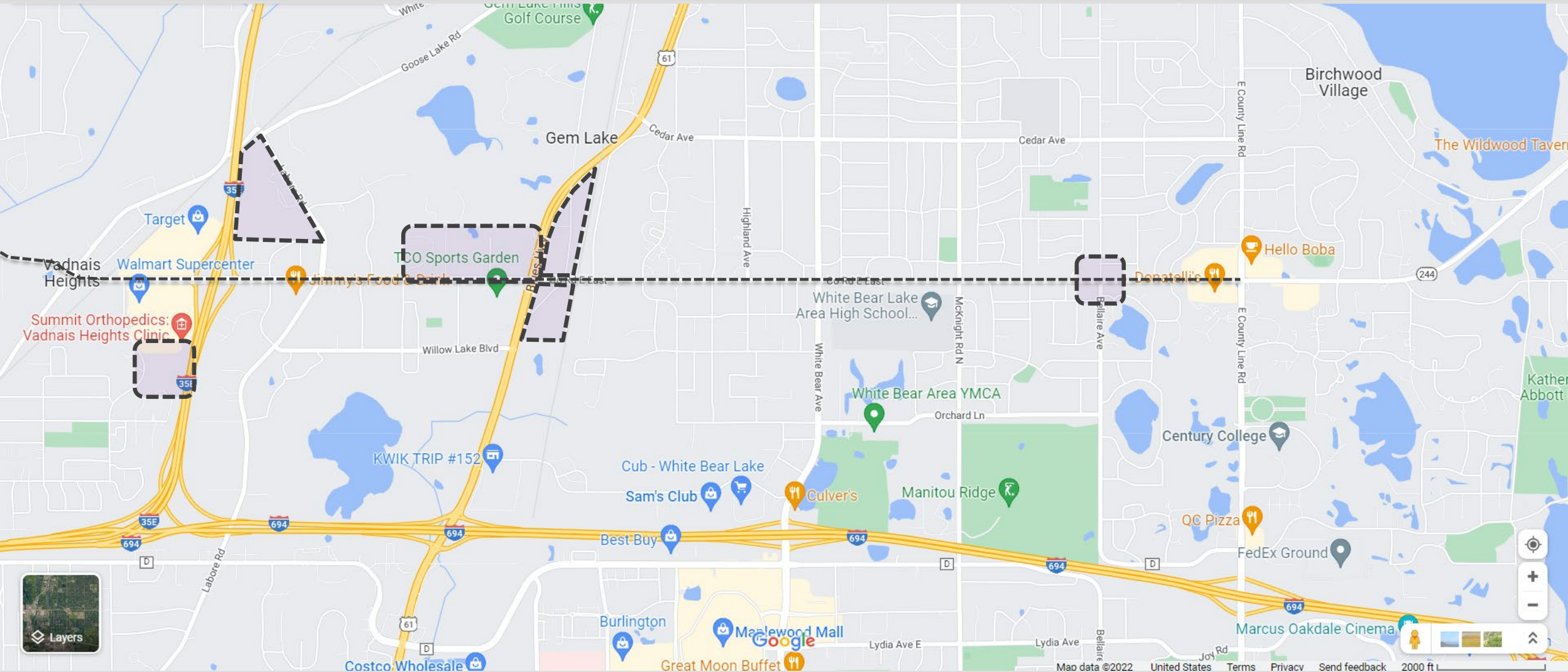


Warehouse, 3235 Labore Road
(17,000 s.f., built 2021)

INDUSTRIAL DEVELOPMENT SINCE 2010

The screenshot displays the CoStar.com website interface. At the top, the CoStar logo is centered, with navigation links for News, Properties, Leasing, Sales, Tenants, Professionals, Markets, Public Record, and Marketing Center. Below this, a secondary navigation bar includes 'All Properties', 'Multi-Family', 'Shopping Centers', and 'Underwriting & Rent Survey Reports'. A search bar is present with filters for 'Listing Type' (set to 'Industrial + 1'), 'Property Size', and 'Auctions'. The main map area shows a geographic region in Vadnais Heights, MN, with several industrial sites highlighted by red circles. The map includes labels for various parks (Bridgewood, Lakewood, Katherine Abbott) and neighborhoods (Gem Lake, Birchwood Village, Willernie, Pine Springs). A sidebar on the left contains map controls like 'Location', 'Polygon', 'Radius', 'Travel', 'Corridor', 'Layers', and 'Map'. At the bottom, a gallery of six primary photos is shown, labeled 'PrimaryPhoto (6).jpg' through 'PrimaryPhoto (1).jpg', with a 'Show all' button.

FOCUS AREAS





COUNTY ROAD E CORRIDOR ACTION PLAN TRANSPORTATION CONSIDERATIONS

COMMUNITY WORKSHOP #1 – September 14, 2022

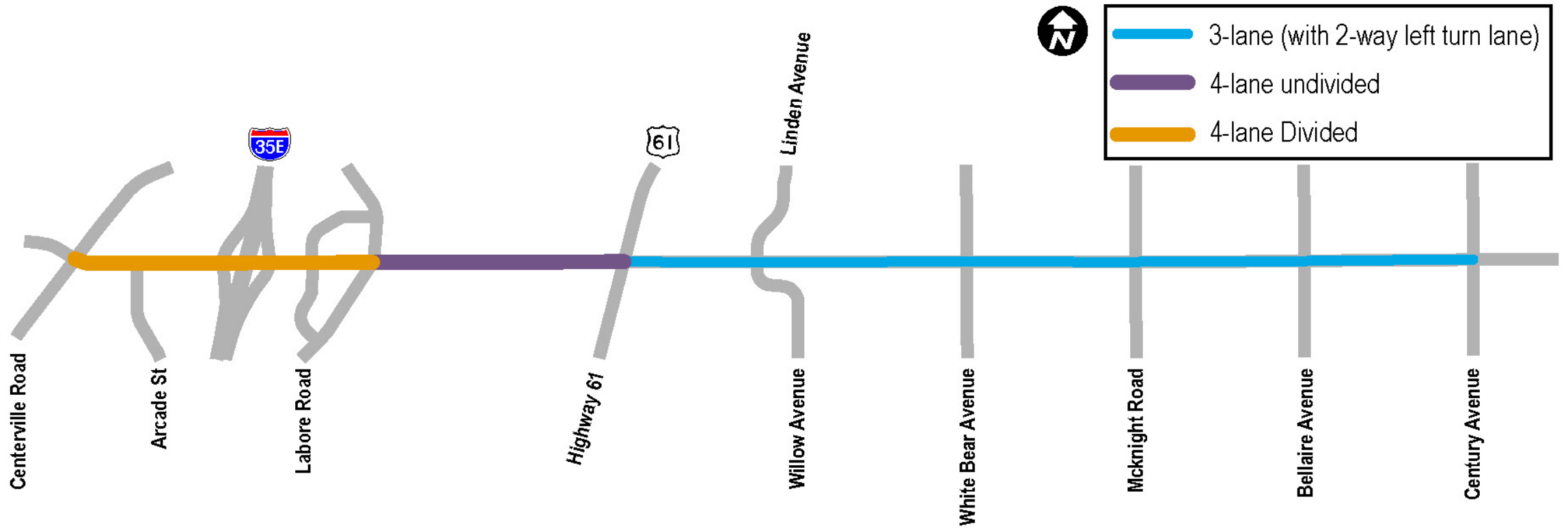
Vadnais Heights, Gem Lake, White Bear Lake

Tom Sohrweide, PE



Building a Better World for All of Us®

County Road E – 3 Segments



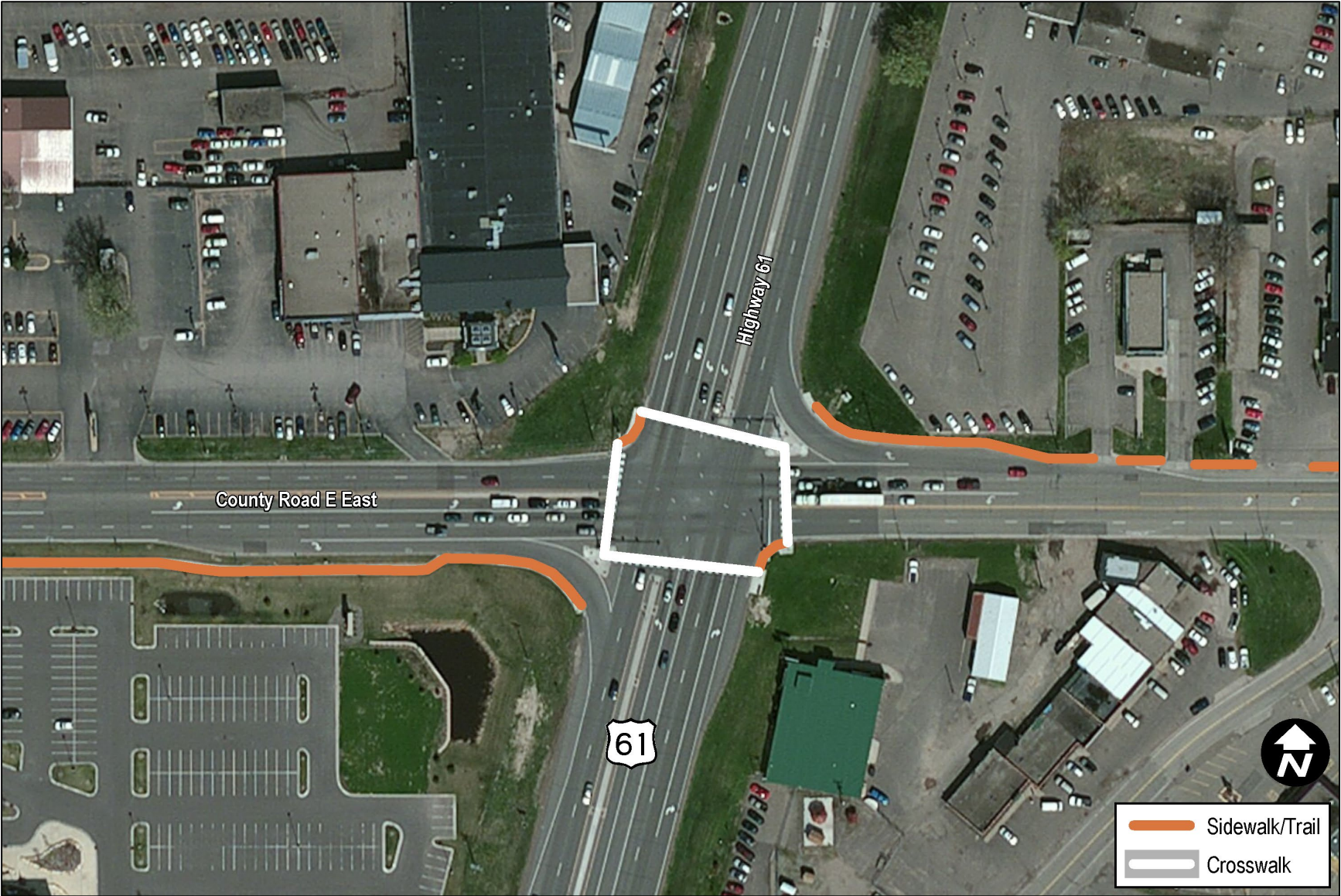
County Road E – Centerville Road to Labore Road



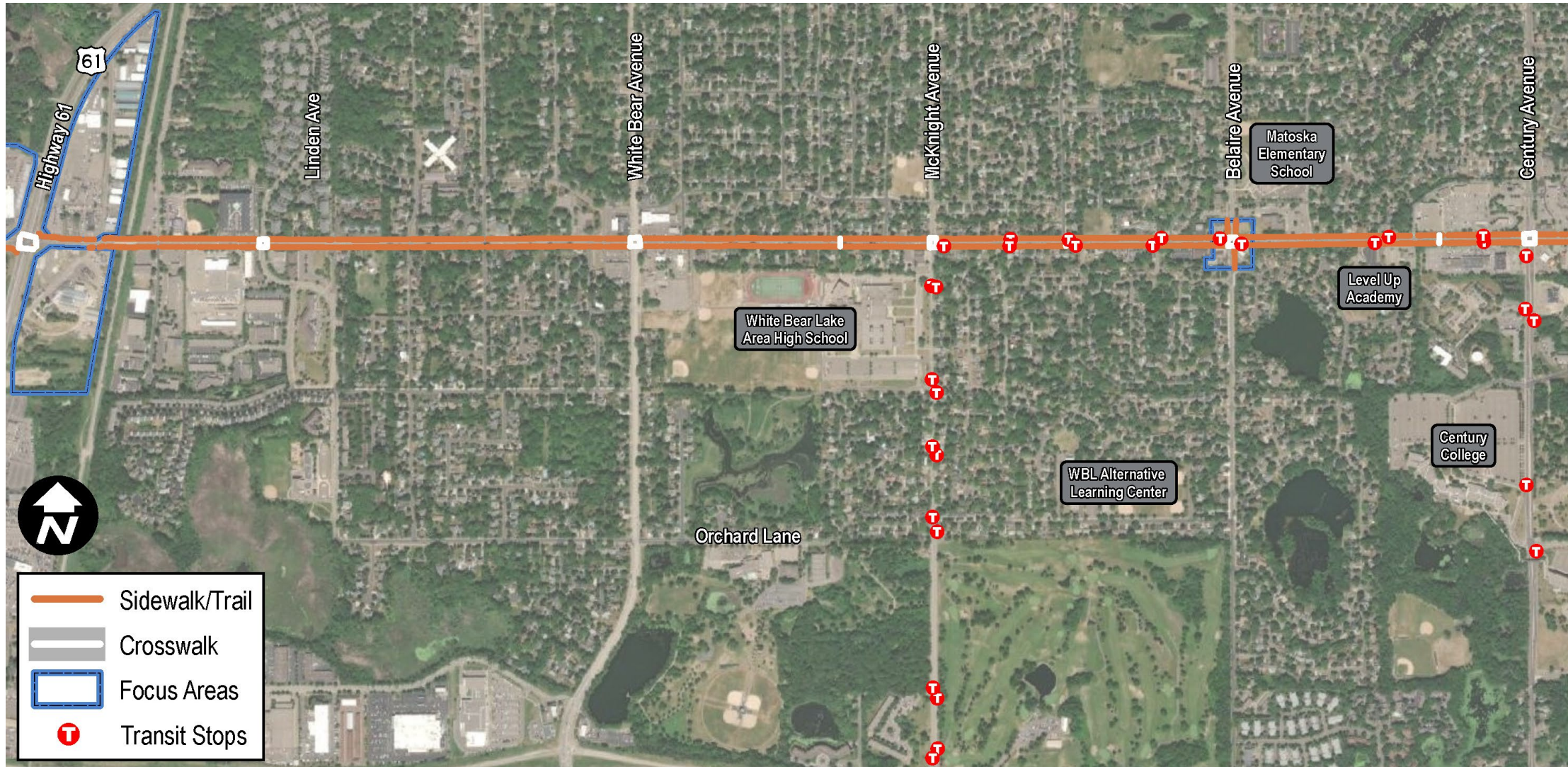
County Road E – Labore Road to Highway 61



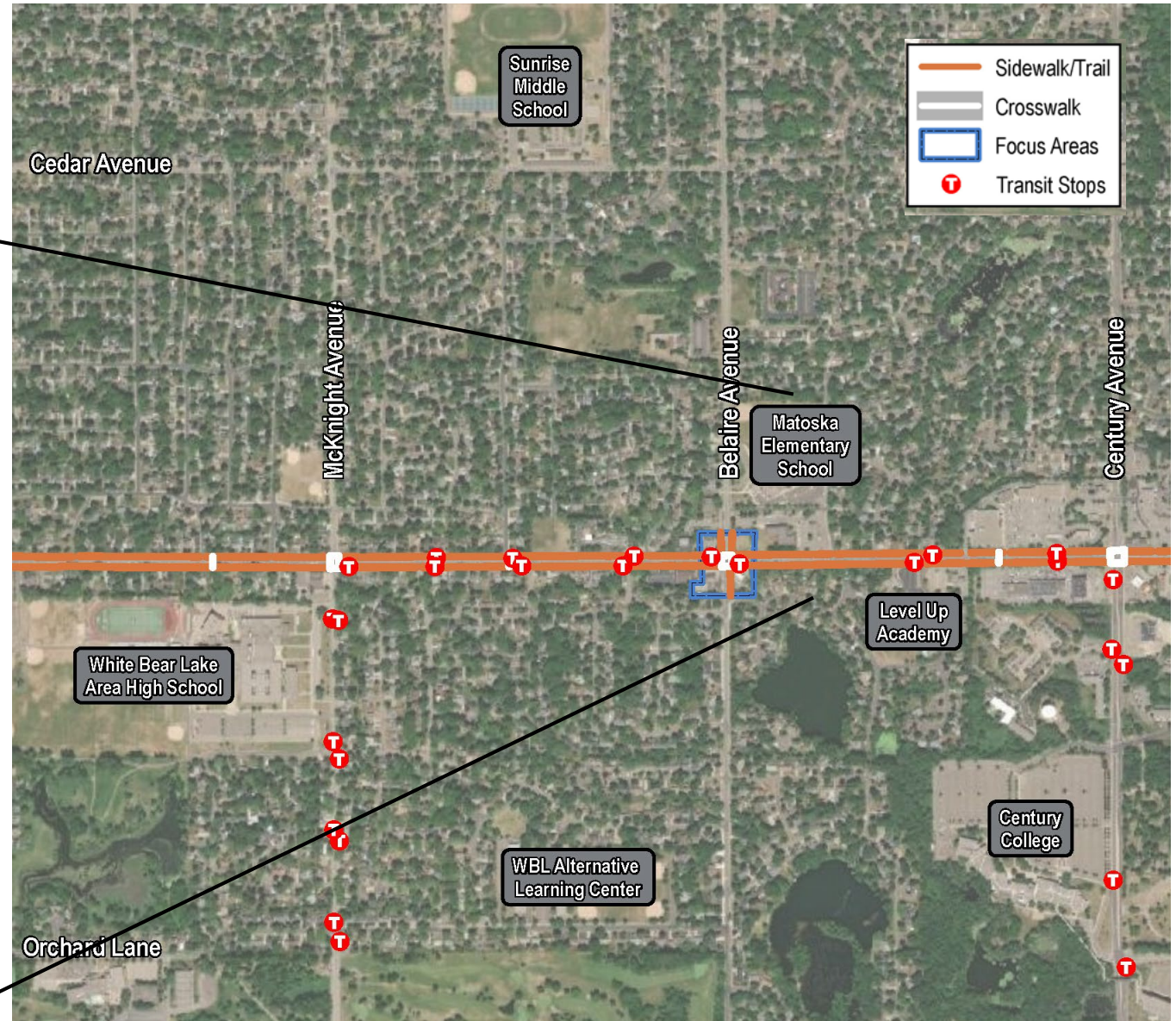
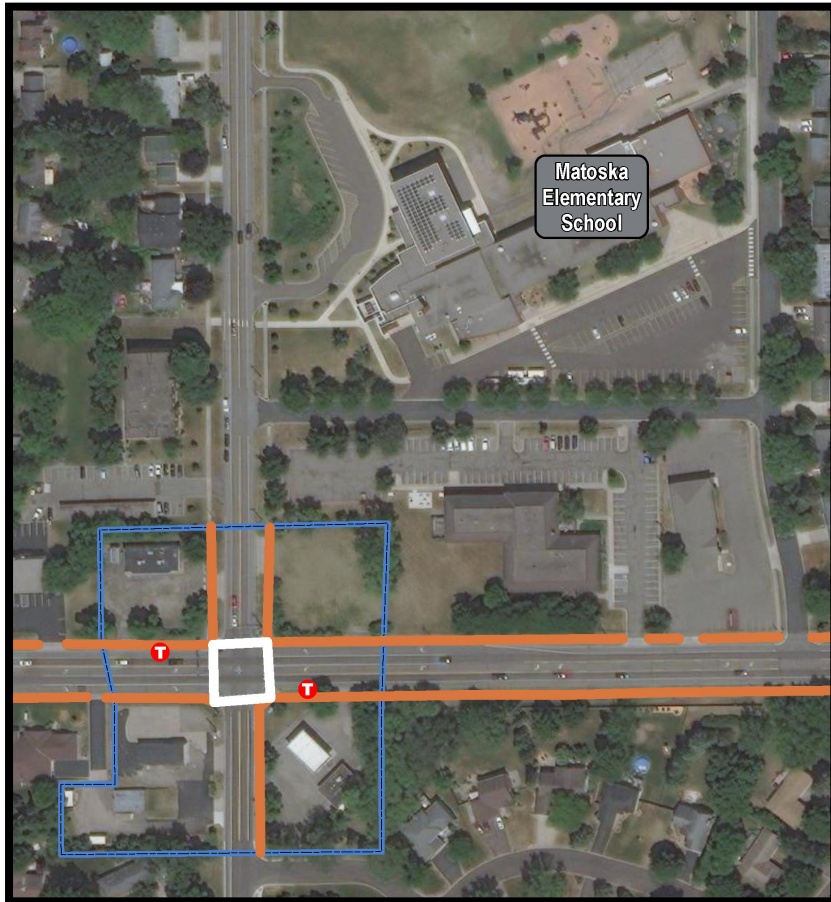
Intersection of County Road E and Highway 61



County Road E – Highway 61 to Century

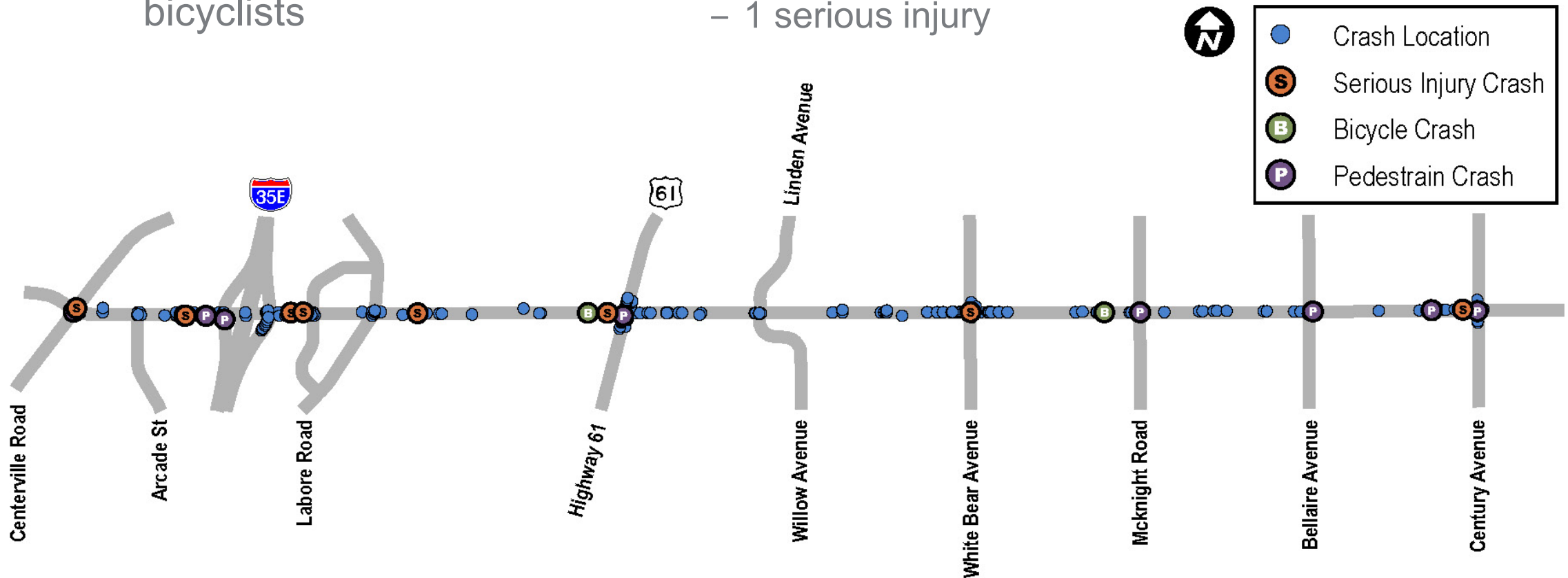


County Road E at Bellaire



High-Level Safety Review: 2017 – 2021

- 428 Total Crashes
- 9 Serious Injury Crashes
 - 2 involving pedestrians or bicyclists
- 3 Bicycle Crashes
 - 1 serious injury
- 9 Pedestrian Crashes
 - 1 serious injury



Thank you

