RICE STREET-LARPENTEUR AVENUE
GATEWAY VISION PLAN

City of Roseville, Maplewood & Saint Paul

PERKINS+WILL
AGENDA

- Introductions 15 min
- Design Concepts 90 min
  - Corridor Framework Vision Plan
    - Big Ideas
    - Public Realm + Open Space
    - Redevelopment + Reinvestment
    - Movement + Access
    - Character + Built Form
    - Recommendations + Prioritization Exercise
- Next Steps 15 min
  - Schedule for Workshop #3
  - ULI Healthy Corridors Project
DESIGN CONCEPT
DESIGN CONCEPT

The intersection of Rice Street and Larpenteur Avenue (the Gateway) is envisioned as high energy mixed-use area that serves the neighborhoods and broader community. The Gateway will be linked by a continuous multi-modal transportation network with improved streetscape improvements and access to natural features/amenities. Design and redevelopment will promote pedestrian activity, support business vitality and create a greater sense of place in a compact, connected walkable built environment.
FRAMEWORK VISION PLAN
FRAMEWORK PLAN

Public Realm + Open Space
Redevelopment + Reinvestment
Movement + Access
Character + Built Form
FRAMEWORK PLAN

CONNECT THE GATEWAY AND THE LAKE (FIGURATIVELY AND LITERALLY)
FRAMEWORK PLAN

ENHANCE STREETSCAPE AND LIGHTING (MAINLY RICE & LARPENDEUR)
FRAMEWORK PLAN

TAME THE STREETS (REDUCE STREET SECTIONS AT THE CENTER)
FRAMEWORK PLAN

MAKE IT WALKABLE (SAFE CROSSINGS AT REASONABLE INTERVALS)
FRAMEWORK PLAN
Long term

PARK AT THE HEART
(PROMINENT, FORMED PUBLIC OPEN SPACE)
PUBLIC REALM + OPEN SPACE
PUBLIC REALM + OPEN SPACE
LAKE MCCARRONS REGIONAL PARK

- Relocate parking area to north. Incorporate green infrastructure
- Provide more picnic shelters and restrooms
- Create multi-use lawn area
- Provide more passive recreational amenities
- Expand trail system
- Enhance natural features and incorporate more stormwater management
- Expand beach area and enhance ADA accessibility
- Provide expanded fishing access and facilities
REDEVELOPMENT + REINVESTMENT
MARGOLIS NURSERY SITE
LAKE MCCARRONS SITE
ARMORY SITE
CROWN PLAZA
MY THRIFT STORE SITE
(AREA SOUTH OF LARPENTEUR)
MOVEMENT + ACCESS
FRAMEWORK PLAN
LARPENDEUR AVENUE
100’ ROW west of Rice Street
LARPFENTEUR AVENUE
75’ ROW east of Rice Street
RICE STREET
100’ ROW north of Larpenteur
RICE STREET
100’ ROW north of Larpenteur
RICE STREET
80’ ROW south of Larpenteur
RICE STREET
80’ ROW south of Larpenteur
RICE STREET
60’ ROW south of Larpenteur
CHARACTER + BUILT FORM
RICE AND LARPENDEUR AVENUE
Landscaped median with street trees

Improved public realm with street trees, lighting and pedestrian amenities

Parking lot edge treatments
RICE AND MCCARRONS BLVD
Landscaped boulevard with street trees and stormwater management

Landscaped median with street trees

Stormwater Management
Improved public realm with street trees, lighting and pedestrian amenities

Landscaped median with street trees
RECOMMENDATIONS
FRAMEWORK PLAN
Short term

Commercial Infill Development

Residential Infill Development

Commercial Infill Development
SHORT TERM – LAND USE
**SHORT-TERM RECOMMENDATIONS**

**Public Realm + Open Space**

- Develop a public gathering space at the north-west corner of Rice and Larpenteur adjacent to the MyThrift Store.
  - Initially the public space can be defined by temporary planters/structures and can include areas for tents and food trucks.
  - This new community plaza/open space with flexible areas for community events and gatherings.

**Movement + Access**

- Enhanced pedestrian crossings (signal timing, pedestrian count-down timers, enhanced striping/pavement markings, and pedestrian ramps) long Rice Street at: Rose lawn Avenue, Larpenteur Avenue, Hoyt Avenue, Arlington Avenue, Nebraska Avenue.
- Study opportunity to create mid-block pedestrian crossings (to include pedestrian rapid-flashing beacons, enhanced striping/pavement markings, and pedestrian ramps) at: N. McCarrons Boulevard/Rice Street and S. McCarrons Boulevard/Rice Street.
- Study opportunity to create new traffic controlled intersections (to include pedestrian crossing improvements) along Marion Street at Larpenteur Avenue and Wheelock Parkway and at Elmer Street/Rice Street.
- Reconstruct Rice Street from Larpenteur Avenue to Maryland Avenue
  - Consolidate driveways to individual businesses along Rice Street associated with this project.
  - Narrow drive lanes and remove on-street shoulder along Rice Street associated with this project.
  - Enhance sidewalk and public realm along Rice Street associated with this project.
  - Incorporate green infrastructure into the design of public realm/streetscape.
  - Incorporate center landscaped median.
SHORT-TERM RECOMMENDATIONS

Movement + Access

• Provide protected bike lanes (striping and break-away posts) along Larpenteur Avenue.
• Create pedestrian connection thru Saint Paul Municipal Water Works site to connect to Kingston Avenue and N. Beaumont Street.
• Work with Metro Transit to provide more frequent bus route service north of Larpenteur Avenue.

Redevelopment + Reinvestment

• Catalyst Site #1: Infill commercial development on the south-west corner of the Rice-Larpenteur intersection in front of the Lamplighter lounge and the MyThrift Store site.
  o North-west corner of the site will be designed as a new community plaza/open space with flexible areas or community events and gatherings.
• Catalyst Site #2: Infill commercial development on the north-east corner (Crown Plaza) of the Rice-Larpenteur intersection north of the Burger King fronting along Rice Street.
• Catalyst Site #3: Infill commercial development on the south-east corner of the Rice-Larpenteur intersection east of the Taco Bell (directly west of the RR tracks) fronting Larpenteur Avenue.
• Catalyst Site #4: Infill residential on the former Roseville Armory site located along N McCarrons Boulevard.
• Catalyst Site #5: Infill residential on the Margolis site located along Larpenteur Avenue.
SHORT-TERM RECOMMENDATIONS

Redevelopment + Reinvestment

- Catalyst Site #6: Infill senior residential development along S. McCarrons Blvd at new connection of Marion Street greenway.
- Catalyst Site #7: Infill mixed-use development on the St. Paul Water works site located at the corner of Rice Street and Roselawn Avenue W. (this includes the Affordable used Cars-Maplewood site).
  - Development to include expanded Rice Street community garden.
  - Development to include farmers market area.

Character + Built Form

- Develop corridor wide design guidelines to define public realm and streetscape improvements.

Organization + Regulatory

- Create zoning overlay district
  - Prepare zoning overlay district for all three cities to adopt to guide future development along the corridor.
  - Overlay district ordinance should include building and public realm design guidelines, reduced parking requirements, enhanced landscape requirements, signage and requirements for public realm/common area maintenance and upkeep.
SHORT-TERM RECOMMENDATIONS

Organization + Regulatory

- Create “Rice-Larpenteur Development Collaborative”
  - Collaborative would lead redevelopment and enhancement initiatives on behalf of the three partner cities.
  - Short term collaborative will be comprised of the GPC and an implementation committee.
  - Long term collaborative membership would be comprised of staff and elected City and County officials from the three cities.
    - Membership should also include individuals from the Healthy Corridors leadership group.
    - Membership should include additional business/property owners.
    - Membership should include other local non-profits with similar development related mission (e.g. East Metro Strong or the Saint Paul Port Authority or the Chamber or East Side Neighborhood Development Company)
    - Membership should be expanded to include the foundation community (St. Paul Foundation, Wilder, Knight, Bush, Pohlad, and McKnight)
  - Collaborative could be initially “funded” by the three cities and community foundations to implement the vision of this plan.
  - Develop programming of public spaces (festivals, cultural events, etc.) along the corridor.
  - Help lead redevelopment efforts along the corridor.
  - Assist with finding funding to support business start-ups and/or growth of small businesses (financing, partnerships, leadership, etc.) with an emphasis on food related businesses (restaurants/production/distribution).
  - Collaborative would review development proposals for projects in the area.
  - Collaborative would provide funding for façade enhancements and public realm improvements.
  - Collaborative would be charged with overall area maintenance and operations (public realm areas).
FRAMEWORK PLAN
Long term
LONG-TERM RECOMMENDATIONS

Long term (4-15 years)

Public Realm + Open Space

- Reconfigure McCarrons Lake Regional Park to relocate parking lot and expand recreational amenities
  - Reconfigure parking to north of the park site on the LZ Truck Equipment Inc.
  - Provide additional picnic shelters, programmable passive lawn space, and native gardens/stormwater management areas.
- Park redesign for the Rice and Arlington Field.
  - Includes a new consolidated community center services building (with community focused initiatives and services)
  - Provide more flexible open space to host neighborhood events.
  - Reconfigure parking.
  - Enhanced landscaping and stormwater management.
LONG-TERM RECOMMENDATIONS

Movement + Access

• Reconstruct Rice Street from Larpenteur Avenue to County Road B
  o Consolidate driveways to individual businesses along Rice Street associated with this project.
  o Narrow drive lanes along Rice Street associated with this project (maintain three lane geometrics).
  o Enhance sidewalk and public realm along Rice Street associated with this project.
  o Incorporate center landscaped median.

• Reconstruct Larpenteur Avenue from Galteir Street to Sylvan Street
  o Reconstruct Larpenteur Avenue as a four to three lane conversion.
  o Consolidate driveways to individual businesses along Larpenteur Avenue associated with this project.
  o Narrow drive lanes and create protected bike lanes.
  o Incorporate center landscaped median.

• Connect Marion Street (defined as Marion greenway) to S. McCarrons Boulevard
  o Enhance sidewalk and public realm along Rice Street associated with this project.
  o Create new traffic controlled intersections along Marion Street at: Larpenteur Avenue and Wheelock Parkway.
LONG-TERM RECOMMENDATIONS

Redevelopment + Reinvestment

- Catalyst Site #1: Infill mixed-use development on the south-west corner of the Rice-Larpenteur intersection on the entire MyThrift Store site (including the Wells Fargo and Super America sites).
- Catalyst Site #2: Infill residential development on Woodbridge Court (Marion Street-Brittany Apartments) and Marion Street.
  - Incorporate new community green space connection from Marion Street to Rice Street.
- Catalyst Site #3: Infill Mixed-use development on the Long’s Auto Site.
- Catalyst Site #4: Infill Mixed-use development on the McCarron Hills Shopping Center site.
- Catalyst Site #5: Infill Mixed-use development on the Dairy Queen Site.
- Catalyst Site #6: Infill Mixed-use development on the Family Dollar (Burger King, Walgreen’s, TGK Auto, Rice Street Car Wash) while maintaining Western Bank building.
- Catalyst Site #7: Infill Mixed-use development on Centerline Bus Charter Site (including the Car Hop site).
- Catalyst Site #8: Infill residential development on the Mobil site at the intersection of Rice Street and McCarrons Street.
- Catalyst Site #9: Infill residential development on the Best Car Wash and Auto Care site at the intersection of Rice Street and W. Montana Avenue.
- Catalyst Site #10: Infill residential development on the Auto Zone site at the intersection of Rice Street and W. Nebraska Avenue.
PRIORITY EXERCISE

PLACE 3 DOTS FOR MOST IMPORTANT PROJECTS IN BOTH THE SHORT-TERM AND LONG-TERM CATEGORIES.

(3 DOTS IN EACH CATEGORY FOR A TOTAL OF 6 DOTS)
RICE-LAR彭TEUR VISION PLAN: TIMELINE + MILESTONES

2017

**PHASE 1 DISCOVERY**
1.1 Community/Stakeholder Engagement Plan
1.2 Kick-Off Meeting
1.3 Visioning Worksession
1.4 Review background Studies
1.5 Market Analysis
1.6 Urban Design Analysis
1.7 Stakeholder Meetings

**PHASE 2 VISION + MASTER PLAN ALTERNATIVES**
2.1 Town Hall Charette #1
2.2 Stakeholder Meetings
2.3 Prepare Draft Plan

**PHASE 3 REDEVELOPMENT CATALYST SITES + IMPLEMENTATION**
3.1 Town Hall Charette #2
3.2 Concept Redevelopment Plans
3.3 Draft Implementation Plans
3.4 Stakeholder Meetings

**PHASE 4 DOCUMENTATION + APPROVAL**
4.1 Draft Master Plan Report
4.2 Final Document
4.3 Stakeholder Meetings
4.4 Present to Cities

**ULI HEALTHY CORRIDORS**
SCHEDULE

- Public Workshop #3
  - October 26th
  - Community School of Excellence
    270 Larpenteur Avenue West - Cafeteria

- ULI Healthy Communities Workshop
  - November 8th – 10th

- GPC Meeting #7
  - TBD in November/December

- CAG Meeting #5
  - TBD in November/December
QUESTIONS

www.riceandlarpenteur.com