

RICE STREET-LARPENTEUR AVENUE GATEWAY VISION PLAN



City of Roseville, Maplewood & Saint Paul

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

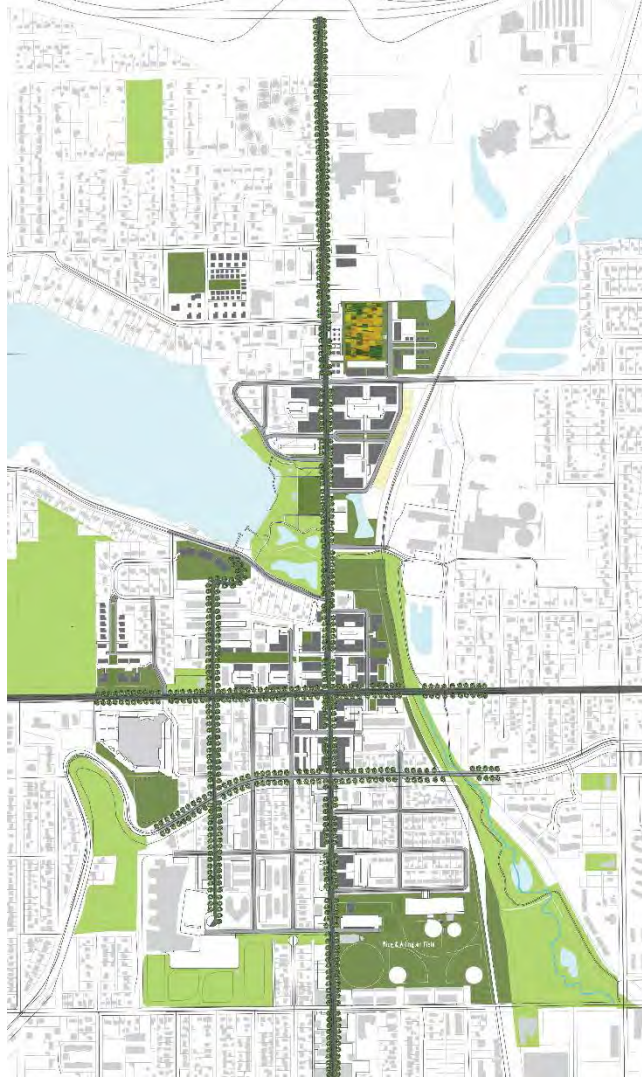
DESIGN CONCEPT

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.*

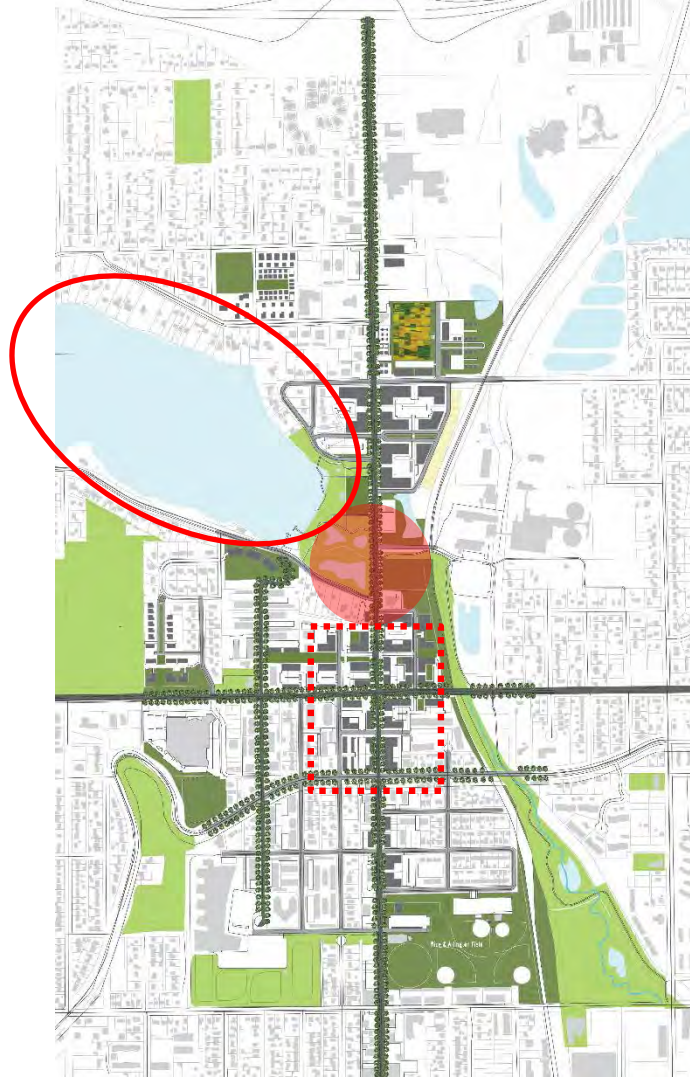
FRAMEWORK VISION PLAN

FRAMEWORK PLAN



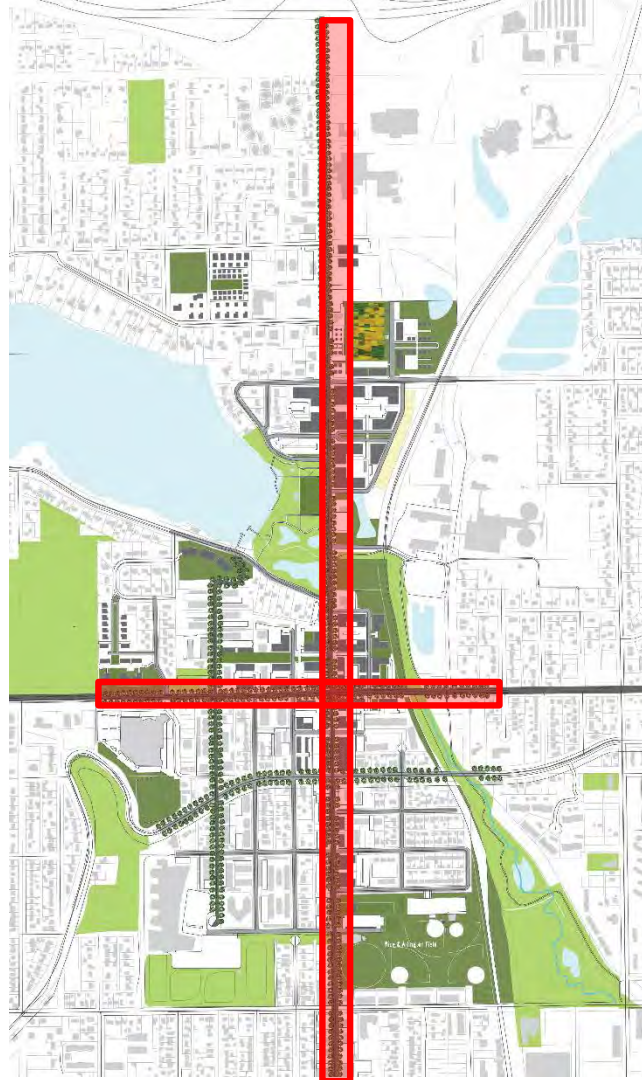
Public Realm + Open Space
Redevelopment + Reinvestment
Movement + Access
Character + Built Form

FRAMEWORK PLAN



**CONNECT THE GATEWAY AND
THE LAKE** *(FIGURATIVELY AND LITERALLY)*

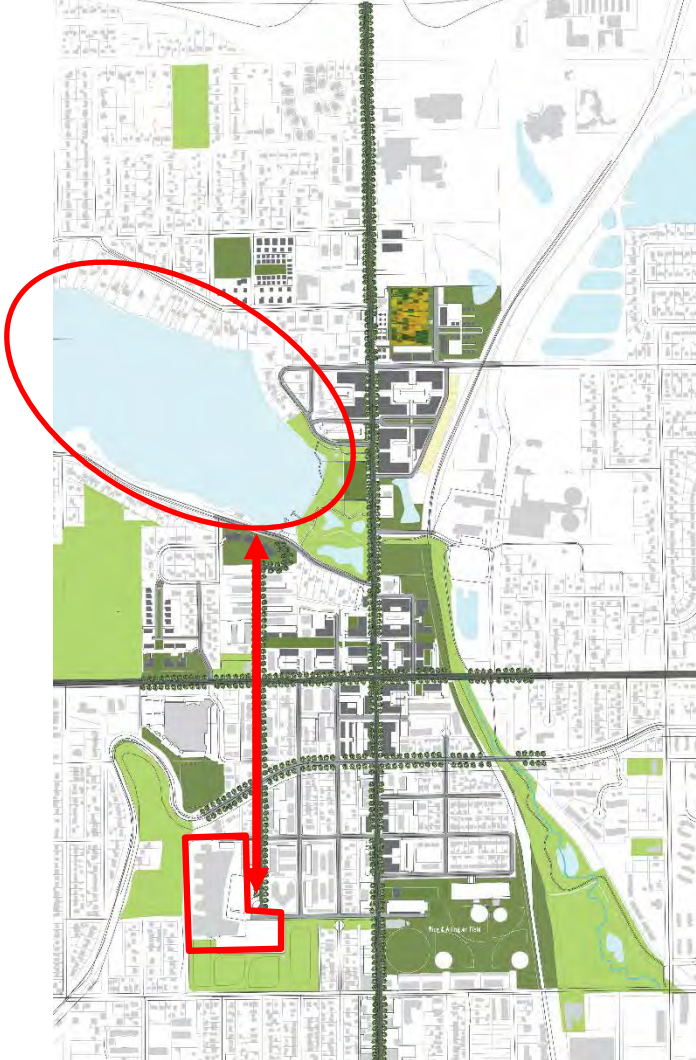
FRAMEWORK PLAN



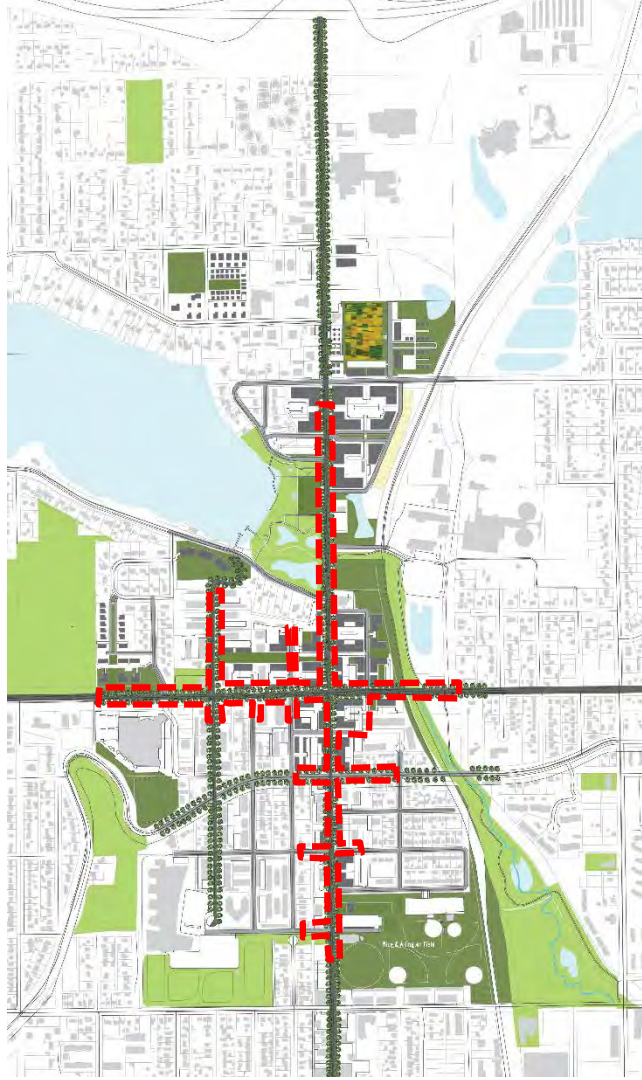
ENHANCE STREETScape AND LIGHTING *(MAINLY RICE & LARPENUEUR)*

FRAMEWORK PLAN

MARION GREENWAY

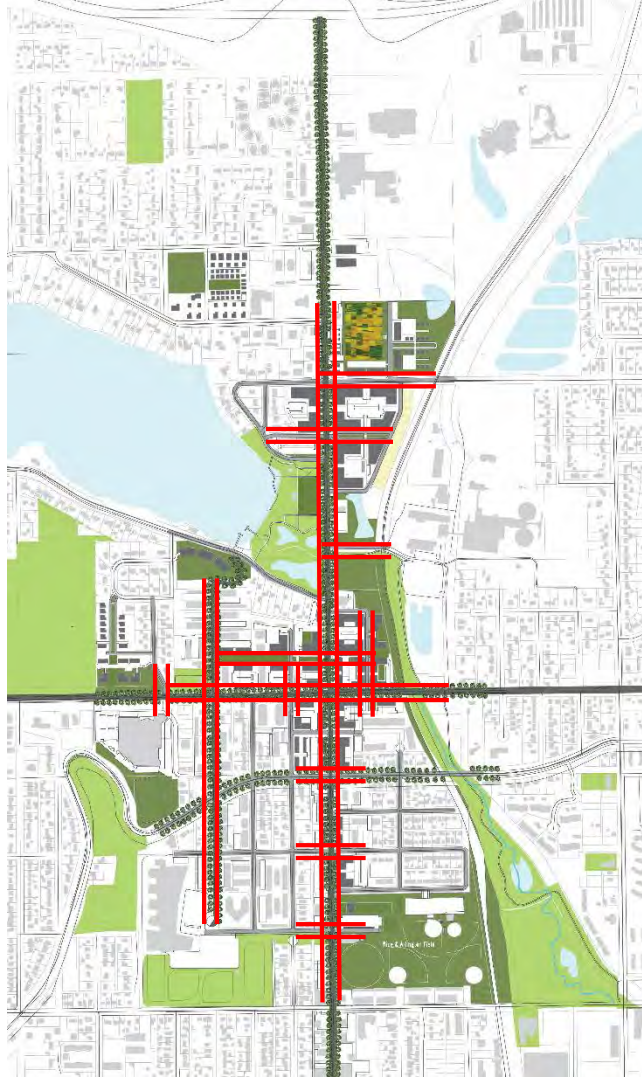


FRAMEWORK PLAN



TAME THE STREETS *(REDUCE
STREET SECTIONS AT THE CENTER)*

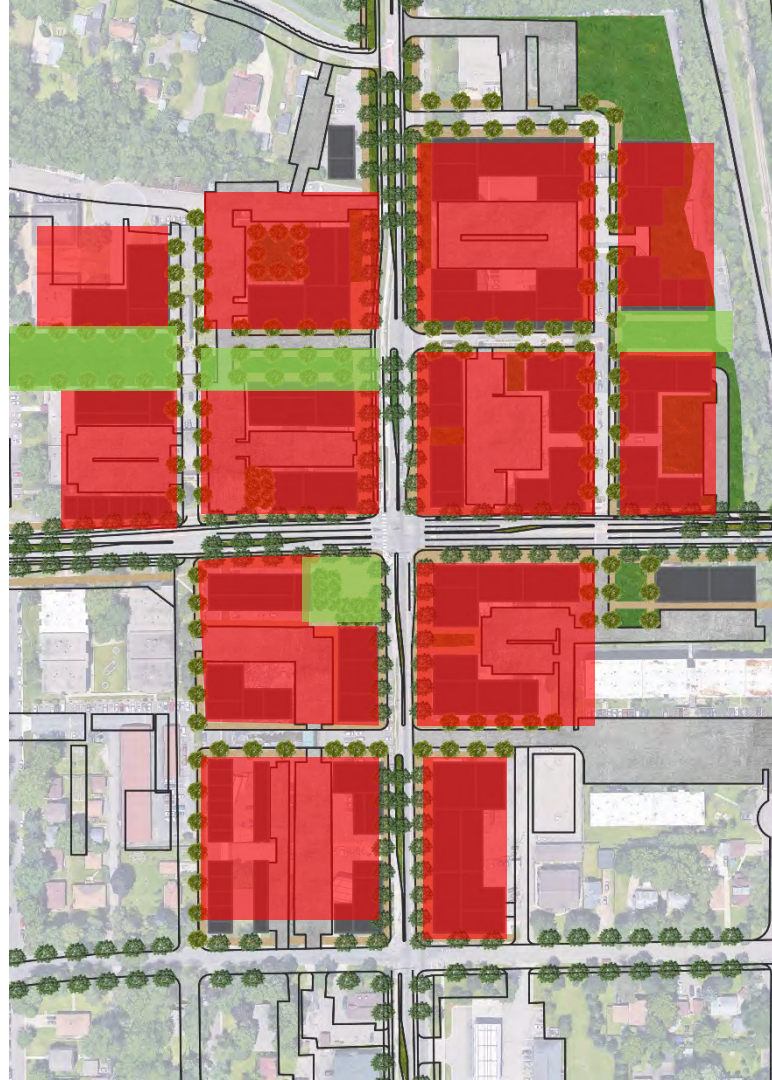
FRAMEWORK PLAN



MAKE IT WALKABLE *(SAFE
CROSSINGS AT REASONABLE INTERVALS)*

FRAMEWORK PLAN

Long term

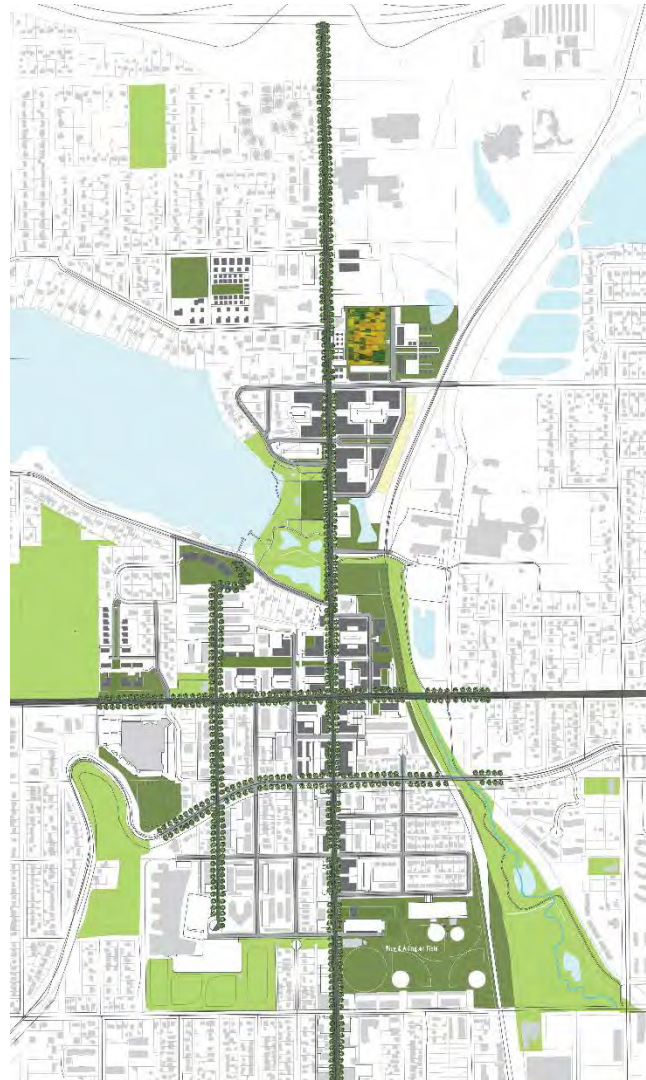


PARK AT THE HEART

(PROMINENT, FORMED PUBLIC OPEN SPACE)

PUBLIC REALM + OPEN SPACE

PUBLIC REALM + OPEN SPACE



LAKE MCCARRONS REGIONAL PARK

Expand beach area and
enhance ADA accessibility

Provide expanded fishing
access and facilities

Relocate parking area to
north. Incorporate green
infrastructure

Provide more picnic shelters
and restrooms

Create multi-use lawn area

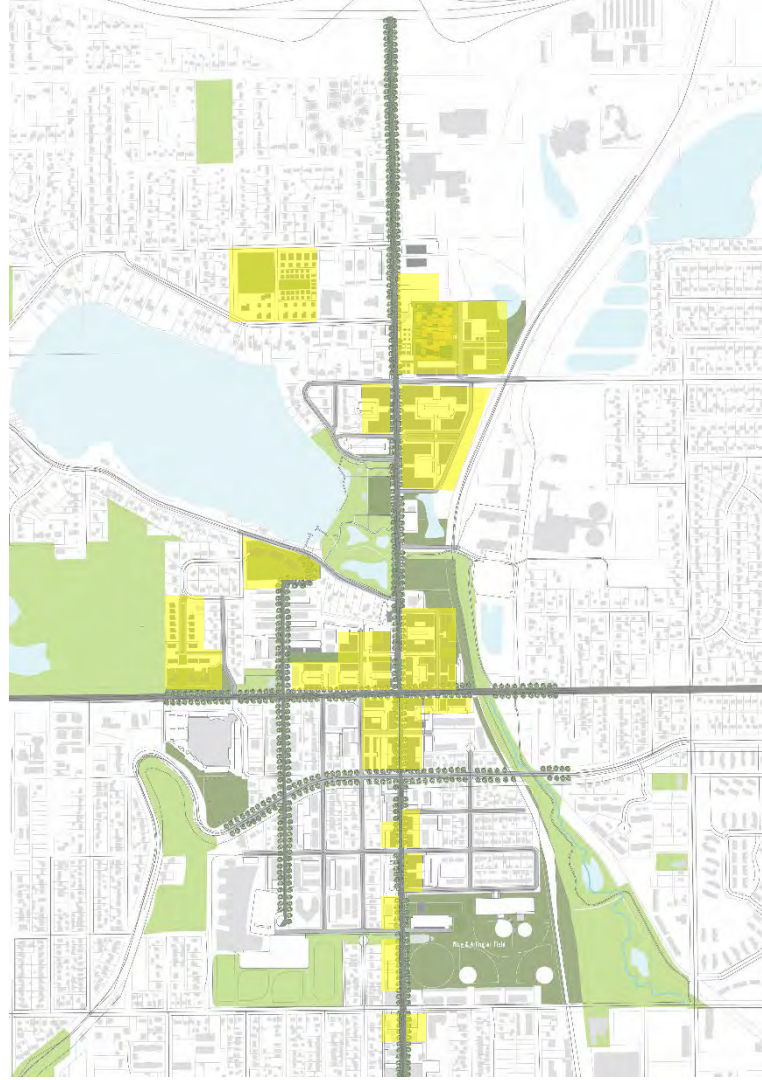
Provide more passive
recreational amenities

Expand trail system

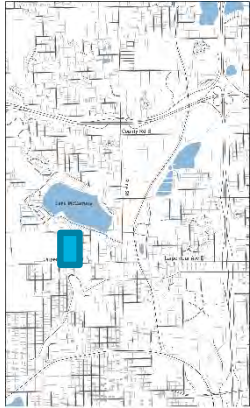
Enhance natural features
and incorporate more
Stormwater management

REDEVELOPMENT + REINVESTMENT

REDEVELOPMENT SITES



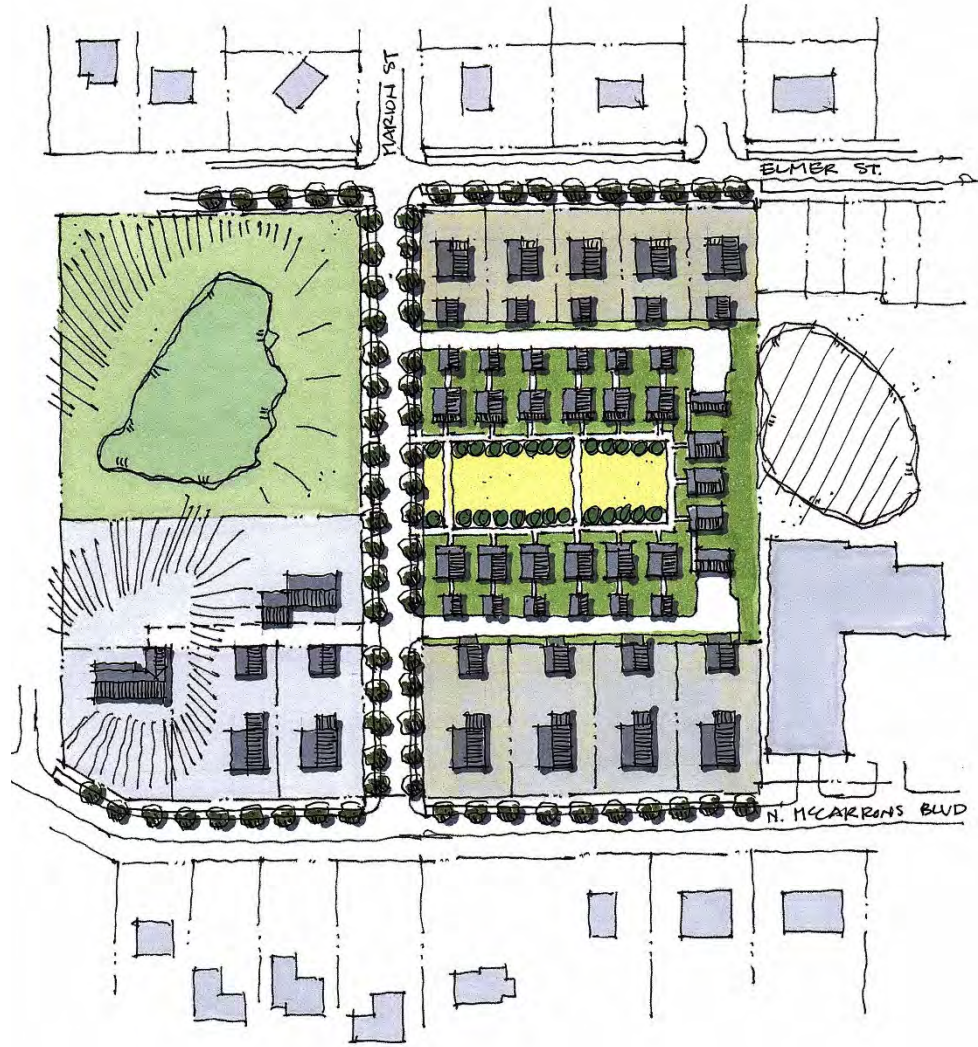
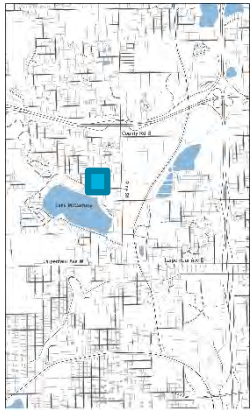
MARGOLIS NURSERY SITE



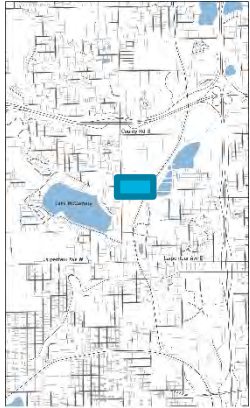
LAKE MCCARRONS SITE



ARMORY SITE



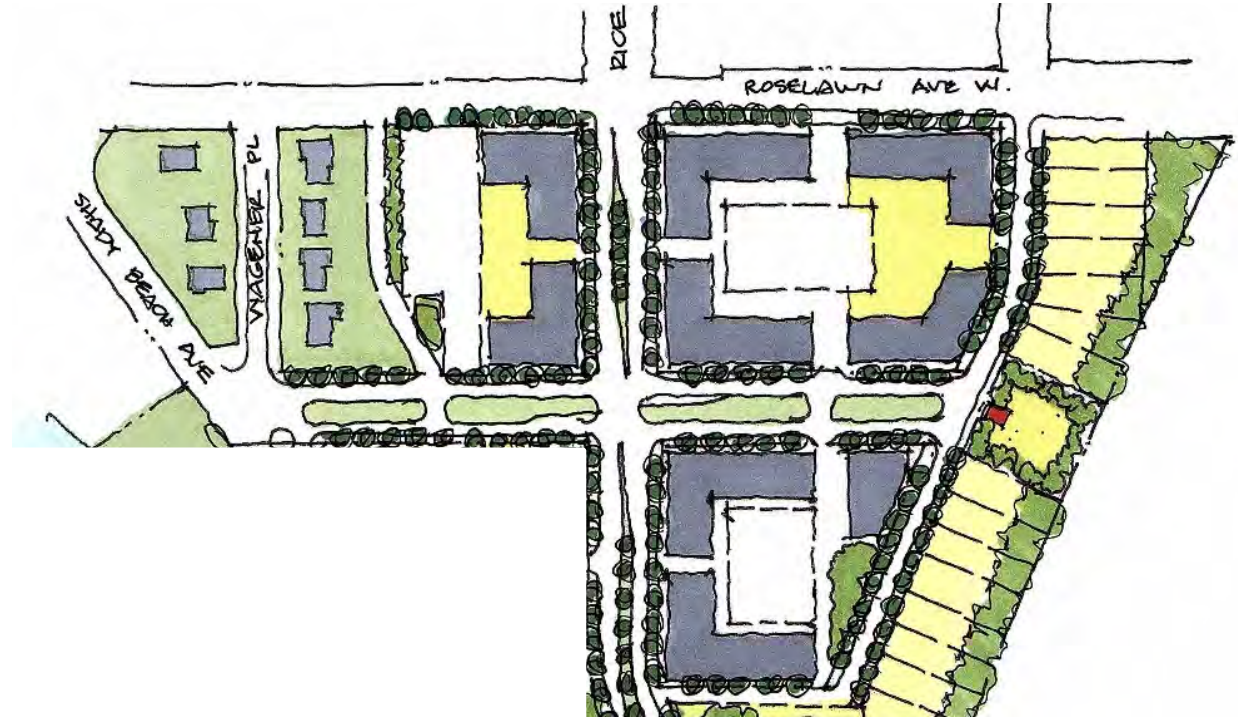
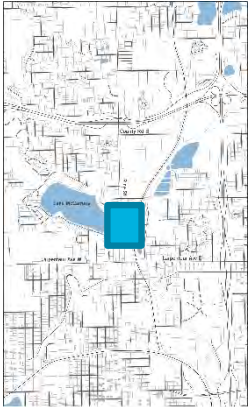
WATERWORKS SITE



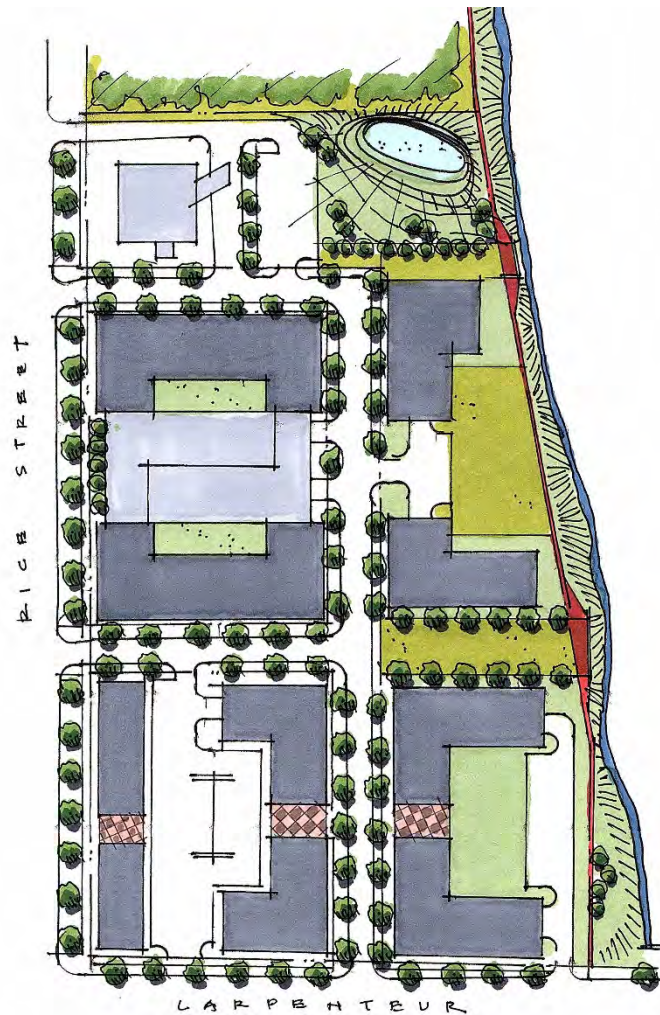
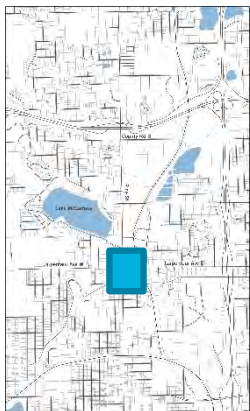
WATERWORKS SITE - VIEW NE



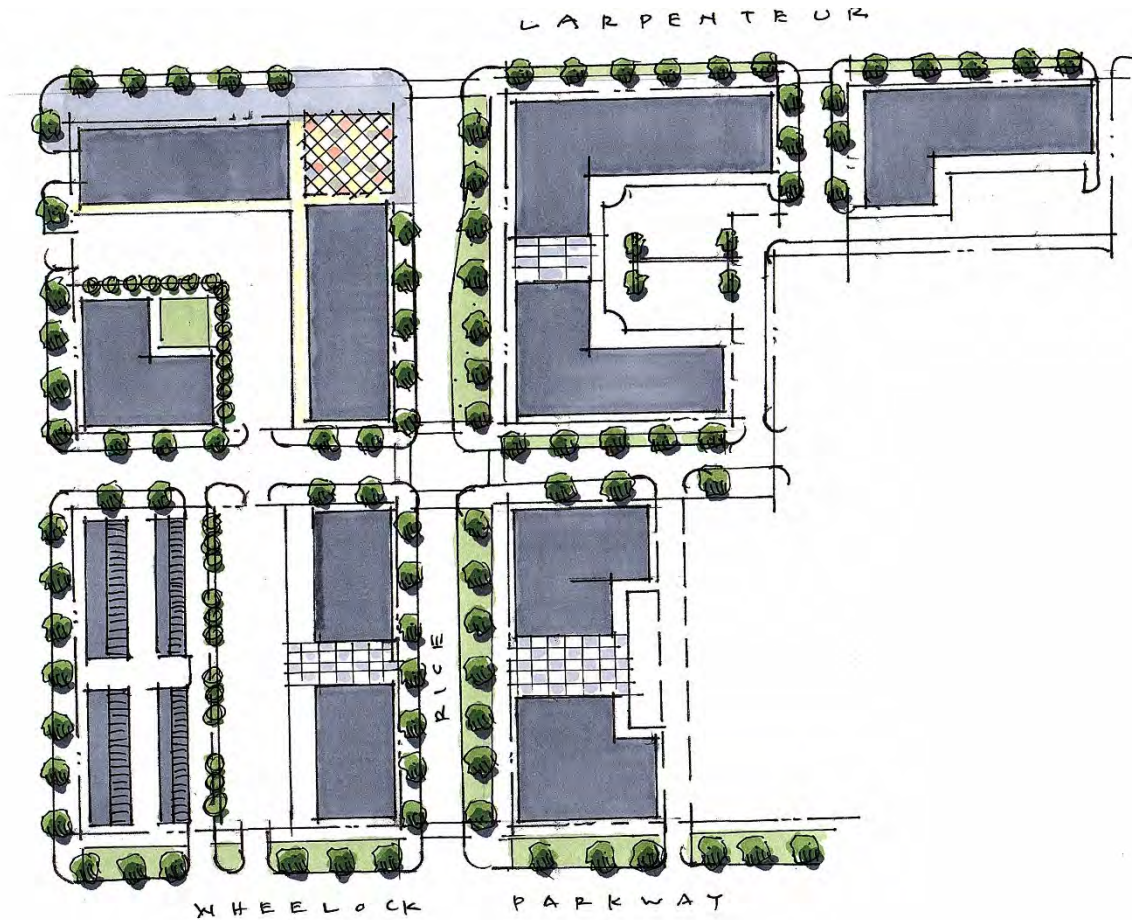
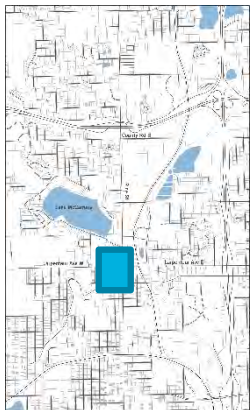
LAKE MCCARRONS EAST SITE



CROWN PLAZA



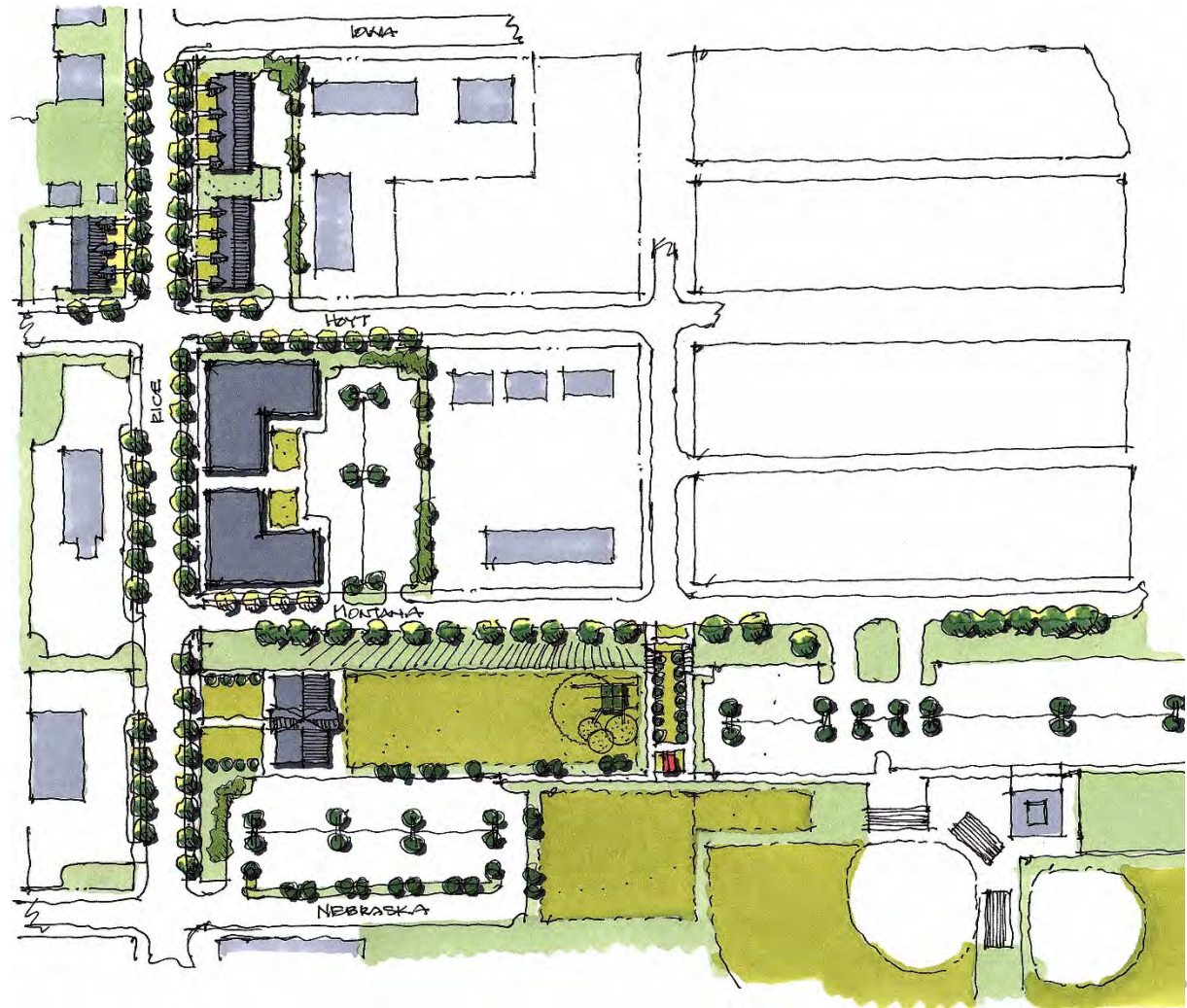
MY THRIFT STORE SITE (AREA SOUTH OF LARPENTEUR)



RICE AND LARPENTEUR – VIEW NE

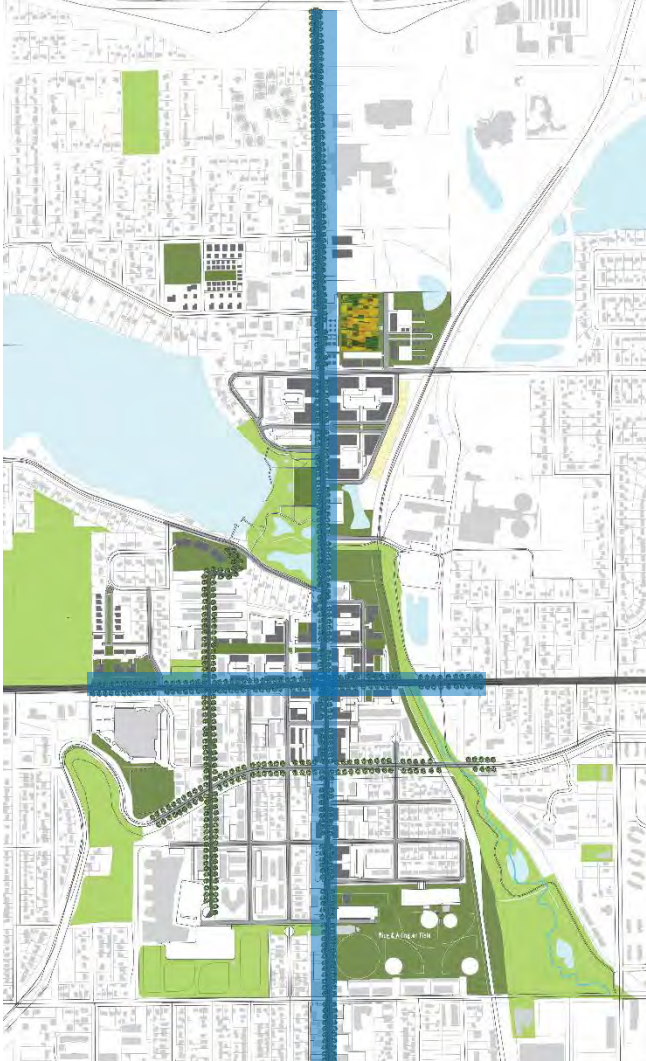


LONGS AUTO PLACE SITE

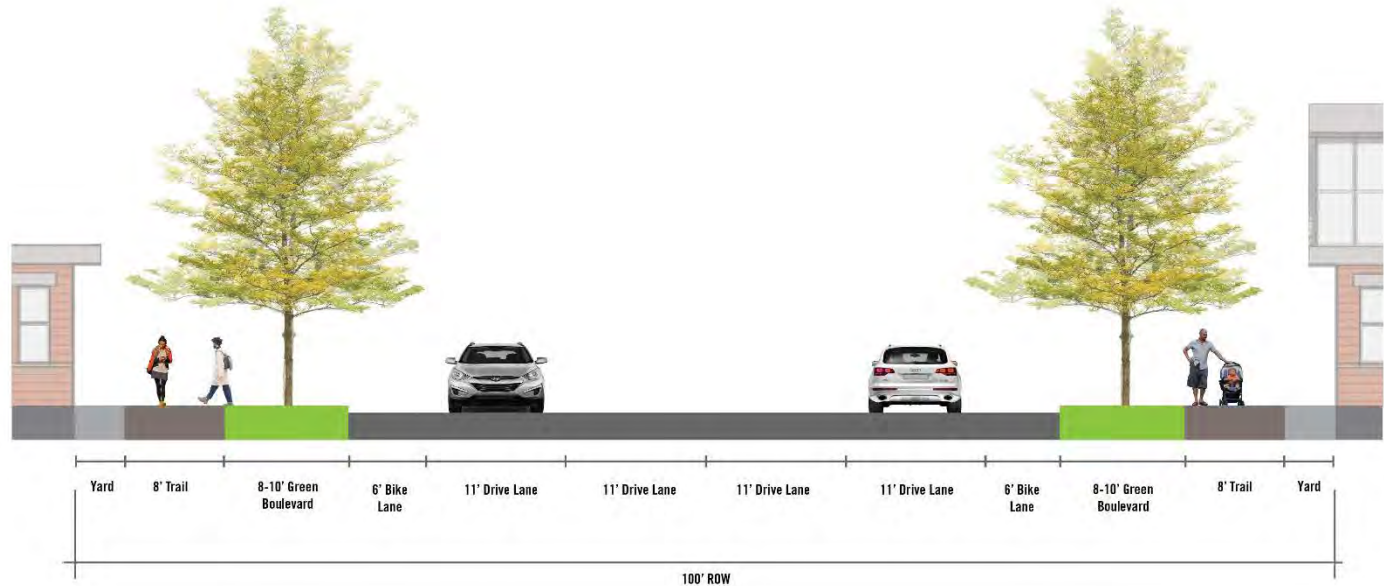
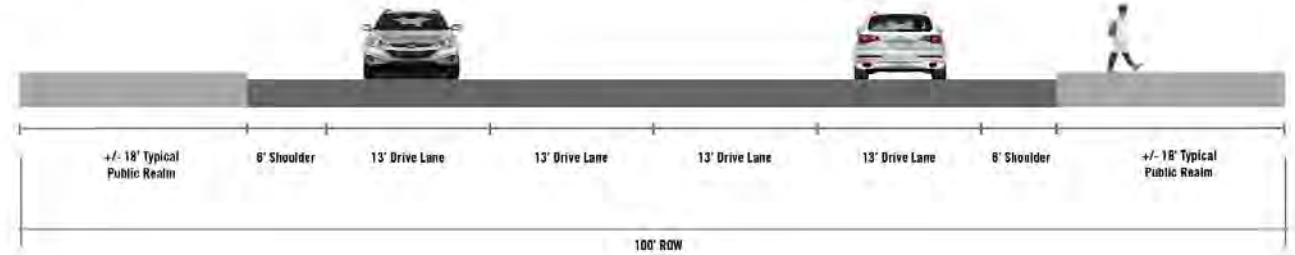


MOVEMENT + ACCESS

FRAMEWORK PLAN

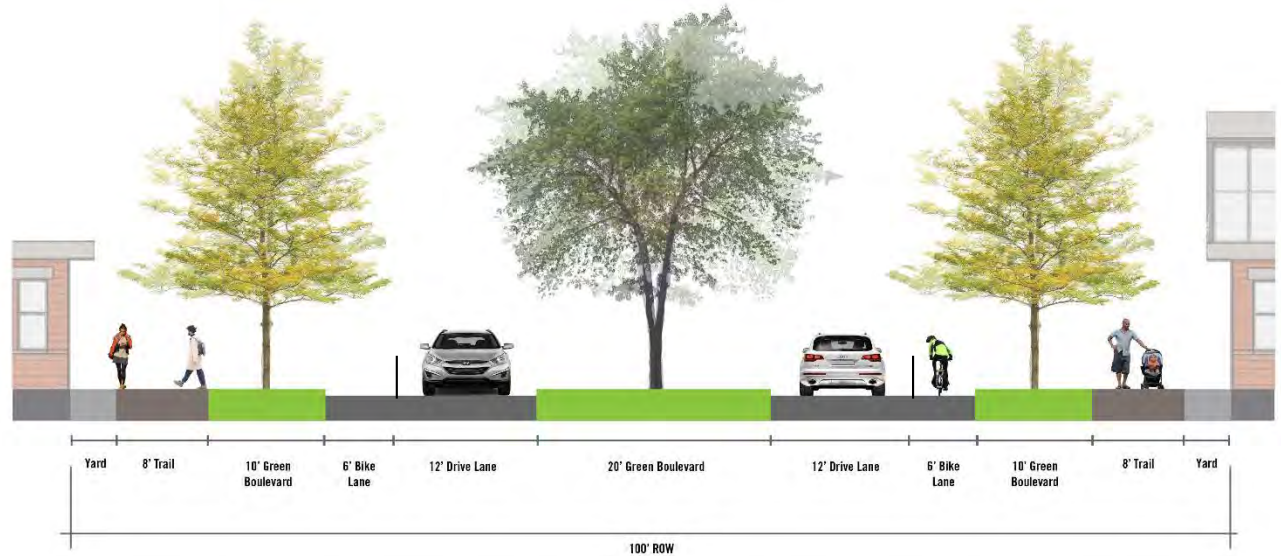
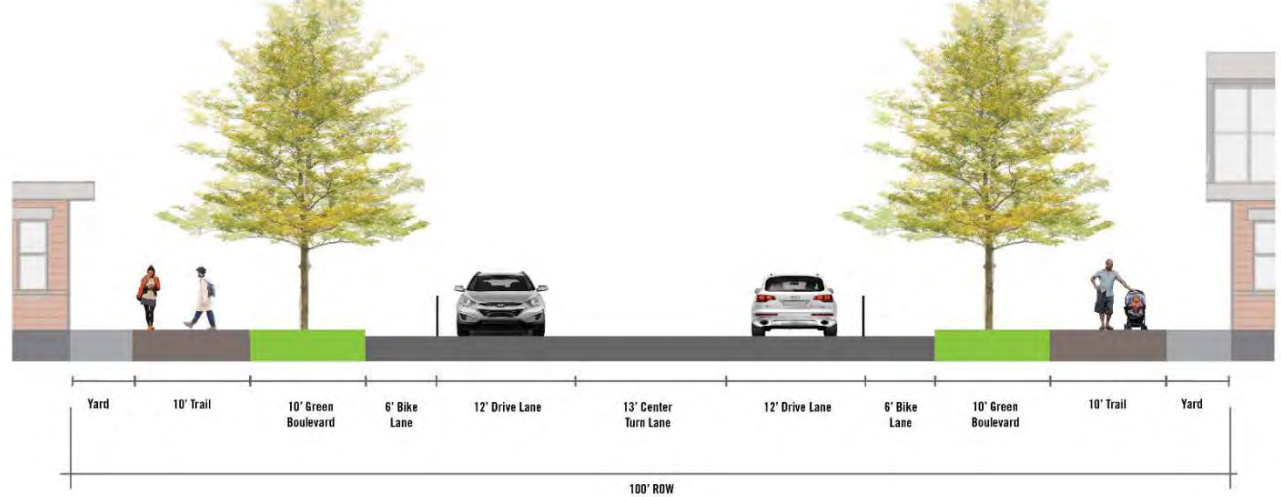


LARPEN TEUR AVENUE
100' ROW west of Rice
Street



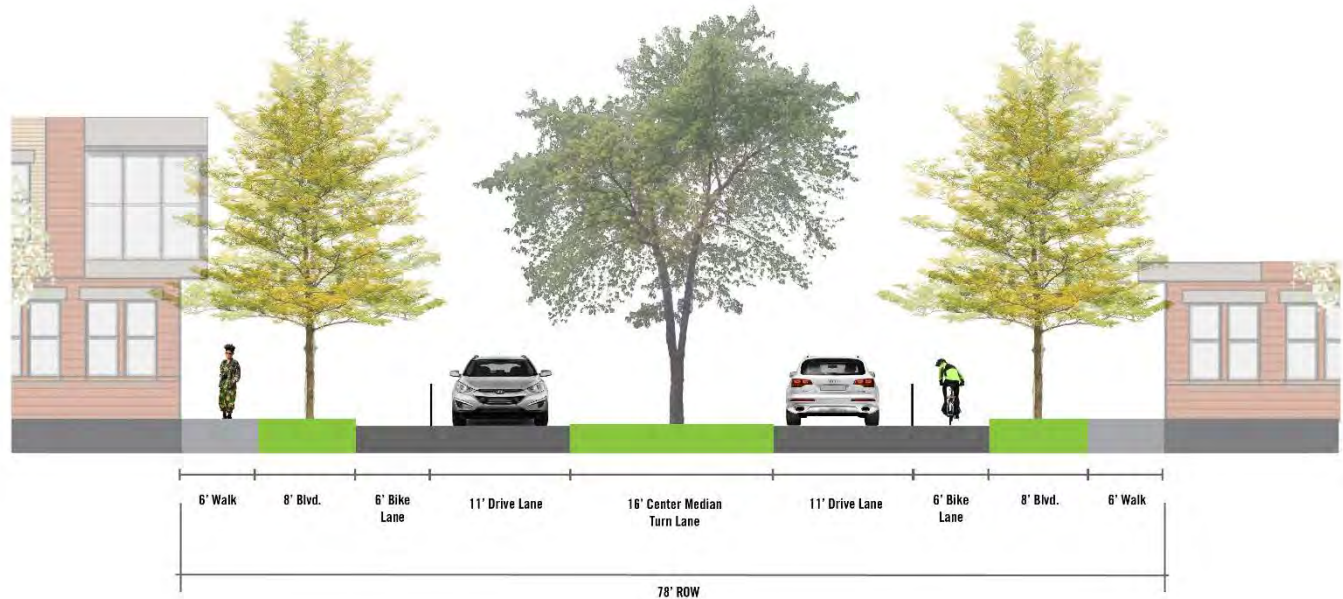
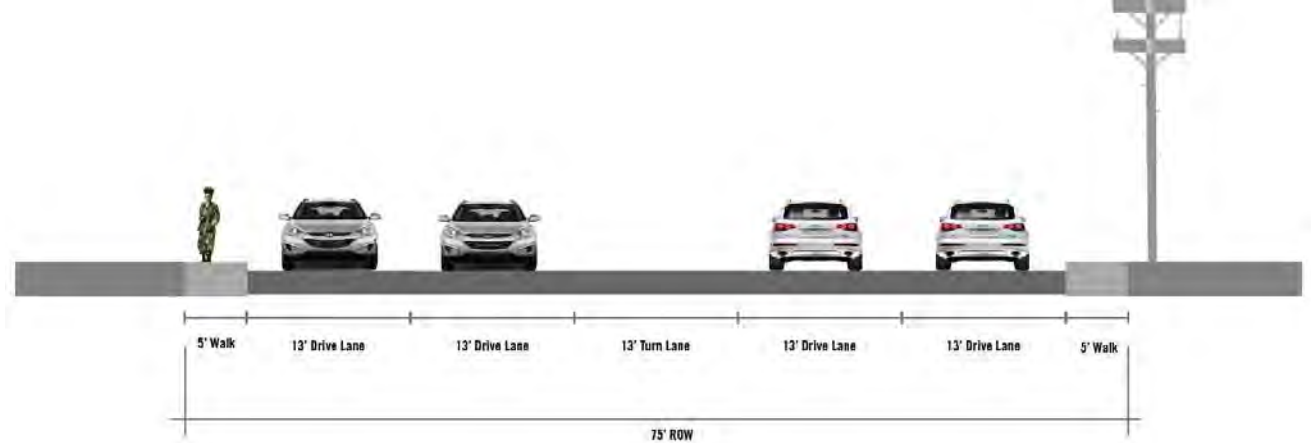
LARPENTEUR AVENUE

100' ROW west of Rice
Street

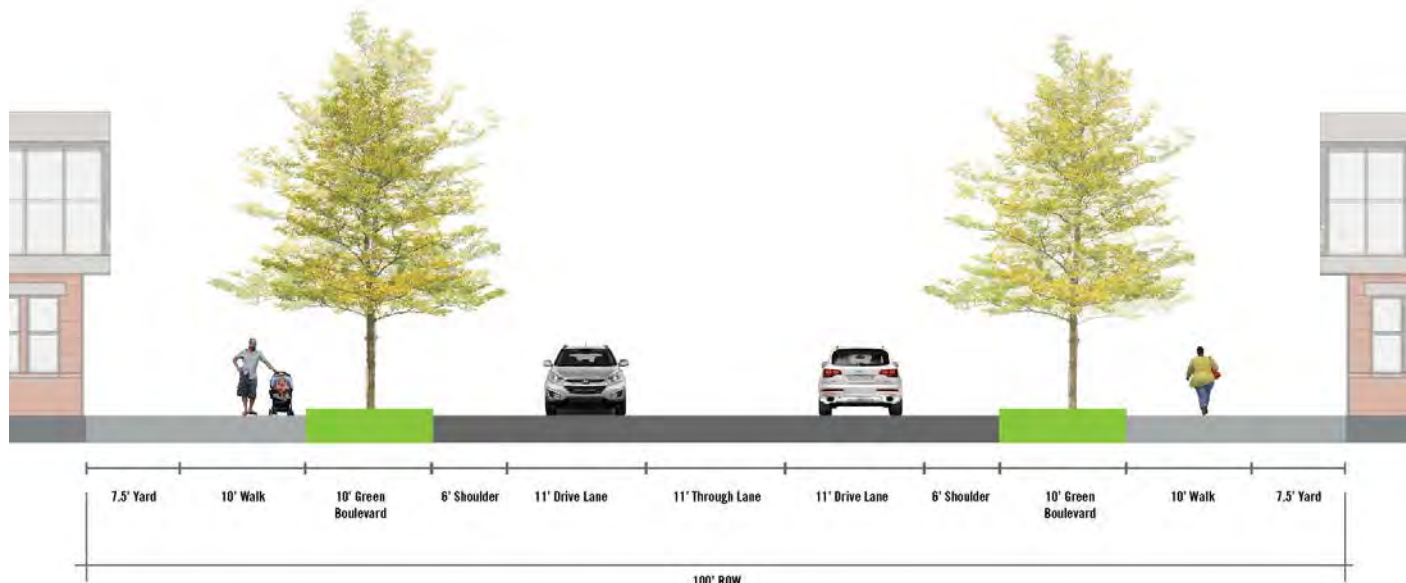
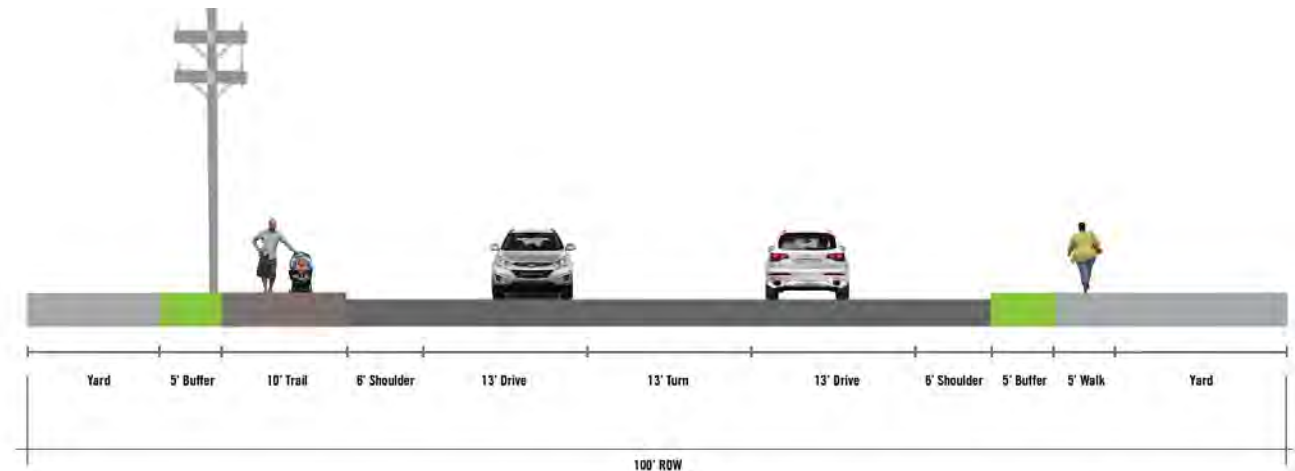


LARPENTEUR AVENUE

75' ROW east of Rice
Street



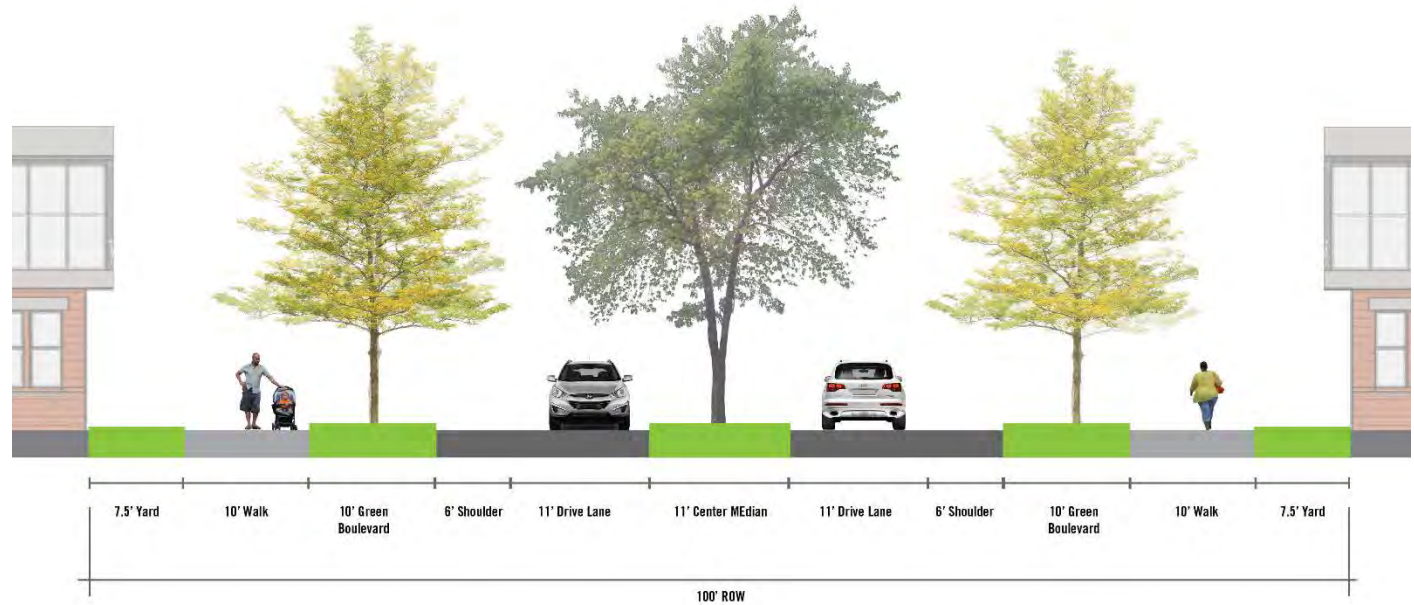
RICE STREET 100' ROW north of Larpenteur



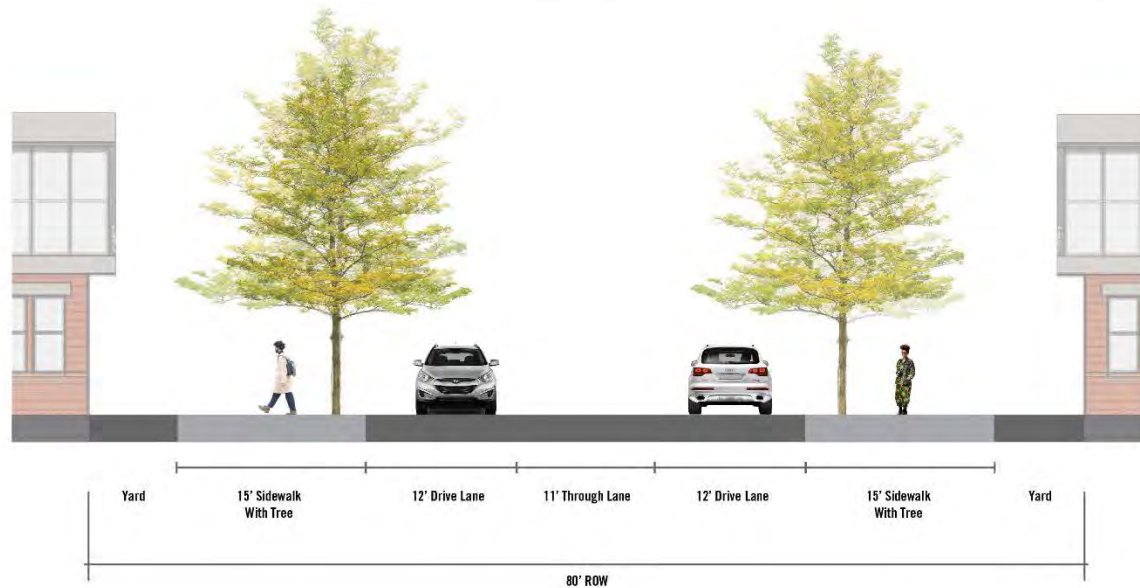
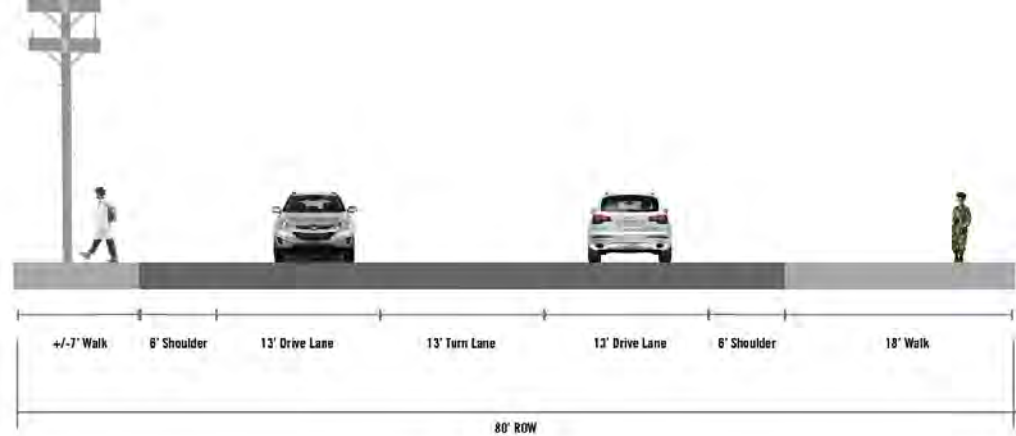
RICE STREET

100' ROW north of

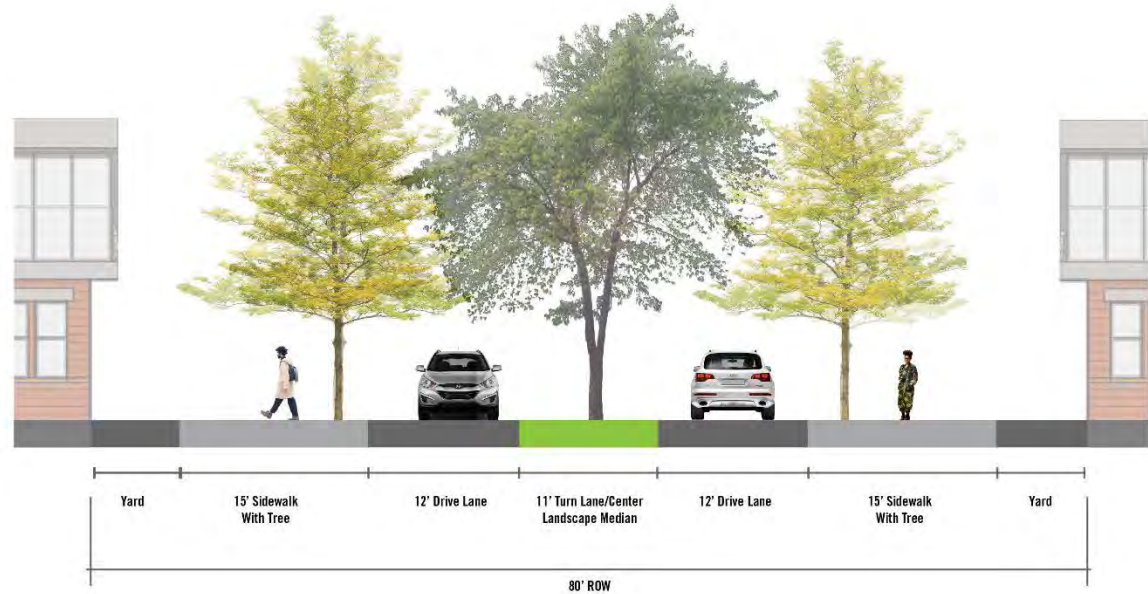
Larpenteur



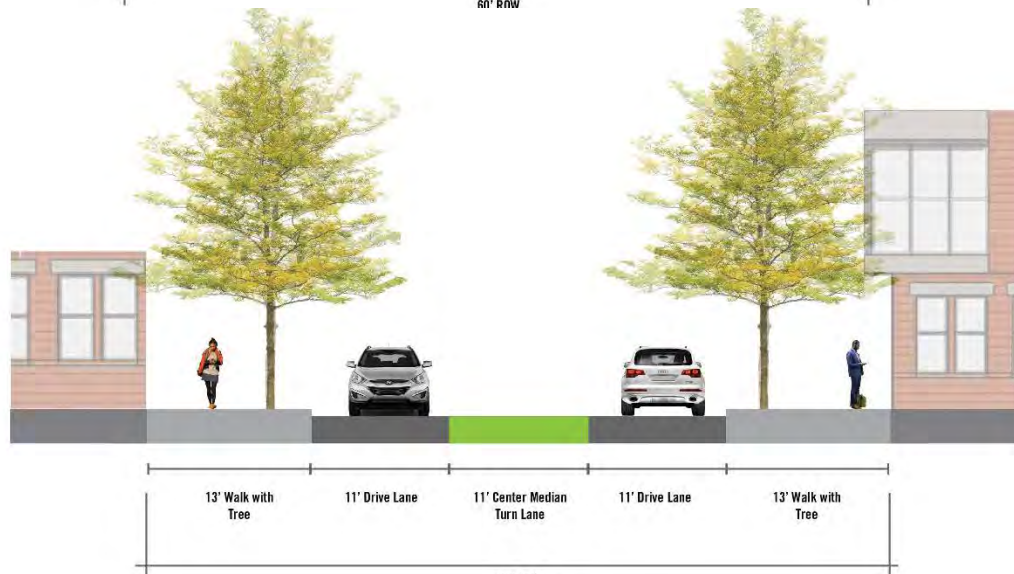
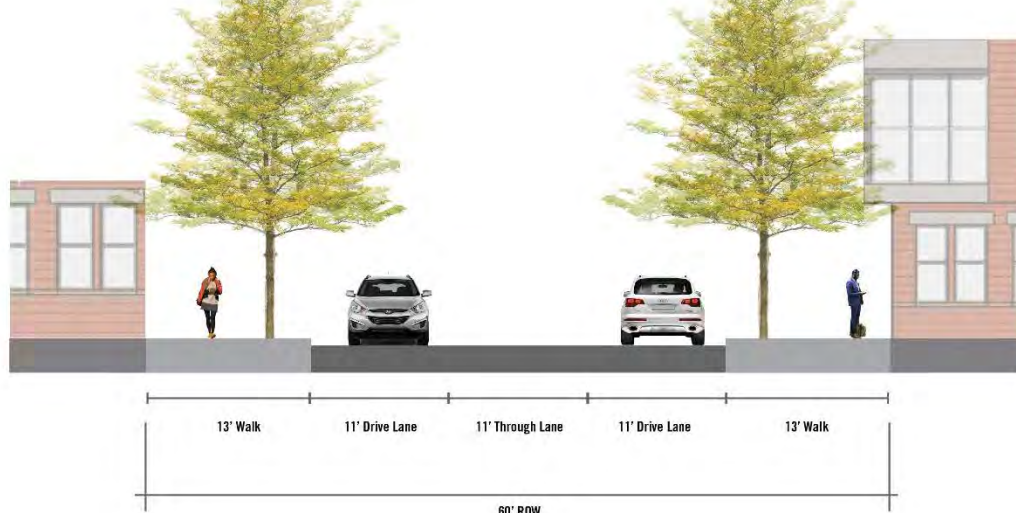
RICE STREET
80' ROW south
of Larpenteur



RICE STREET
80' ROW south
of Larpenteur



RICE STREET
60' ROW south
of Larpenteur



CHARACTER + BUILT FORM



RICE AND LARPEnteUR 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

RICE AND WHELOCK PKWY





Landscaped
median with street
trees

Improved public realm with
street trees, lighting and
pedestrian amenities

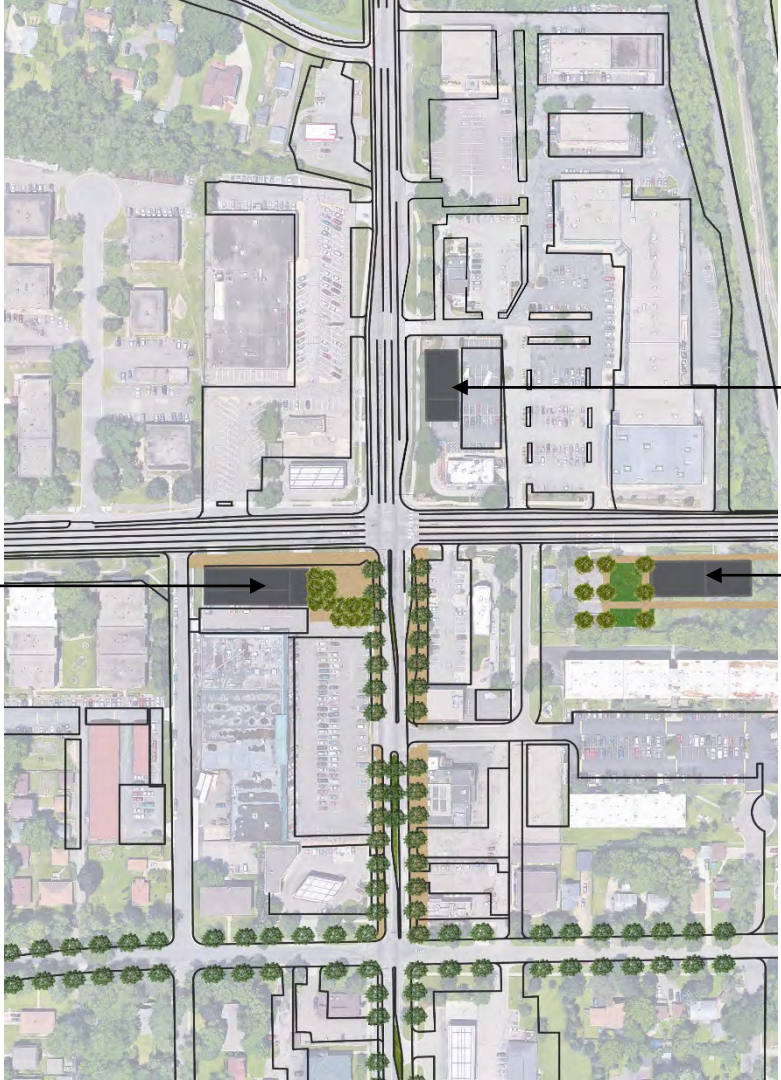
RECOMMENDATIONS

FRAMEWORK PLAN
Short term

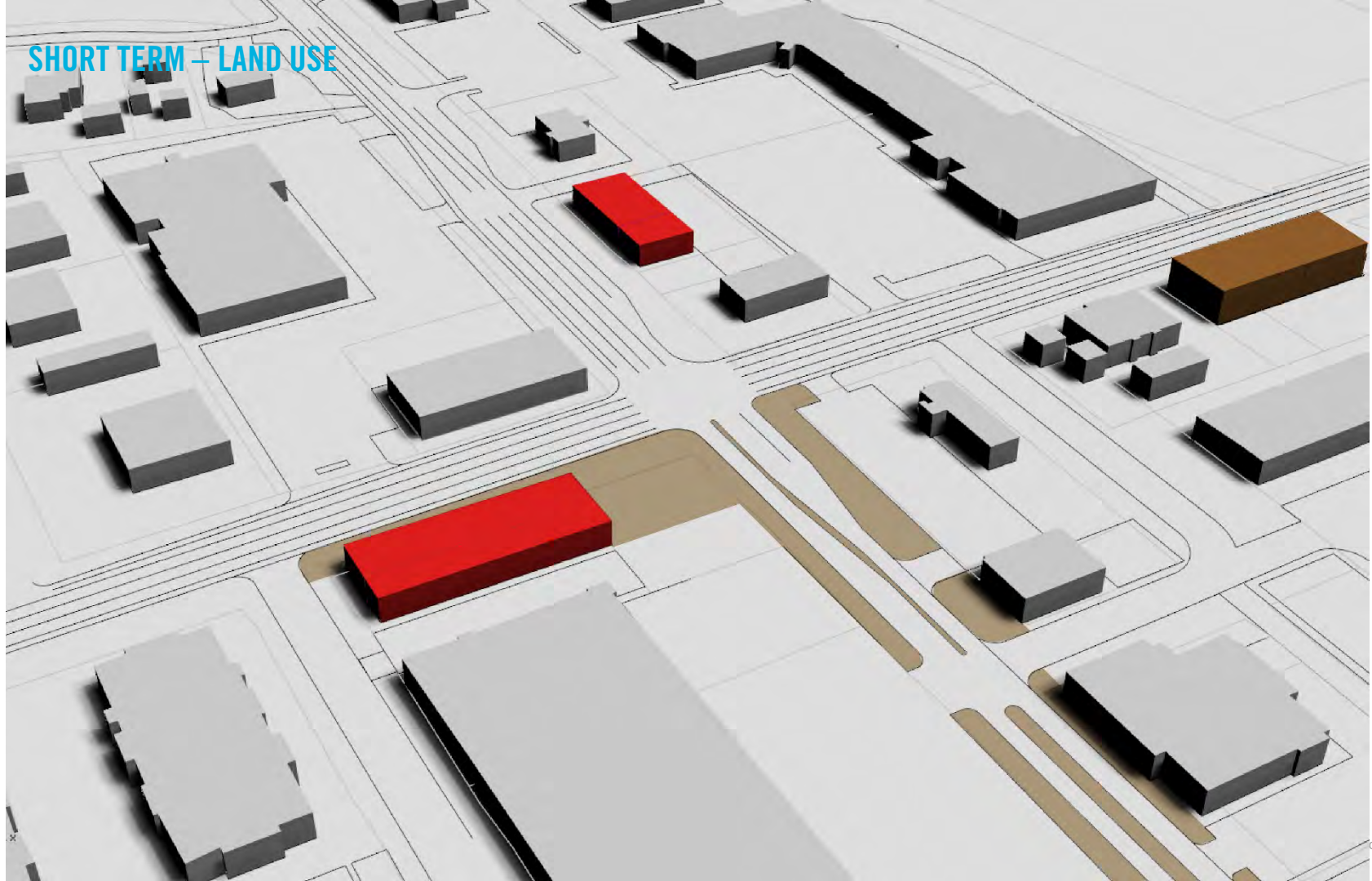
Commercial Infill
Development

Commercial Infill
Development

Residential 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 or community events and gatherings.

Movement + Access

- Enhanced pedestrian crossings (signal timing, pedestrian count-down timers, enhanced striping/pavement markings, and pedestrian ramps) along 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.
 - 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.

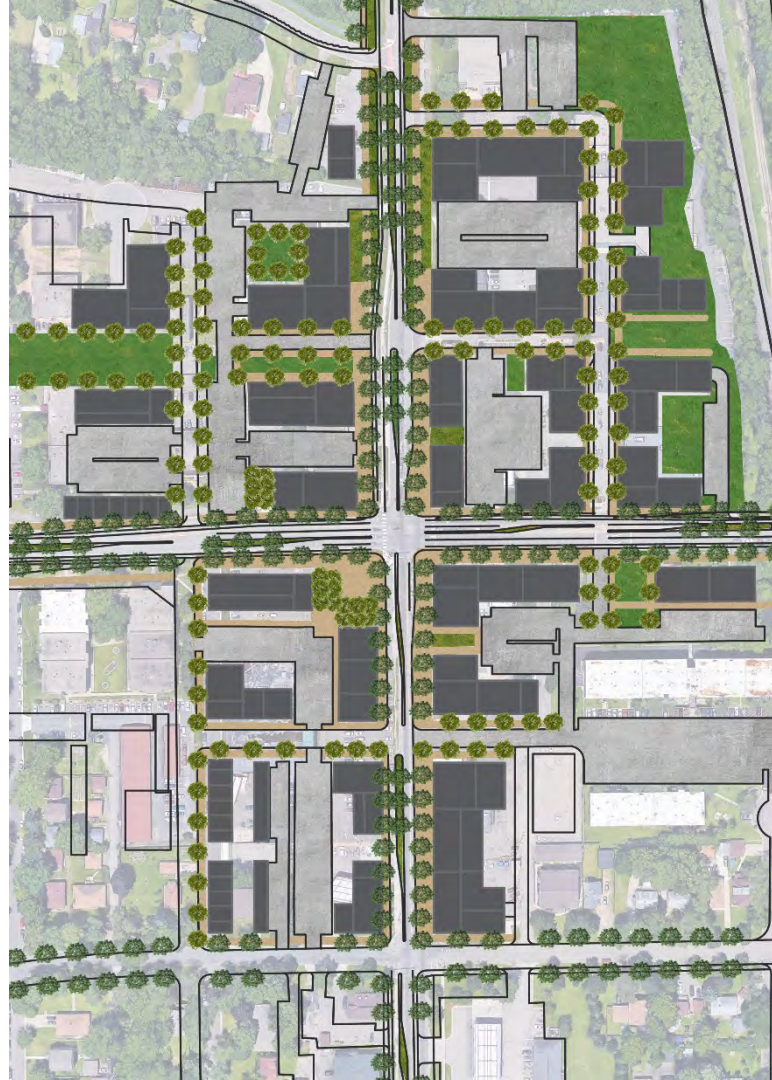
SHORT-TERM RECOMMENDATIONS

Organization + Regulatory

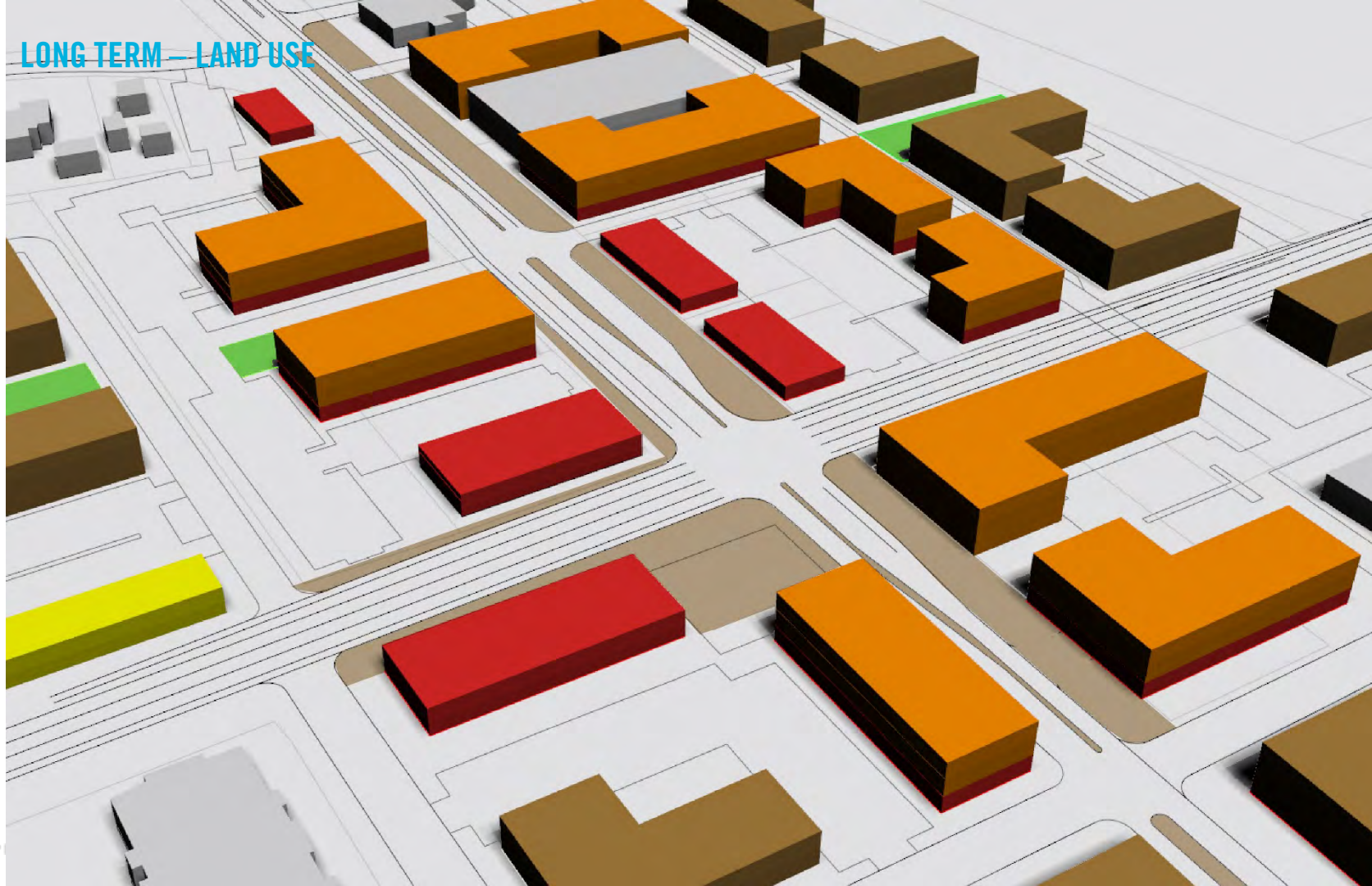
- Create “Rice-Larpenteur Development Collaborative”
 - Collaborative would lead redevelopment and enhancement initiatives on behalf of the three partner cities.
 - Short term collaborative will be comprised of the GPC and an implementation committee.
 - Long term collaborative membership would be comprised 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 – LAND USE



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
 - Consolidate driveways to individual businesses along Rice Street associated with this project.
 - Narrow drive lanes along Rice Street associated with this project (maintain three lane geometrics).
 - Enhance sidewalk and public realm along Rice Street associated with this project.
 - Incorporate center landscaped median.
- Reconstruct Larpenteur Avenue from Galteir Street to Sylvan Street
 - Reconstruct Larpenteur Avenue as a four to three lane conversion.
 - Consolidate driveways to individual businesses along Larpenteur Avenue associated with this project.
 - Narrow drive lanes and create protected bike lanes.
 - Incorporate center landscaped median.
- Connect Marion Street (defined as Marion greenway) to S. McCarrons Boulevard
 - Enhance sidewalk and public realm along Rice Street associated with this project.
 - 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.

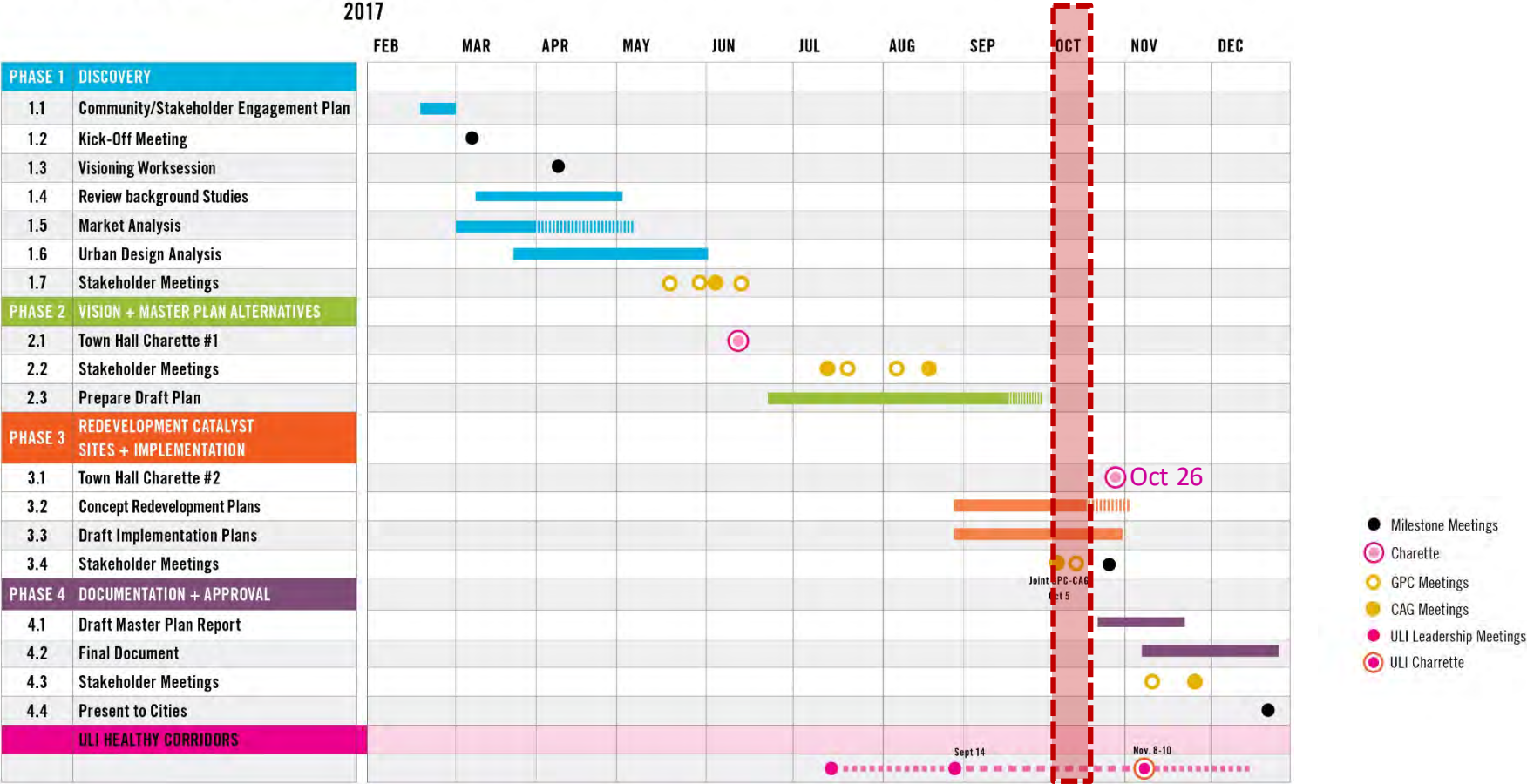
PRIORITIZATION EXERCISE

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)

SCHEDULE

RICE-LARPENTEUR VISION PLAN: TIMELINE + MILESTONES



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*

YOU ARE INVITED!



RICE-LARPENTEUR

RICE STREET-LARPENTEUR AVENUE GATEWAY VISION PLAN

Community Workshop #3

Thursday, October 26th, 2017 • 6:00pm - 8:00pm

Community School of Excellence - Cafeteria
270 Larpenteur Avenue West, St. Paul, MN 55113
(Enter through north building entrance)

Refreshments and Children's Activities will be provided.

What is the Rice-Larpenteur Gateway Vision Plan?

The cities of Maplewood, Roseville and St. Paul have initiated a planning process to define common goals to support redevelopment and reinvestment along the Rice Street/Larpenteur Avenue Gateway Corridor. This unique opportunity will cooperatively develop an overall guiding vision for the corridor that will result in a concise set of recommendations and implementation strategies for short- and long-term improvements within the project area.

WORKSHOP #3 AGENDA

6:00 - 6:25 Welcome, Summary of planning process

6:25 - 7:50 Group Conversations + Stations

7:50 - 8:00 Recap

How can I stay updated?

Please make sure to visit the project website regularly to stay on top of project activities and be informed of opportunities for further input.

www.riceandlarpenteur.com

Who can I contact?

If you have any follow-up questions or concerns throughout the planning process please contact:

CITY OF MAPLEWOOD

Shawn Finwall
Environmental Planner
City of Maplewood
651.249.2304
Shawn.Finwall@maplewoodmn.gov

CITY OF ROSEVILLE

Kari Collins
Comm. Development Director
City of Roseville
651.792.7071
Kari.Collins@cityofroseville.com

CITY OF SAINT PAUL

Jamie Radet
City Planner
City of Saint Paul
651.266.6614
Jamie.Radet@ci.stpaul.mn.us

QUESTIONS

www.riceandlarpenteur.com