



February xx, 2023

Urban Land Institute
Technical Assistance Panel

1. Cover Letter

Thank you for the opportunity to request assistance from the ULI Technical Assistance Panel. We hope you find our proposed project worthy of assistance. The Silver Lake Village district is located in Ramsey County, on the city's northwest border with Columbia Heights and New Brighton. The area was previously the Apache Mall, and was redeveloped about 20 years ago.

Additional redevelopment has taken place in recent years, with more likely to some, and discussion around the desire for additional green space has risen to the surface. The City would appreciate the perspective of development experts to offer to help guide future redevelopment in the area to meet changing market needs and increased desire for green space.

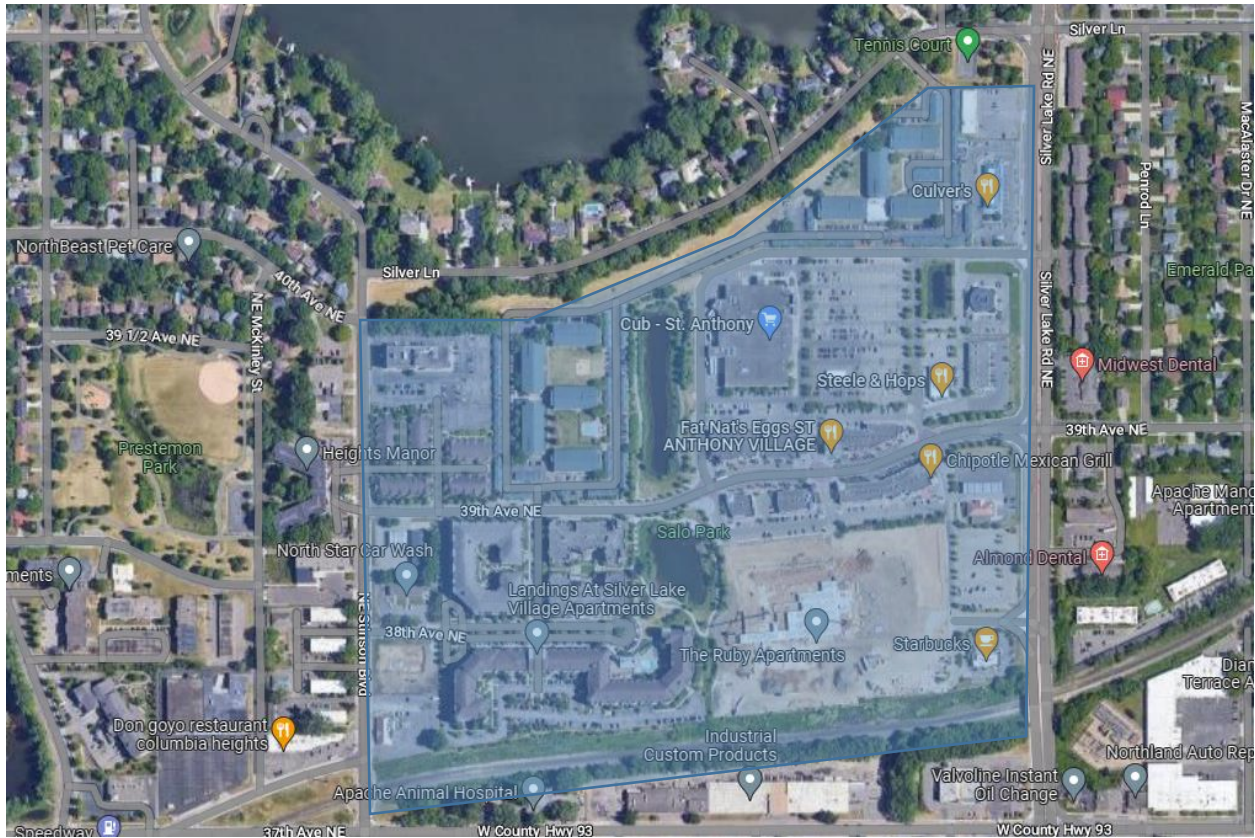
The Mayor and City Council are strong, stable, and set sound public policy, and the Planning Commission and Parks & Environmental Commission both comprise qualified and passionate members. In addition, the city staff truly care about the future of the city and its residents. All are willing and able to participate in the TAP process.

The city believes this project could be transferable to other areas in the region, where master plans from 20-30 years ago are not entirely consistent with current and future needs and desires. This presents a challenge to guide redevelopment differently and more closely than a Comprehensive Plan alone can achieve.

2. Study Area Synopsis

The desired project area for consideration is below. The boundary of the project area is Stinson Boulevard to the east, Silver Lake Road to the west, Silver Lane to the north and County Road 93 to the south (generally). It is surrounded by a mix of single-family homes, multi-family properties and small commercial properties.





The existing land uses are: five high density apartment/condominium properties, with an additional property currently under construction – which replaced a vacant big-box building. The area has a large grocery store, and about two dozen additional retail and service businesses such as a gas station, bank, restaurant, fast and fast-casual restaurants, auto service, and two coffee shops. An additional bank is scheduled to begin construction in 2023. The overall area totals approximately 87 acres.

3803 Stinson Boulevard

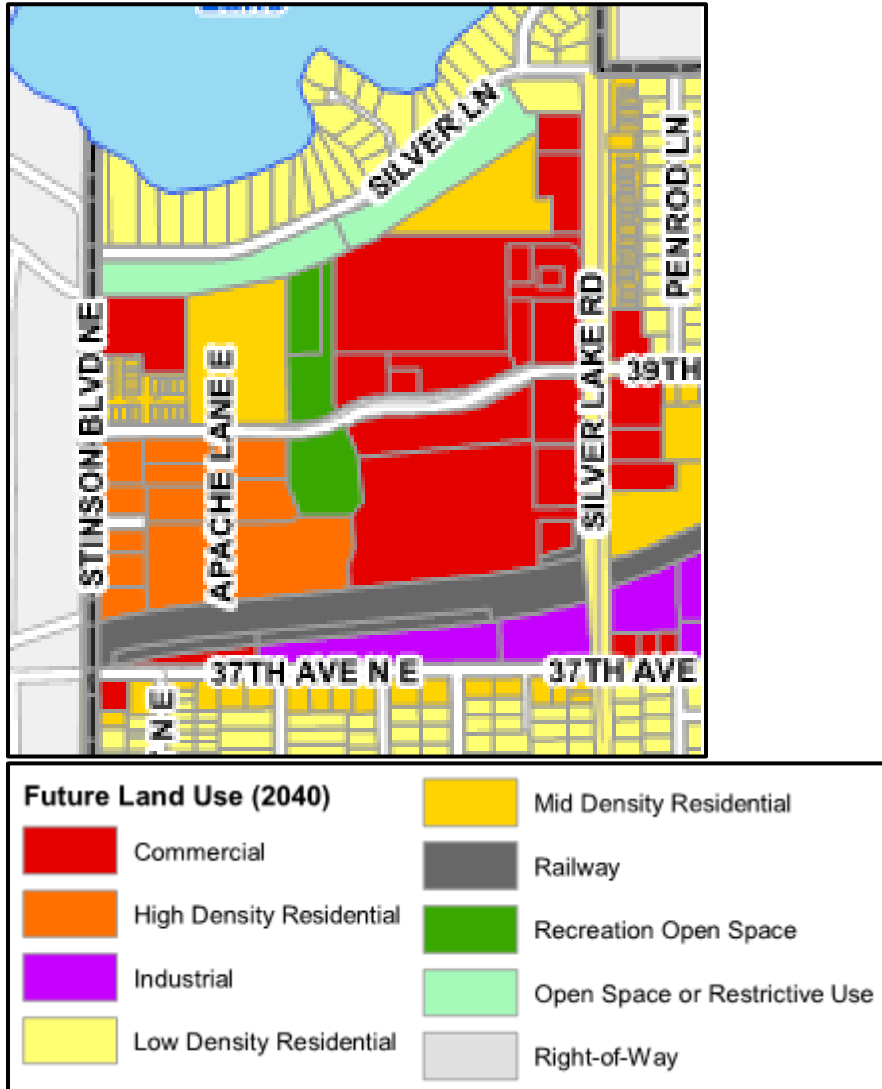
The City of St. Anthony owns one parcel in the area at 3803 Stinson Boulevard, which is currently vacant. Previous use was a gas station and small retail. The City is in the process of removing the abandoned, in-ground gasoline storage tanks.





The project area was redeveloped about 20 years ago, with a vision of a great amount of retail square footage than exists, due to the steady demand for high density housing. The city's Comprehensive Plan calls for mixed use in this area, which is consistent with its current use.

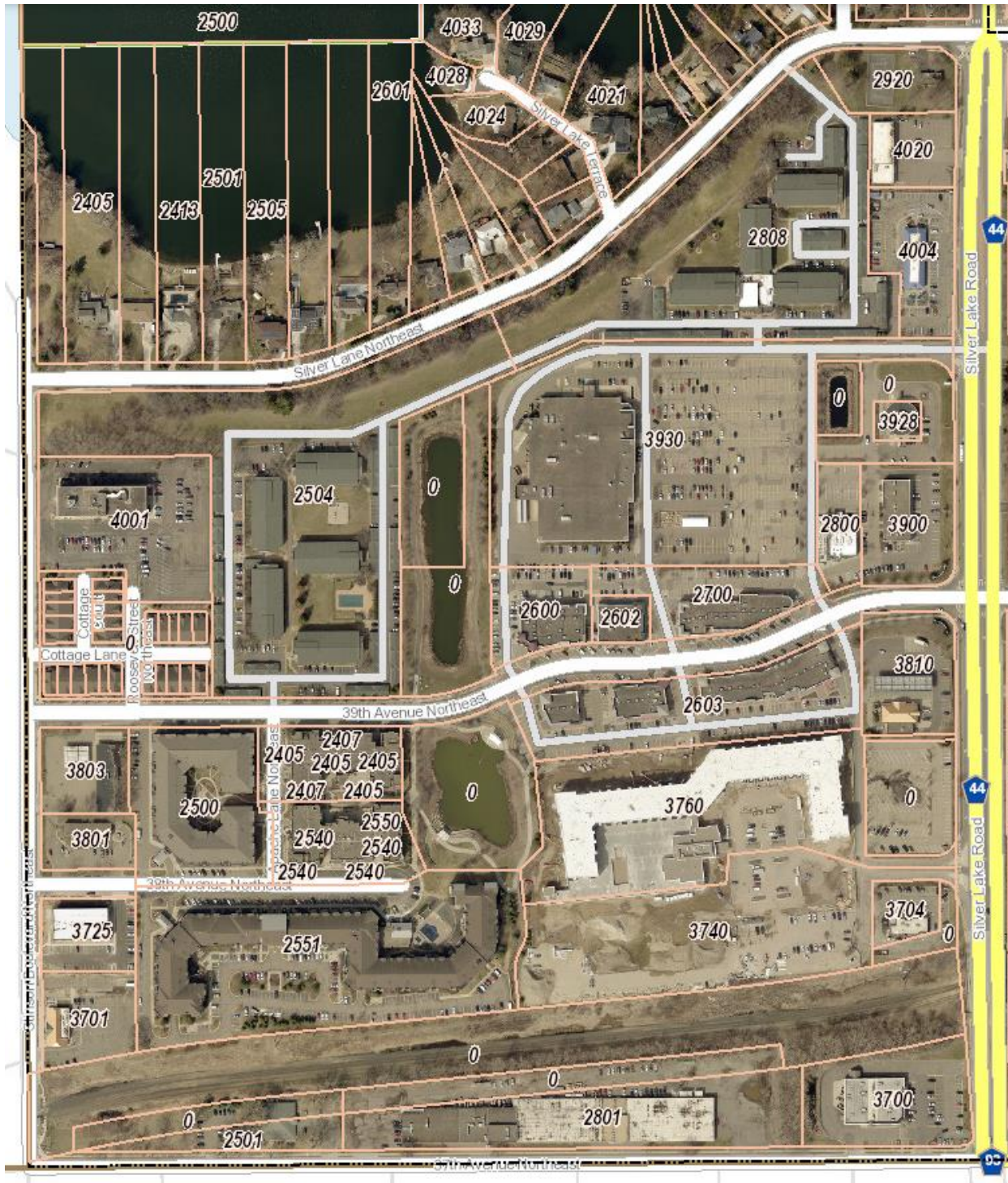
The area is part of the Silver Lake Village TIF district, which expires in 2031.



See the Comprehensive Plan document in its entirety here:

<http://www.savmn.com/190/Planning>

Below is a map from Ramsey County, showing the parcels in the Silver Lake Village area:





3. Scope of Work

- For the city-owned parcel, what is the best use of that for the area?
- How could the City best increase usable green space in the area?
- How could the City help reduce impervious surface and/or increase natural elements in the area?
- How can the City guide future redevelopment in the area for additional green space and help ensure climate change adaptability?

4. Documented Leadership Support

- Letter from the City Council
- Agree to criteria
- Fee