



## PLANNING COMMISSION

### Comprehensive Plan Update Meeting Agenda

**Wednesday, March 22, 2017 at 6:30 p.m.**

**Roseville City Hall Council Chambers, 2660 Civic Center Drive**

1. **Call to Order**
2. **Roll Call**
3. **Review of Minutes**
  - a. **February 22, 2016 Comprehensive Plan Update Meeting**
4. **Communications and Recognitions**
  - a. **From the public:** Public comment pertaining to general land use issues not on this agenda
  - b. **From the Commission or staff:** Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process
5. **Project File 0037: 2040 Comprehensive Plan Update**
  - a. **Vacant Land**

The first step in developing Roseville's Future Land Use scenario is to look at vacant, developable lands and determine the most appropriate future land use designation. Planning Commissioners will review maps indicating vacant, developable parcels for any changes that should be made to their future land use designation.
  - b. **Redevelopment Sites**

In addition to considering currently vacant parcels, there is significant potential for redevelopment and infill to accommodate much of the projected growth in Roseville. Planning Commissioners will review some potential redevelopment areas in the City, were chosen based on previous planning documents and public input received so far, to consider their redevelopment possibilities.
6. **Adjourn**

---

**Upcoming Planning Commission Comprehensive Plan Update Meetings: April 26 & May 24**

For up to date information on the comprehensive planning process, go to [www.cityofroseville.com/CompPlan](http://www.cityofroseville.com/CompPlan)

Regular Meetings: **Planning Commission & Variance Board:** April 5 & May 3

**City Council:** March 27 & May 8, 15, 22

Be a part of the picture....get involved with your City....Volunteer.

For more information, contact Kelly at [kelly.obrien@cityofroseville.com](mailto:kelly.obrien@cityofroseville.com) or 651-792-7028.

*Volunteering, a Great Way to Get Involved.*



**Planning Commission – Comprehensive Plan Update Meeting  
City Council Chambers, 2660 Civic Center Drive  
Draft Minutes – Wednesday, February 22, 2017 – 6:30 p.m.**

- 1 **1. Call to Order**  
2 Chair Boguszewski called to order a Special meeting of the Planning Commission at  
3 approximately 6:30 p.m. for the purpose of updating the city’s comprehensive plan for  
4 2040.
- 5 **2. Roll Call**  
6 At the request of Chair Boguszewski, City Planner Thomas Paschke called the Roll.  
7 **Members Present:** Chair Michael Boguszewski; and Commissioners James Daire,  
8 Chuck Gitzen, James Bull, Julie Kimble and Robert Murphy  
9 **Members Absent:** Vice Chair Shannon Cunningham (resigned)  
10 **Staff / Consultants Present:** Community Development Director Kari Collins, City  
11 Planner Thomas Paschke, and Senior Planner Bryan Lloyd;  
12 Project Manager Erin Perdu, WSB & Associates, Inc.
- 13 **3. Review of Minutes**
- 14 a. **January 25, 2016 Special Planning Commission Meeting - Comprehensive**  
15 **Plan Update**  
16 **MOTION**  
17 **Member Bull moved, seconded by Member Gitzen to approve the January**  
18 **25, 2017 meeting minutes as presented.**  
19 **Ayes: 6**  
20 **Nays: 0**  
21 **Motion carried**
- 22 **4. Communications and Recognitions:**
- 23 a. **From the Public (Public comment pertaining to general land use issues no on**  
24 **this agenda)**  
25 None.
- 26 b. **From the Commission or Staff (Information about assorted business not**  
27 **already on this agenda including a brief update on the 2040 Comprehensive**  
28 **Plan Update process)**  
29 Chair Boguszewski announced that he would be unavailable to attend the March  
30 1, 2017 regular Planning Commission; and with the recent resignation of Vice  
31 Chair Cunningham, a formal action was required at tonight’s meeting to fill the  
32 role of Interim Vice Chair to facilitate that meeting and until elections were held  
33 with City Council appointment of new commissioners in April. Even though his  
34 term would expire March 31, 2017, Chair Boguszewski stated his intent to attend  
35 the last meeting in March.  
36 Chair Boguszewski further reported that, as Planning Commission Chair, he had  
37 been invited and planned to attend upcoming interviews by the City Council of

**Planning Commission – Comprehensive Plan Update**

**Minutes – Wednesday, January 25, 2017**

**Page 2**

38 applicants to the Commission and provide any input. Chair Boguszewski reported  
39 that of a total of twenty-nine applicants for all commission vacancies, with two  
40 vacancies (one partial term and one full term) on the Planning Commission and  
41 eleven candidates total for this commission, eight indicated it as their first choice  
42 and three as their second choice.

43 At the request of Chair Boguszewski, Community Development Director Collins  
44 advised that applications would be posted for public viewing on the city’s website  
45 tomorrow in preparation for the February 27, 2017 City Council meeting at which  
46 time interviews would occur.

47 Senior Planner Bryan Lloyd provided a brief scheduling update for the  
48 comprehensive plan update at this time since its last iteration; with the Planning  
49 Commission’s fourth Wednesday in March special meeting intended for finalizing  
50 the schedule. Mr. Lloyd advised that post card mailings had been sent to all  
51 Roseville residents and tenants for announcing the public kick-off for the  
52 comprehensive plan update for March 7, 2017 at 6:00 p.m. in the Roseville  
53 Skating Center – Rosewood Room. Mr. Lloyd further advised that additional  
54 information was available on the city’s website and web page dedicated to the  
55 comprehensive plan, as well as an online survey to gather public comment.

56 As noted in meeting minutes from the last meeting (line 609), Member Bull noted  
57 that he had requested staff provide a copy of the MnDOT survey on Viking to  
58 Planning Commissioners, which he hadn’t seen yet.

59 Mr. Lloyd apologized for the delay, explaining that staff was in the middle of  
60 performing a website update and the intent was to distribute it electronically for  
61 the Commission at that point. However, if the Commission preferred a hard copy  
62 as an ancillary version, Mr. Lloyd offered to provide it.

63 Member Bull, and his colleagues, expressed their preference for an electronic  
64 version; duly noted by staff.

65 **5. Project File 0037: 2040 Comprehensive Plan Update**

66 While Mr. Lloyd clarified that this was intended as a public discussion and not a formal  
67 public hearing that would have been duly noticed as such, Chair Boguszewski opened  
68 discussions at approximately 6:40 p.m.

69 **b. Public Kick-Off**

70 Ms. Perdu noted that draft materials prepared for the public kick-off meeting were  
71 provided in tonight’s meeting packet for commission review; and advised that  
72 tonight’s focus would be a walk through of revisions to the value and goal review  
73 portion of the comprehensive plan update based on input from previous meetings.  
74 Depending on available time tonight, Ms. Perdu further advised that next steps  
75 would be addressed at the end of the discussion.

76 As part of the public kick-off, Ms. Perdu noted that various interactive and  
77 educational pieces would be involved, including small group visioning exercises  
78 as per provided instructions and exercise sheets used by note takers in collecting  
79 information during the exercises and used afterward for the broader group of  
80 attendees to share.

81                   Exercise One: Things to change...things to retain  
82                   At the request of Member Gitzen, Ms. Perdu advised that this idea had been  
83                   framed by Ms. Major and each group small group would decide which of the  
84                   three or more exercises to discuss. As noted by Member Gitzen, Ms. Perdu noted  
85                   the possibility that some may not be interested in the topic chosen by their  
86                   particular small group, and a way should be provided for them to join other  
87                   groups where they found the discussion more relevant to their interests. Ms. Perdu  
88                   suggested perhaps another way would be to allow participants to gather by topic  
89                   and then rotate groups, depending on how Ms. Major decided to facilitate the  
90                   process.

91                   Member Kimble stated her support for the simplicity of the packet materials,  
92                   opining that she found them to be straightforward and providing an easy way to  
93                   get started. Specific to exercise two, Member Kimble suggested defining the term  
94                   “public facilities, since that may mean different things to different people; and  
95                   didn’t fully address the concept of “social spaces” as part of that definition and  
96                   not exclusive to housing. Otherwise, Member Kimble opined that she found the  
97                   other exercises to be solid.

98                   Ms. Perdu agreed that a broader term should be applied to the term “public  
99                   facilities” versus something more specific.

100                  Chair Boguszewski suggested having larger map print outs available on each table  
101                  for participants to view more easily as well as mark up during their discussions;  
102                  duly noted by Ms. Perdu.

103                  Member Murphy agreed, noting having larger maps available in past Twin Lakes  
104                  Redevelopment Area discussions had been helpful; and suggested not only having  
105                  them on the tables, but also displayed or available around the room as well.

106                  Ms. Perdu noted that the intent was to have context boards and maps located  
107                  around the room.

108                  Specific to facilitators and note takers for the event, Ms. Perdu clarified that they  
109                  would rotate around the room so as not to intimidate the discussion.

110                  Exercise Two: Ideas for Roseville  
111                  Ms. Perdu noted the notes included to provide prompts if needed for possible  
112                  ideas or focus areas to initiate discussion.

113                  Exercise Three: Draw connections, barriers, special places, or unique possibilities  
114                  on the map and with comments as preferred  
115                  While he considered facilitators to be a key component of the process, specific to  
116                  mapping, Chair Boguszewski reiterated his interest in having a pile of maps at  
117                  each table for individual input plus larger ones.

118                  As noted by Member Kimble, Ms. Perdu explained that often at the start of the  
119                  event, a speaker would use a highlighter to provide examples to get conversations  
120                  started.

121                  In seeking to finalize this, Ms. Perdu noted the intent for response sheet available  
122                  at each table that would be collated, as well as information gathered from  
123                  intercept boards displayed in public places to allow for quick input from those

**Planning Commission – Comprehensive Plan Update**

**Minutes – Wednesday, January 25, 2017**

**Page 4**

124 walking by versus in-depth conversations with different colored dots for various  
125 questions. At the request of Member Kimble, Ms. Perdu confirmed that a different  
126 color dot could be provided for those not living in Roseville. Ms. Perdu clarified  
127 that the intercept boards were not intended to be at the kick-off meeting, but  
128 placed at various locations around town and at different community activities to  
129 catch people shopping or at those events, and then providing a composite of those  
130 responses; with print out versions for each site used for intercept boards, and then  
131 combined with the information gathered from the kick-off meeting and other  
132 sources during the community engagement opportunities.

133 At the request of Member Gitzen, Ms. Perdu advised that the length of time  
134 intercept boards would be left out would vary depending on the event, meeting or  
135 activity and that particular group, as well as determined in some cases by how  
136 long the boards would be allowed (e.g. multi-family buildings).

137 At the request of Member Bull for quantitative information would be determined,  
138 Ms. Perdu clarified that most of the information gathered would be qualitative in  
139 nature and all comments consolidated and grouped by category for common  
140 themes to develop relative priorities depending on the number of times  
141 mentioned. Ms. Perdu noted that sometimes useful information is received that  
142 may need further discussion by the Commission; but the themes identified would  
143 then move forward to the applicable chapter for the plan.

144 Chair Boguszewski opined that some ideas heard at the kick-off could be used as  
145 seed thoughts for future meetings (e.g. meetings in a box) in neighborhoods and  
146 tested from a small group to a broader group to help determine priorities.

147 Ms. Perdu concurred, noting that while there was a sense of city priorities, there  
148 were also priorities of the community that would help set the stage for the  
149 remainder of the work and frame discussion questions for the website and moving  
150 forward at focus groups.

151 Member Gitzen asked if intercept board input was weighted by location that could  
152 change overall results.

153 Ms. Perdu stated that it was clearly recognized beforehand that results may  
154 change depending on where the questions were being asked and advised that that  
155 locations of meetings or focus groups were taken into consideration and shaped  
156 the information received. At the request of Member Gitzen, Ms. Perdu confirmed  
157 that results by location were considered, and if something stood out it would be  
158 correlated to that area if not showing up elsewhere.

159 Member Daire asked how divergent comments were balanced (e.g. sidewalks in  
160 desired for an urban community versus residents preferring a more rural feel) and  
161 how those interests were addressed whether related to safety concerns for  
162 pedestrian, vehicular or bike traffic or financial or assessments concerns of  
163 citizens.

164 Ms. Perdu agreed that it was difficult to find that balance and advised that those  
165 issues would need discussion and recommendation by the commission to the City  
166 Council if city policy needed adopted or revised. Using the sidewalk example as  
167 one that may be controversial, Ms. Perdu noted that this may be where a location-

168 specific or neighborhood/street character discussion would occur, and using  
169 information gathered specific to those areas.

170 With this process, Chair Boguszewski clarified that ultimately the Planning  
171 Commission and City Council served as decision-making bodies, and noted that  
172 part of leadership may not necessarily result in what the public wanted since  
173 things were decided from a broader, community-wide perspective and decided  
174 using various aspects. When a solution was presented, Chair Boguszewski noted  
175 that those underlying issues could be identified and impacts and ramifications  
176 determined through those various methods. Chair Boguszewski opined that the  
177 ultimate goal was to encourage any solutions suggested be further researched to  
178 find a viable way to achieve the same goal(s).

179 Ms. Perdu advised that she would consult with Ms. Major and incorporate  
180 suggestions made tonight for the public engagement sessions to follow, beginning  
181 with the March 7th kick-off and encouraged commissioners to attend as residents  
182 as well as in their commission roles.

183 **a. Task 1: Review of Vision and Goals**

184 *Continue the discussion of the vision and goal statements of Imagine Roseville*  
185 *2025, the foundation for the current comprehensive planning process*

186 In reviewing this current draft of visions and goals, Ms. Perdu noted they had  
187 been made more detailed and measurable based on previous discussions with the  
188 commission. Ms. Perdu advised that these modifications would subsequently  
189 continue to evolve based on what was heard from the public, with this first draft  
190 based on staff and commission feedback to-date.

191 Once these draft goals and objectives were finalized tonight, Chair Boguszewski  
192 suggested that they be reformatted, based on the draft Table of Contents, in order  
193 that metric measurements could be applied, similar to the example provided as a  
194 model rubric provided from the City of Ypsilanti.

195 Member Kimble sought confirmation that they would again be revised after  
196 public comment, using the desire for a “community center” as an example that  
197 may be heard from the public. Ms. Perdu confirmed that public engagement  
198 comments were not yet reflected. Ms. Perdu noted that existing comprehensive  
199 plan goals and policies may also inform this updated plan.

200 Roseville is a welcoming community...

201 Member Bull stated his disagreement with using “high quality communication” as  
202 that didn’t make a community livable, and from his perspective didn’t define  
203 livability.

204 Specific to the diversity goal, Member Kimble suggested “embracing cultural  
205 differences,” with Member Bull in agreement, stating that “communication” was  
206 too limiting.

207 Ms. Perdu clarified that the intent when originally written was to tie “welcoming”  
208 with “diversity” and offered to include that intent to be welcoming beyond simply  
209 communication.

**Planning Commission – Comprehensive Plan Update**

**Minutes – Wednesday, January 25, 2017**

**Page 6**

210 Chair Boguszewski agreed with his colleagues, opining that there were more ways  
211 to describe the intent than three specific ways as currently written, with agreement  
212 from Members Bull and Kimble. However, Chair Boguszewski questioned if  
213 “livable” was the right word or if “welcoming” was more appropriate.

214 Member Kimble stated that from her perspective, “livable” had a different  
215 definition than “diverse” and she considered them separate topics even though  
216 they overlapped to some degree.

217 Mr. Lloyd noted that, as the core comment, he saw it being more about the “all”  
218 portion of the statement versus the “livable” portion. Mr. Lloyd noted that there  
219 were a number of goals to improve the livability of the community, and this  
220 worked for him by keeping “all” in mind.

221 Using that thought, Chair Boguszewski suggested revised language to “make  
222 Roseville a community for “ALL.”

223 Ms. Perdu advised that that was the previous language before the commission  
224 expanded it.

225 Member Murphy questioned what the intended focus of “all” was.

226 Ms. Perdu responded that the intent was to apply “all” goals and objectives that  
227 would make the community livable for “all” populations. Ms. Perdu advised that  
228 she would approach the language differently in a revised iteration.

229 Roseville is a desirable place to live, work and play

230 Ms. Perdu again noted that this draft included suggestions made by the  
231 commission at their previous meetings.

232 Member Bull suggested, in the statement about place-making principles in the  
233 public realm that the language be made more colloquial to include all, questioning  
234 if and how the general public would understand the intent.

235 At the request of Chair Boguszewski as to the intent for that language, Ms. Perdu  
236 responded that she thought of urban planning, or complete streets as an example,  
237 in using place-making principles in the “public realm” such as on rights-of-ways  
238 and streets. However, Ms. Perdu recognized the need to clarify any such jargon  
239 for the general public to understand.

240 Speaking of the diversity of the community, Chair Boguszewski asked if the  
241 intent for the kick-off and other events was to have language translators available  
242 or some nuance for those non English-speaking members of the community.

243 Mr. Lloyd advised that staff had not yet conferred with Ms. Major and the typical  
244 process followed. Mr. Lloyd reiterated that all residents, including all known  
245 property owners and renters, had been mailed a post card  
246 invitation/announcement, but without knowing who may show up it was difficult  
247 to determine what language services should be made available.

248 Chair Boguszewski stated that if all documents were published in English and  
249 used architectural jargon at a Ninth grade level, it would be unwise to have people  
250 show up and then feel marginalized.

251 Mr. Lloyd advised that further consideration would be given to facilitate smaller  
252 groups and which may need translation services.

253 Whether those translators were paid or volunteers, Chair Boguszewski opined that  
254 their services wouldn't be wasted. Chair Boguszewski suggested that those  
255 translators could even take meeting results or summaries outside the meeting and  
256 communicate them with the diverse community outside the kick-off meeting,  
257 and/or publish them in various languages.

258 Community Development Director Collins reported that the city had a  
259 Community Service Officer who spoke Karen; and also noted that Executive  
260 Directors of the Karen Organization of Minnesota (KOM) had received  
261 invitations, with the intent that they would take information back to that  
262 community for their after-the-fact feedback versus immediate feedback. However,  
263 Ms. Collins advised that she would also consult with the KOM to see if they've  
264 heard of interest from that community in attending or if they suggested having a  
265 translator available that night.

266 Member Gitzen stated his appreciation for the word "create" as being attractive  
267 and vibrant, indicating that while it may not be something the community yet had,  
268 it could actually also be a continuation of something already in place. Member  
269 Bull suggested the word "continue," while Member Kimble suggested "foster"  
270 and Chair Boguszewski suggested using "maintain" or "strengthen."

271 Member Kimble advised that she had inked up her copy and did considerable  
272 wordsmithing before tonight's meeting, but didn't know if her colleagues would  
273 be comfortable with any or all of her suggested language style changes. Member  
274 Kimble stated that her intent was to focus on "inviting social spaces" and  
275 "effective city..." to foster connections.

276 Ms. Perdu stated that specific wordsmithing ideas should be funneled through Mr.  
277 Lloyd for forwarding to her and Ms. Major.

278 Member Gitzen noted that this wasn't the final document and as Ms. Perdu stated  
279 it would continue to evolve.

280 Member Daire noted that the bottom line was to at all costs avoid using  
281 professional jargon that may intimidate people or not seem to talk down to them,  
282 but instead communicate with them in their comfort vernacular.

283 Ms. Perdu stated that point was well-taken and offered to personally review the  
284 document again with that in mind.

285 In the "business diversity" section, Ms. Perdu sought additional feedback from the  
286 commission beyond their last discussion.

287 Member Kimble noted her perspective of "diversifying beyond chains," using  
288 restaurants as an example of chains such as if there was a similar one in a  
289 neighboring community or if it was family-owned versus being a chain. Member  
290 Kimble noted that at this time, Roseville didn't have that diversity in many  
291 businesses and the intent was to avoid Roseville being just a destination for  
292 national chains; perhaps addressing ownership versus franchises.



**Planning Commission – Comprehensive Plan Update**

**Minutes – Wednesday, January 25, 2017**

**Page 8**

293 Member Murphy stated his satisfaction with “type” to capture the spirit of the  
294 intent.

295 Ms. Collins advised that in conversations with the Julie Wearn, Director of the  
296 Roseville Visitors Association (RVA), the RVA supported more destination  
297 places or defining them as Mom/Pop or ethnic restaurants; thereby encouraging  
298 more “destination locations or businesses” to get at the heart of it.

299 Chair Boguszewski suggested adding an additional bullet point to capture that  
300 idea to “encourage unique businesses serving as destination points for business.”  
301 Chair Boguszewski questioned if the goal was to increase or inspire diversity and  
302 what would be measurable beyond market forces that were beyond the city’s  
303 control. Chair Boguszewski suggested that may be to remove barriers, and  
304 suggested the next iteration include “encourage” as the objective; duly noted by  
305 Ms. Perdu.

306 Roseville has a strong and inclusive sense of community  
307 Specific to large and small gathering places, Member Murphy opined that  
308 Member Kimble’s previous comment on “social spaces” captured that intent.

309 Member Kimble opined that whether large or small, the idea of “place-making”  
310 was to create the ability for people to connect and use the city’s infrastructure for  
311 social activities versus just being there; and to draw people into those interactions,  
312 making them a “place.”

313 In his related summarization of the letter received from the instructor for the  
314 “Future Cities” students, Member Daire opined that things like block parties and  
315 “National Night Out” where a street was blocked out for gathering a  
316 neighborhood together created a social space. Member Daire spoke in support of  
317 encouraging those types of activities and events to address this objective, and not  
318 just focus on a facility, noting his preference for multi-use spaces.

319 At the request of Member Kimble, Member Daire concurred that he was thinking  
320 to replace “community” with “social” to consider outdoor events and activities  
321 that weren’t necessarily tied to a physical structure, but possibly a street.

322 Mr. Lloyd suggested removing that from this particular list, as well as removing  
323 “community center,” clarifying that he wasn’t against a community center, but  
324 clarified that it was intended as a solution, not a goal; with Chair Boguszewski  
325 concurring with that revision.

326 Member Daire noted the intent was to foster and support large and small  
327 gathering place, with a community center serving as just one example.

328 Chair Boguszewski and Member Gitzen expressed their interest in keeping any  
329 reference to a community center out of this document, even if used as an example,  
330 in order to determine if it comes back up as a result of this process. With the  
331 exclusion of Member Daire, all members concurred to remove reference to a  
332 community center from this document.

333 With concurrence by Ms. Perdu, Chair Boguszewski directed that it be left out of  
334 the document for now, and while this wasn’t intended to shut anyone down if that  
335 topic came up, it would allow active tracking of those mentions.

336 Roseville residents are invested in their community  
337 Ms. Perdu advised that no changes were made to this section.

338 Roseville is a safe community  
339 With a few changes highlighted by Ms. Perdu, Member Kimble suggested  
340 changing language in the first line in consideration of the world we now live in to  
341 state, "...continue to provide efficient and effective..." versus using the word  
342 "trusted."

343 However, Member Bull opined the possible difficulty in creating a measurable  
344 goal.

345 Chair Boguszewski opined that "trusted" is a key attribute desired in municipal  
346 responders (e.g. trustworthiness by the Police Department) and questioned if that  
347 was a role of the comprehensive plan, or if that was specific to trying to achieve  
348 more efficiency by design, etc.

349 Member Kimble suggested that may be a result.

350 Member Gitzen suggested changing language to "... so ALL RESIDENTS..."  
351 that was approved by consensus.

352 At the question by Chair Boguszewski as to whether that indicated urban design,  
353 Ms. Perdu responded that it should simply be "design" without any further  
354 designation.

355 To address Member Daire's previous suggestion about "urban" versus "suburban"  
356 preferences and achieving a balance, Chair Boguszewski suggested that this  
357 statement therefore not make presumptions; with Ms. Perdu advising that she  
358 would make sure more generic language was used.

359 Roseville housing meets community needs  
360 Ms. Perdu highlighted several changes, including public/private partnerships and  
361 removal of specific references to funding as previously suggested by the  
362 commission.

363 Member Bull suggested that with "public/private" the goal was to "attract and  
364 retain" versus simply attracting.

365 Member Kimble questioned if this was specific to housing or in reference to  
366 economic development in general.

367 Ms. Perdu responded that there was another set of goals for economic  
368 development, and while some of the goals may overlap, language to "attract and  
369 retain" was generally used for economic development.

370 Based on Member Bull's comment, Chair Boguszewski suggested – with  
371 agreement from Member Bull – to revise language such as "...to be attractive to a  
372 diverse mix of people;" duly noted by Ms. Perdu.

373 As to Chair Boguszewski's concern as to whether that revision might side-step the  
374 economic development issue, Ms. Perdu advised that it was covered later in the  
375 last page of the document in the economic development section. Ms. Perdu  
376 advised that in the housing goal, she had added an objective specific to  
377 employment that wasn't only specific to economic development.

**Planning Commission – Comprehensive Plan Update**

**Minutes – Wednesday, January 25, 2017**

**Page 10**

378 Ms. Collins agreed, noting that it was touched on in the “Roseville is a desirable  
379 place to live work and play,” as well as in the business diversity and sustainable  
380 development sections.

381 Member Gitzen suggested another inclusive statement such as whether or not the  
382 city was meeting affordable housing standards for “all.”

383 In the third bullet point specific to implementing programs resulting in safe and  
384 well-maintained properties, Member Kimble suggested some programs and  
385 policies may be missing as a result. While understanding that references to  
386 “funding” had intentionally been removed understanding that it was considered a  
387 solution not a goal, Member Kimble stated that it was hard for her to consider  
388 public/private partnerships as being effective without the city developing,  
389 researching and/or addressing new financing tools. At a minimum, Member  
390 Kimble opined that it was important for the city to consider looking at financial  
391 tools it could develop.

392 Ms. Perdu clarified that the housing chapter of the comprehensive plan would get  
393 into that in more detail specific to the tools the city has available to use.

394 Chair Boguszewski suggested that language be revised such as “...explore  
395 innovative financing models or tools” as well.

396 Roseville is an environmentally healthy community  
397 Specific to “reducing or incenting the reduction of non-renewable energy,” Chair  
398 Boguszewski noted that the city may not in reality have that authority or ability  
399 and therefore questioned how it could put policies in place to incent that  
400 reduction.

401 Mr. Lloyd responded that he wasn’t sure how it applied to this section, but  
402 admitted that he had a similar thought along the lines of whether this was the  
403 appropriate place to state the city’s goals, while recognizing that the goal was to  
404 reduce or encourage a reduction in consumption.

405 With several suggestions offered from individual commissioners, Ms. Perdu  
406 cautioned the need for having measurable goals and objectives; with Member  
407 Kimble agreeing that base lines were needed to facilitate that measurement.

408 Member Daire asked how the city could compel reduction of non-renewable  
409 energy or if the city was in a position to do so and if so, what instruments it had  
410 available toward that required reduction or how it could directly incent others.

411 Mr. Lloyd clarified that it wasn’t a requirement, but as an example noted the  
412 city’s implementation of geothermal at City Hall and encouraged solar energy  
413 production for residential and commercial properties in the community, all  
414 leading to that goal of reduction.

415 Member Murphy stated that he took it not as compelling, but perhaps through  
416 ordinance revisions that address solar panels on a roof without objection by a  
417 neighbor. In other words, Member Murphy noted his focus on removing obstacles  
418 versus providing financial incentives.

419 To Chair Boguszewski’s point to create an incentive, Member Daire noted it  
420 would benefit residents if the city took actions to reduce property taxes for its  
421 taxpayers.

422 Ms. Perdu stated that there was a combination of things available for a city to do  
423 directly to reduce its consumption as well as that of the entire community  
424 represented by a number that could be used to reduce consumption.

425 Member Kimble suggested removing “the” from the statement to that it read  
426 “...reducing consumption of non-renewable energy...” and having a goal to  
427 encourage the rest of the community to follow the city’s lead.

428 With the word “encourage” used repeatedly, Chair Boguszewski suggested using  
429 “incent” instead as a form of encouragement.

430 Member Kimble opined that “incent” jumped to a conclusion of financial gain.

431 Ms. Perdu clarified that the intent was to address public objectives for the city to  
432 directly pursue and accomplish, as well as considering private incentives.

433 Roseville has world-renowned parks, open space...

434 Ms. Perdu advised that no changes had been made to this section.

435 Roseville supports health and wellness...

436 At the suggestion that infrastructure could encourage wellness (e.g. walking and  
437 biking), by consensus, Chair Boguszewski directed that be included in the  
438 language; and was duly noted by Ms. Perdu.

439 Roseville supports high quality, lifelong learning

440 As per previous discussions with the commission, Ms. Perdu noted that this  
441 addressed the city’s role versus that of the school districts, and wording had been  
442 changed accordingly to address collaboration toward that goal.

443 Chair Boguszewski agreed, noting the Harriet Alexander Nature Center (HANC)  
444 was also an educational opportunity.

445 Member Daire asked if the statement should be that the city encouraged school  
446 districts to increase the standing of local schools in the region or if it was better to  
447 remain silent on that issue. If the city was to endorse quality, life-long learning,  
448 Member Daire suggested specific ideas.

449 While recusing himself from the discussion due to his role as a Board Member of  
450 School District 623, Chair Boguszewski personally opined that this would be  
451 overstepping the role of the city.

452 Member Bull opined that specific ideas were provided and included HANC, the  
453 Ramsey County Library-Roseville branch and other opportunities.

454 Chair Boguszewski noted that City Manager Trudgeon was currently meeting  
455 with School District 621 representatives to gather ways in which to work  
456 collaboratively. However, Chair Boguszewski personally opined that this  
457 language as written supported such collaboration without any further detail or  
458 weight given to it.

**Planning Commission – Comprehensive Plan Update**

**Minutes – Wednesday, January 25, 2017**

**Page 12**

459 Mr. Lloyd also noted that Community Development staff provided periodic  
460 education programming series using library space on various general topics that  
461 were sponsored by the city to some degree and in partnership with other agencies.

462 At the request of Member Daire, Chair Boguszewski clarified that community  
463 education was essentially a function of the School Districts. From a practical  
464 standpoint, Member Daire suggested that a statement could be made that the city  
465 could suggest some areas for that continuing education based on public hearing  
466 comments heard at Planning Commission meetings to inform residents, or help  
467 fund programs. Chair Boguszewski noted current discussions and collaboration by  
468 the school board and city with the school facility study was an example of just  
469 one of the many areas they worked together; opining this goal simply set the stage  
470 for that collaboration to occur.

471 Chair Boguszewski further opined that anywhere reference was made to making  
472 Roseville a destination, as heard at the recent Urban Land Institute (ULI)  
473 workshop was an educational opportunity, whether involving land use, art, music,  
474 entertainment, dance, theater or other areas encouraging such venues.

475 Member Bull noted current efforts underway to resurrect the Roseville Arts  
476 Council; with Member Kimble suggesting again using the language of “...live,  
477 work and “PLAY”” in this section as well. Member Murphy also noted summer  
478 band concerts as another example.

479 Ms. Perdu duly noted these suggestions, including the addition of “work” and  
480 “play” in this section as well.

481 Roseville has a comprehensive, safe, efficient, and reliable transportation system  
482 Ms. Perdu highlighted minor edits in this section; noting that she was still no  
483 satisfied with language related to “multi-model transportation.”

484 Member Kimble suggested identifying that versus using such jargon as previously  
485 discussed (e.g. bikes, pedestrians, etc.).

486 Member Gitzen cautioned that this is also an area where in Roseville the state and  
487 county had considerable say in what the city did; with Mr. Lloyd acknowledging  
488 that point as well.

489 At the request of Member Daire, City Planner Paschke reviewed the turnback  
490 process for county roads to the city; confirming that the practice still occurred;  
491 most recently with County Road B where it cul-de-sacs on the west side of the  
492 city at Highway 280.

493 Member Murphy stated that the third bullet point caught his eye, opining that the  
494 city’s share of funding public transportation and transit systems seemed minimal  
495 from his perspective. Member Murphy suggested revised language that language  
496 be changed to indicate that the city “planned for and supported” it versus any  
497 funding beyond the taxes all residents paid toward Metro Mobility.

498 Member Kimble suggested language such as “...properly fund its share of public  
499 transportation and transit system.”

500 Member Murphy asked how much of that the city actually did today.

501 In reality and as noted by Member Murphy, Mr. Paschke clarified that all  
502 taxpayers paid into the state and federal tax system to fund transit; noting that the  
503 intent of this section and statement was not to indicate that the city would come  
504 up with any additional funding.

505 Therefore, Member Murphy reiterated his suggested language revision, using  
506 another example of the Metro Transit’s Park and Ride facility in Roseville and the  
507 city’s and commission’s support in planning and facilitating development of it  
508 versus simply using the term “fund.”

509 Ms. Perdu agreed with Member Murphy’s suggestion, opining it made sense and  
510 was consistent with language changes in other area made as part of tonight’s  
511 discussion.

512 Roseville has technology that gives us a competitive advantage  
513 After conferring with staff, Ms. Perdu noted the clarification made on the city’s  
514 role as noted, specifically related to wireless and high speed connections going  
515 into the future and many possible unknowns.

516 Specific to the heading, Chair Boguszewski questioned “competitive advantages,”  
517 opined that read to him that the city could be investing in the newest thing out of  
518 the gate prior to it being proven. Instead, Chair Boguszewski suggested language  
519 such as “stay competitive,” to state that the city may not necessarily be the first  
520 mover, but instead maybe one of the early adopters of new technology.

521 Ms. Perdu duly noted that language revision suggestion.

522 Roseville has a growing, diverse, and stable revenue base  
523 Member Kimble opined that in the second bullet point, language encouraging  
524 “new development” seemed to be missing from her perspective.

525 In the third bullet point, Chair Boguszewski suggested removing “develop” from  
526 the language, and leaving “explore.”

527 Based on the service provided by the city to its residents as well as contracts with  
528 other communities and agencies done on a cost basis as well as serving as a  
529 source of revenue, Member Gitzen suggested rewording that as such.

530 Ms. Perdu duly noted each of these suggestions.

531 Roseville responsibly funds programs, services,...  
532 At the request of Member Kimble, Ms. Perdu responded that the first bullet point  
533 addressed the integrity of public accounting standards as well as financial  
534 oversight and assumed more than just the city’s credit rating.

535 Chair Boguszewski questioned inclusion of this section in the comprehensive  
536 plan, highlighting the fourth bullet point to “incorporate community priorities in  
537 funding decision-making process,” and what that meant in reality.

538 Ms. Perdu suggested that it be kept together when considering overall city goals,  
539 if this was eliminated it might create questions; and even though it may not be  
540 used much in the comprehensive plan chapter, suggested it was beneficial to keep  
541 it together for the City Council’s use and reference.

**Planning Commission – Comprehensive Plan Update**

**Minutes – Wednesday, January 25, 2017**

**Page 14**

542                    Roseville has high quality employment opportunities...  
543                    Ms. Perdu noted her addition of this new goal for further discussion tonight and in  
544                    response to previous discussions and commission concerns that something was  
545                    missing as it related to employment.

546                    Member Kimble questioned if the heading as written spoke more to economic  
547                    development resulting in an increased tax base and not just jobs. IN the second  
548                    bullet point, Member Kimble suggested revising “adequate jobs” to “quality jobs”  
549                    versus just sneaking by; as well as changing “meet service needs,” by providing  
550                    quality jobs that meet a broad range of residential and visitor needs. However,  
551                    Member Kimble admitted she was unsure of what was intended by “service  
552                    needs.” Specific to regulations, Member Kimble questioned if that was intended  
553                    to be policies and guidelines, and back to the idea of economic development  
554                    orientation, was that intended to encourage public/private relationships.

555                    Specific to “development,” Member Bull admitted that the tag line gave him  
556                    pause and how to encourage future residents that jobs were available here.

557                    With the goal to “do more,” Member Kimble questioned if that meant providing  
558                    more opportunities.

559                    Member Bull responded that this statement as written was too overarching and his  
560                    intent would be to “explore” versus a having a goal to meet it, by improving  
561                    economic opportunities in the community.

562                    Member Gitzen spoke in support of retaining that and then through the resulting  
563                    process determine if something was missing; but opined this was a good first  
564                    attempt.

565                    Chair Boguszewski stated that his bias involved how “livable wage” could  
566                    possibly be defined, which was not possible in his opinion, as it changed and was  
567                    dependent on your personal viewpoint. Therefore, Chair Boguszewski suggested  
568                    language such as “...encourage/incentivize jobs that are regionally attractive and  
569                    competitive” or provide regionally attractive and competitive wages. Chair  
570                    Boguszewski opined that would be measurable and the results would be  
571                    attainable.

572                    Member Gitzen questioned language as “livable” or “... encourage higher quality  
573                    jobs.”

574                    Chair Boguszewski reiterated his dislike of the term “livable” noting the city  
575                    couldn’t mandate it, but only encourage and incent it.

576                    As an example, Member Bull noted the comments heard often at the Planning  
577                    Commission related to land use issues that many travel outside Roseville for their  
578                    jobs.

579                    Ms. Perdu noted the need to retain this as a goal, but agreed the language needed  
580                    further consideration.

581                    In the second bullet point, Member Murphy questioned if there was something  
582                    missing in that statement.

583 In the fourth bullet point specific to creating regulations, Member Daire suggested  
584 using “policy” versus “regulations.”

585 Member Bull questioned why the word “small” was included in the last bullet  
586 point; with Member Kimble agreeing and instead suggesting saying “a variety of  
587 businesses.”

588 Ms. Perdu noted that, advising that she had been focusing on “Mom/Pop  
589 businesses in using “small.”

590 Referring to the recent ULI meeting, Member Kimble opined that if this evolves  
591 into more economic development rather than just being about jobs, one goal  
592 would be that the “city was easy to work with and developers liked to work with  
593 the city” creating a qualitative goal to attract economic development if the city  
594 was considered good and/or easy to work with.

595 Member Perdu thanked the commission for their comments and duly noted them  
596 for the next iteration incorporating these suggestions and after the first round of  
597 public engagement.

598 **c. “Future Cities” Recap**  
599 *Receive summaries of the input offered by the students who participated on*  
600 *Roseville Area Middle School’s “Future Cities” Team*

601 Ms. Perdu referenced this submission dated January 26, 2017 and its inclusion in  
602 tonight’s meeting materials as previously referenced by Member Daire.

603 **d. Introduction to Land Use**  
604 *If time allows, materials will be distributed to Commissioners to prompt some*  
605 *advance thinking about land use topics that will be the focus of upcoming*  
606 *meetings.*

607 Ms. Perdu provided a brief introduction to this topic and existing land use maps.

608 Given the current and ongoing initiative in the Rice Street/Larpenteur Avenue area, Chair  
609 Boguszewski asked how this process would correlate with that one.

610 Community Development Director Collins provided an update on that planning group  
611 consisting of staff and elected-official representatives of Ramsey County and the Cities of  
612 Maplewood, St. Paul and Roseville. Ms. Collins advised that a consultant to assist in the  
613 redevelopment effort had been selected, Perkins+Will, and would be working with the  
614 group on a visioning plan for that corridor.

615 Chair Boguszewski asked for further detail on that collaboration.

616 Ms. Collins advised that the next meeting of the working group, scheduled for March 9<sup>th</sup>,  
617 would determine the next steps and noted that a kick-off for that effort was also being  
618 planned. Ms. Collins suggested that both the redevelopment of this area, and the  
619 comprehensive plan update would be parallel processes and as redevelopment  
620 opportunities occurred in that area, zoning and comprehensive plan guidelines for each  
621 community and/or county would be examined and come into play. While this  
622 redevelopment may become an implementation goal down the road, Ms. Collins clarified  
623 that it wouldn’t be this year, and any parallels would interact with one another.



**Planning Commission – Comprehensive Plan Update**

**Minutes – Wednesday, January 25, 2017**

**Page 16**

624 Next Steps  
625 Ms. Perdu highlighted the upcoming public kick-off on March 7<sup>th</sup>, intercept boards,  
626 online visioning survey, meetings in a box, and the next work session planned on March  
627 22<sup>nd</sup> at the Planning Commission with the topics of land use and finalizing goals.

628 Chair Boguszewski asked what the commission’s role would be at the March 7<sup>th</sup> public  
629 kick-off: whether to facilitate or only observe.

630 Ms. Perdu advised that she would ask Ms. Major what she envisioned the Planning  
631 Commission’s role to be and would report back through staff. Ms. Perdu suggested that  
632 their most important role may be to circulate among tables of small groups in a listening  
633 mode.

634 Specific to possibly providing technical advice to attendees, Ms. Perdu advised that the  
635 attendance of Planning Commissioners would be recognized at the start of the kick-off  
636 meeting allowing them to provide assistance if and as needed.

637 Given the limited time available in receiving Planning Commission meeting packets,  
638 Member Gitzen asked if there was a way to get those materials earlier especially for this  
639 second meeting of the month.

640 Mr. Lloyd responded that the goal was to have materials available in a timelier manner  
641 going forward.

642 Ms. Perdu recognized that request as well, especially when asking the commission to do  
643 homework.

644 Member Murphy suggested staff alert the commission via email ticklers to updates as  
645 they were made on the website.

646 Ms. Perdu advised that she and Ms. Major would be working in March in setting up the  
647 “meetings in a box” and asked commissioners to consider their individual interest in  
648 hosting a group of people or serving as liaisons for that effort.

649 **6. Commission Business**

650 The recent resignation of Commissioner Cunningham has left the Planning Commission  
651 without a Vice Chair, Select a temporary Vice Chair to cover the March 1 regular  
652 meeting and the March 22 Comprehensive Plan Update meeting, if Chair Boguszewski is  
653 unable to attend and potentially open the April 5, 2017 regular meeting before a new  
654 Chair and Vice Chair are selected from the new membership, which will include  
655 replacements for Chair Boguszewski and Member Cunningham.

656 **MOTION**

657 **Member Gitzen moved, seconded by Member Kimble to nominate Member Murphy**  
658 **as Interim Vice Chair of the Planning Commission until elections scheduled for the**  
659 **first April meeting.**

660 Member Murphy accepted the nomination.

661 Member Daire nominated Member Kimble to serve as Interim Vice Chair; with Member  
662 Kimble declining the nominations, while appreciating Member Daire’s suggestion.

663 Chair Boguszewski closed nominations.

664 **Ayes: 6**

665 **Nays: 0**

666 **Motion carried.**

667 **7. Adjourn**

668 Chair Boguszewski adjourned the meeting at approximately 8:27 p.m.



## Memorandum

DATE: March 15, 2017

TO: Bryan Lloyd, City of Roseville

FROM: Lydia Major, LHB, and Erin Perdu, WSB

RE: Community Engagement Update

This is a summary update of our community engagement efforts to date. A complete summary of our first phase of engagement (the visioning portion of our work) will be provided at the April Planning Commission meeting.

### **Kick-off Meeting Summary**

The Roseville Comprehensive Plan Kick-Off Meeting served as an introduction to the project and to begin to collect feedback from the community. It began a community engagement process that will include public open houses, charrettes and workshops, panel discussions, focus groups, stakeholder interviews, listening sessions, intercepts, meetings in a box, online surveys and written questionnaires.

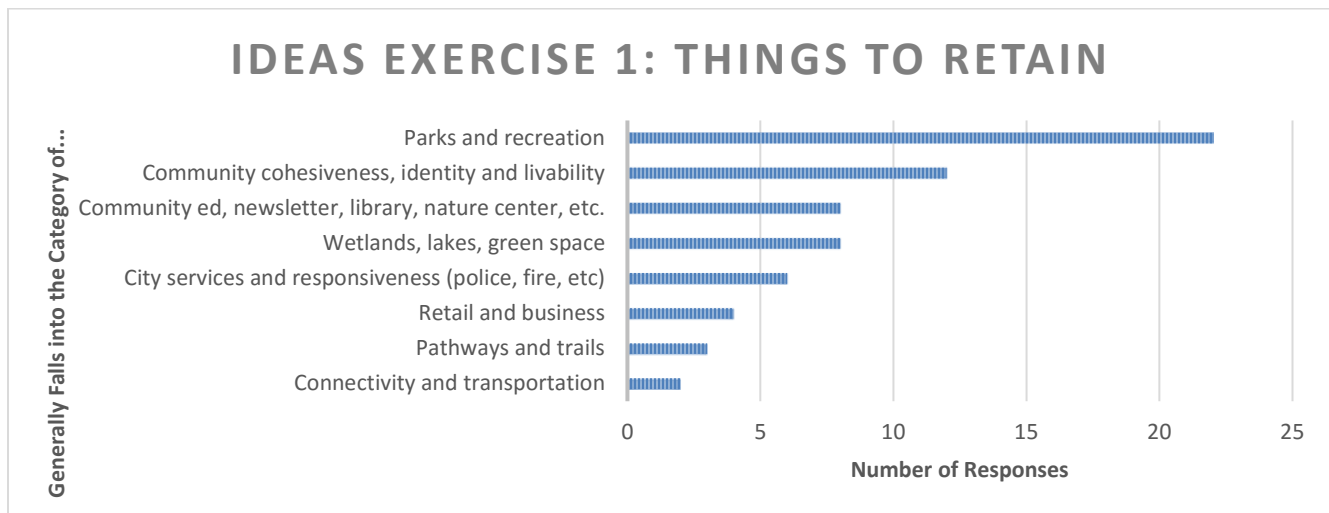
There were several overarching themes that came out of this kick-off event for the Roseville 2040 Comprehensive Plan process, including:

- Incorporate more green, alternative energy and design into the city – solar, wind, LEED
- Expand infrastructure for biking and walking
- Improve transit, traffic congestion, and connectivity
- Address conflict between renters and owners regarding property upkeep
- Attract more locally-owned restaurants and businesses instead of chains, including craft breweries and a food co-op/grocery store
- Redevelop existing malls/retail areas, especially Har Mar
- Attract and provide for millennials, seniors, and low-income folks via transit, housing, services and general livability
- Build a new, updated community center
- Preserve wetlands and natural areas, install more gardens and community gardens

- Expand programming at parks, including an indoor play area, mountain biking, sensory activities, a skateboard park, classes – though in general there was very positive feedback for existing parks



\* *Approximately 15 responses were recorded that did not fit into the above categories*



\* *Approximately 6 responses were recorded that did not fit into the above categories*

### **Intercept Boards**

Staff and consultants are in the process of distributing ten sets of intercept boards. Proposed locations include:

- City Hall
- The Oval
- Common areas in Har Mar and Rosedale malls
- Fairview Community Center
- RAHS
- Ramsey County Library
- Bridging
- Keystone Community Service (in the Hamline Shopping Center)
- University of Northwestern, St. Paul

### **Meetings in a Box (MIAB)**

We have had one successful MIAB already and there was interest in having many more at the public meeting. We have assembled two more kits that can be used for anyone interested in hosting a meeting.

### **Online Survey**

As of March 15, there have been 58 responses to the online survey. Responses are attached to this memo as a PDF.

### **Other engagement efforts**

We held a Future Cities Brainstorming Meeting in January 2017, for which the Planning Commission has already received the related notes. Staff and consultants are in the process of organizing focus group meetings, stakeholder interviews, ECFE sessions, and walkabouts, but none have been held to-date.

c: LHB File



## Memorandum

**To:** City of Roseville Planning Commissioners

**CC:** Bryan Lloyd, Senior Planner

**From:** Erin Perdu, Planning Consultant

**Date:** March 16, 2017

**Re:** Comprehensive Plan Work Session – Land Use  
WSB Project No. 1797-100

---

For discussion at the next Planning Commission work session on the Comprehensive Plan, I have enclosed some maps to get you thinking about lands available for development and potential future redevelopment in the City. We will talk at the meeting about priorities for these sites, and any changes you think are needed to the future land use designation of currently vacant lands.

### MetCouncil Projections:

According to the projections in the Metropolitan Council's System Statement for Roseville, the City's population is expected to remain essentially flat over the planning horizon (from an estimated 34,719 in 2014 to 34,500 in 2040). There is, however, some household growth projected: from an estimated 15,500 in 2015 to 16,100 in 2014, or an increase of 4%. Putting those two projections together means that Roseville will need to plan for approximately 600 new housing units that accommodate smaller household sizes than the 2010 average of 2.2 persons per household. Therefore, some land will need to be planned for small (presumably attached single or multi-family) housing units.

In terms of employment, the Met Council is making more optimistic projections for Roseville: growth of approximately 2,400 jobs, or 6.5% between 2014 and 2040. This means that some additional land/building area will need to be allocated for non-residential uses. These could include redevelopment of underutilized sites and filling vacant storefronts/existing buildings.

### Vacant Land:

The first step in developing Roseville's Future Land Use scenario is to look at vacant, developable lands and determine the most appropriate future land use designation. The first set of maps enclosed in your packet shows currently vacant, developable lands and their future land use category from the 2030 Comprehensive Plan.

**Homework assignment 1: Please look at those vacant, developable parcels and make notes on any changes you think should be made to their future land use designation.**

### Redevelopment Sites:

In addition to considering currently vacant parcels, there is significant potential for redevelopment and infill to accommodate much of the projected growth in Roseville. The second map attached depicts some potential redevelopment areas in the City. These were chosen based on previous planning documents and public input received so far.

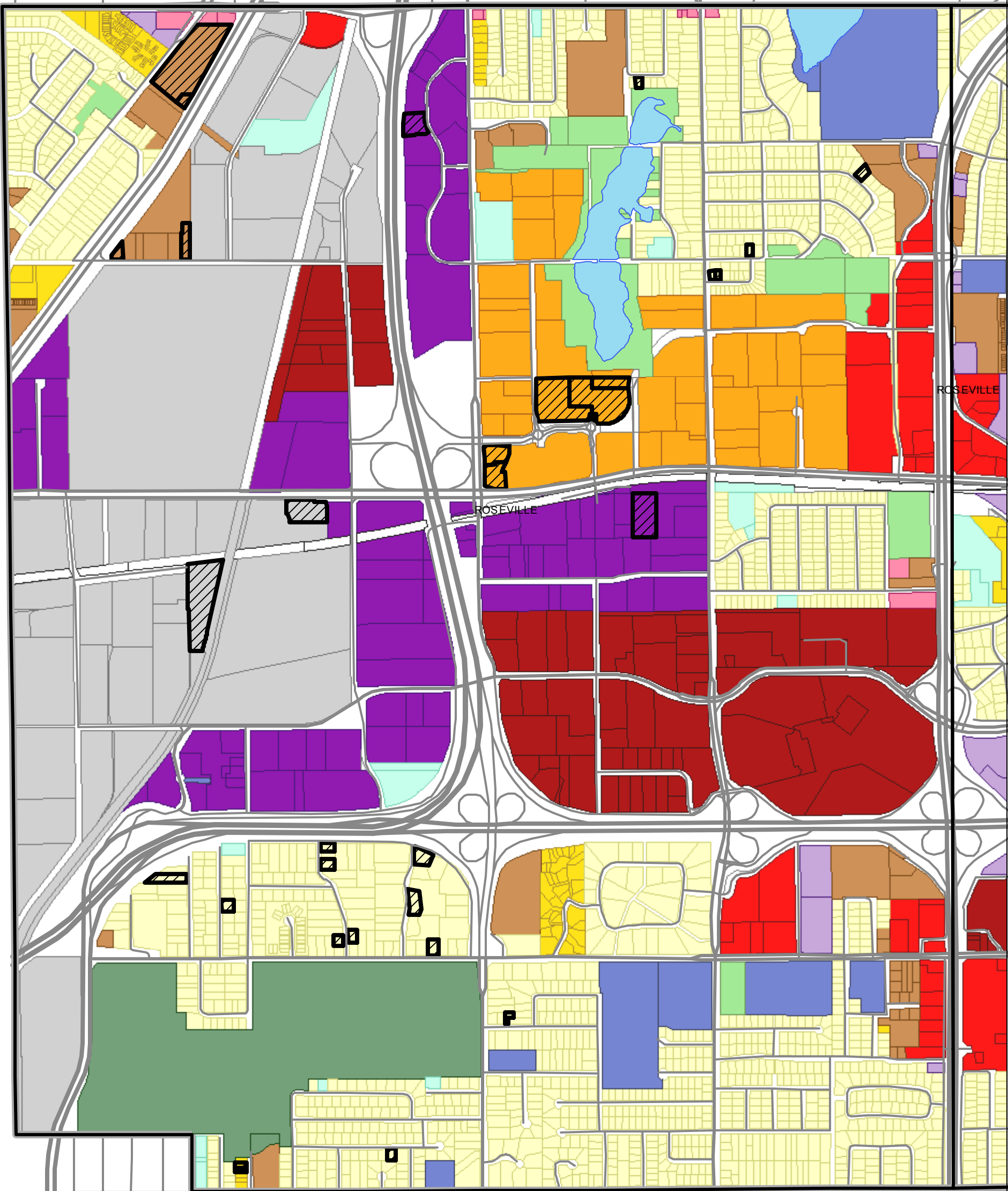
**Homework assignment 2: Please review the map of potential redevelopment sites and complete the worksheet attached.**

Planning Commission Work Session

March 15, 2017

Page 2

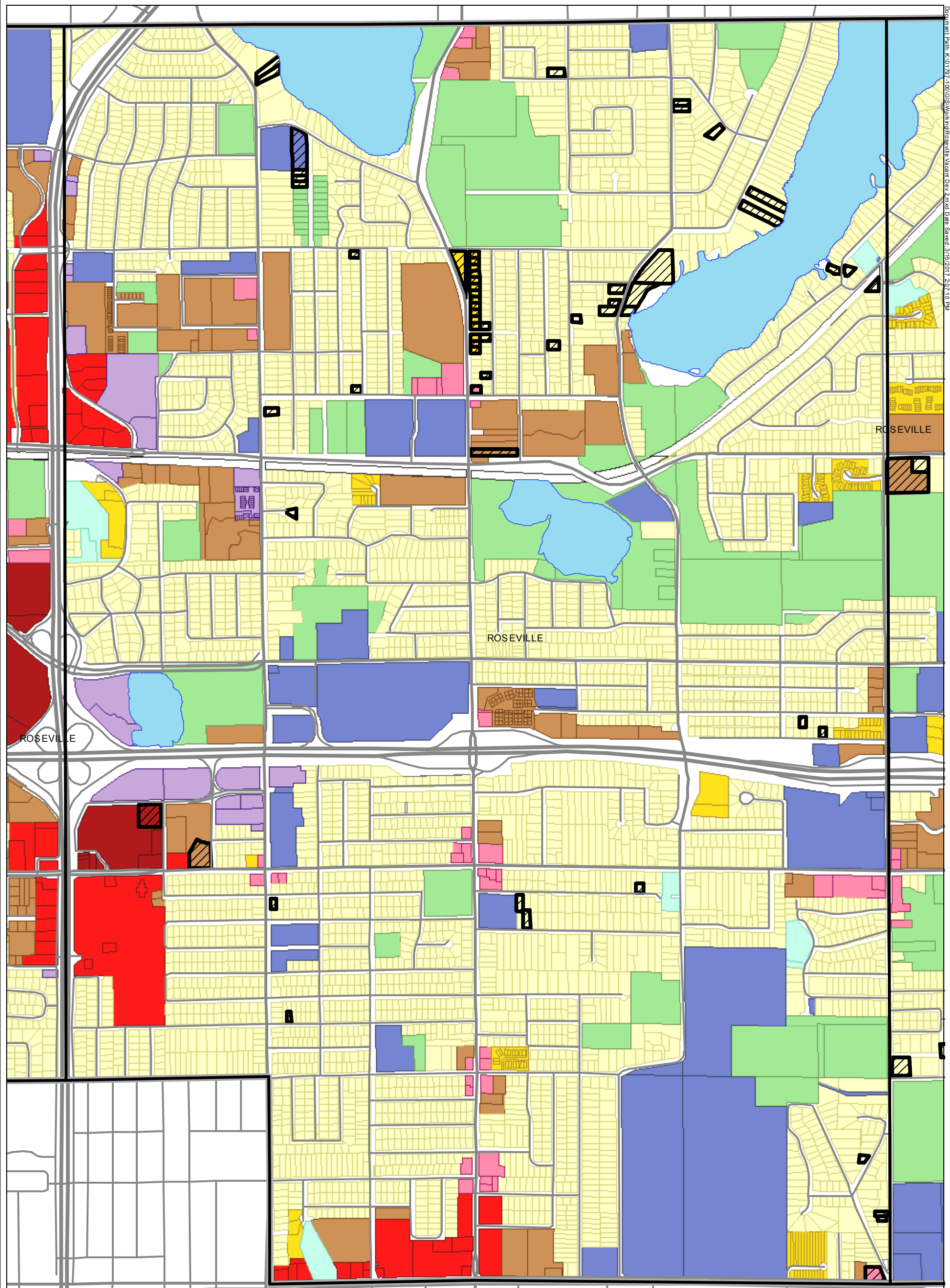
Please bring your responses, thoughts and ideas to the meeting on Wednesday, March 22<sup>nd</sup>. If you have any questions, please feel free to contact me at [eperdu@wsbeng.com](mailto:eperdu@wsbeng.com) or (763) 287-8316. I look forward to seeing you next week!



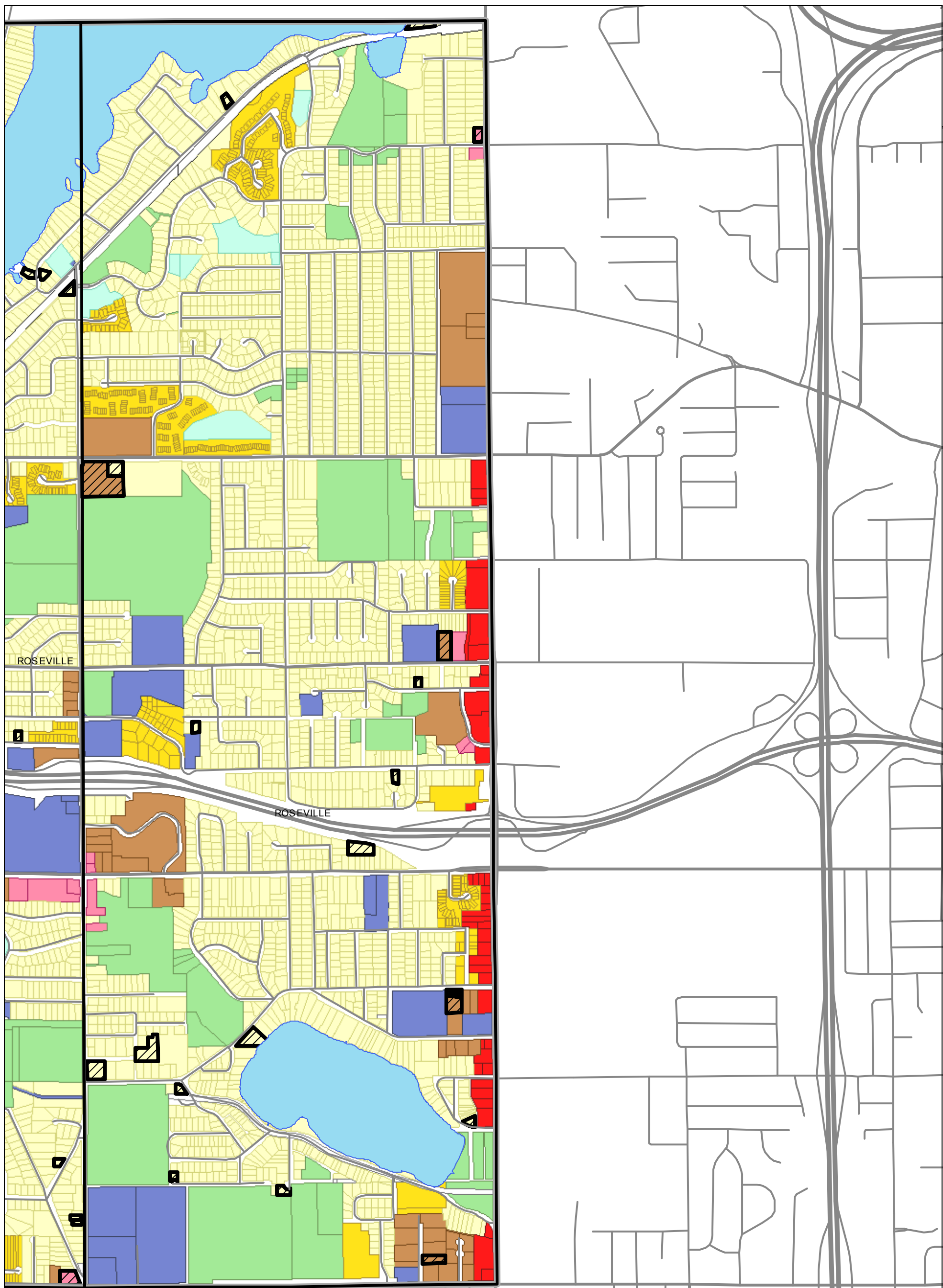
<b>Comprehensive Plan Residential</b>	<b>Mixed Use</b>	<b>Employment</b>	<b>Public / Institutional</b>	<b>Other</b>
LR - Low Density Residential	CMU - Community Mixed Use	O - Office	IN - Institutional	RR - Railroad
MR - Medium Density Residential	NB - Neighborhood Business	BP - Business Park	POS - Park/Open Space	W - Water Ponding
HR - High Density Residential	CB - Community Business	I - Industrial	GC - Golf Course	Lake
			ROW - Right of Way	








<b>Comprehensive Plan Residential</b>	<b>Mixed Use</b>	<b>Employment</b>	<b>Public / Institutional</b>
LR - Low Density Residential	CMU - Community Mixed Use	O - Office	IN - Institutional
MR - Medium Density Residential	NB - Neighborhood Business	BP - Business Park	POS - Park/Open Space
HR - High Density Residential	CB - Community Business	I - Industrial	GC - Golf Course
			ROW - Right of Way
			RR - Railroad
			W - Water Ponding
			Lake



<b>Comprehensive Plan</b>		<b>Mixed Use</b>		<b>Employment</b>		<b>Public / Institutional</b>		<b>Other</b>	
<b>Residential</b>		CMU - Community Mixed Use		O - Office		IN - Institutional		RR - Railroad	
LR - Low Density Residential	NB - Neighborhood Business	<b>Commercial</b>		BP - Business Park		POS - Park/Open Space		W - Water Ponding	
MR - Medium Density Residential	CB - Community Business	RB - Regional Business		I - Industrial		GC - Golf Course		Lake	
HR - High Density Residential						ROW - Right of Way			






## Potential Redevelopment Areas


 Redevelopment Areas

### Comprehensive Plan




#### Residential

-  LR - Low Density Residential
-  MR - Medium Density Residential
-  HR - High Density Residential




#### Mixed Use

-  CMU - Community Mixed Use






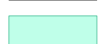

#### Commercial

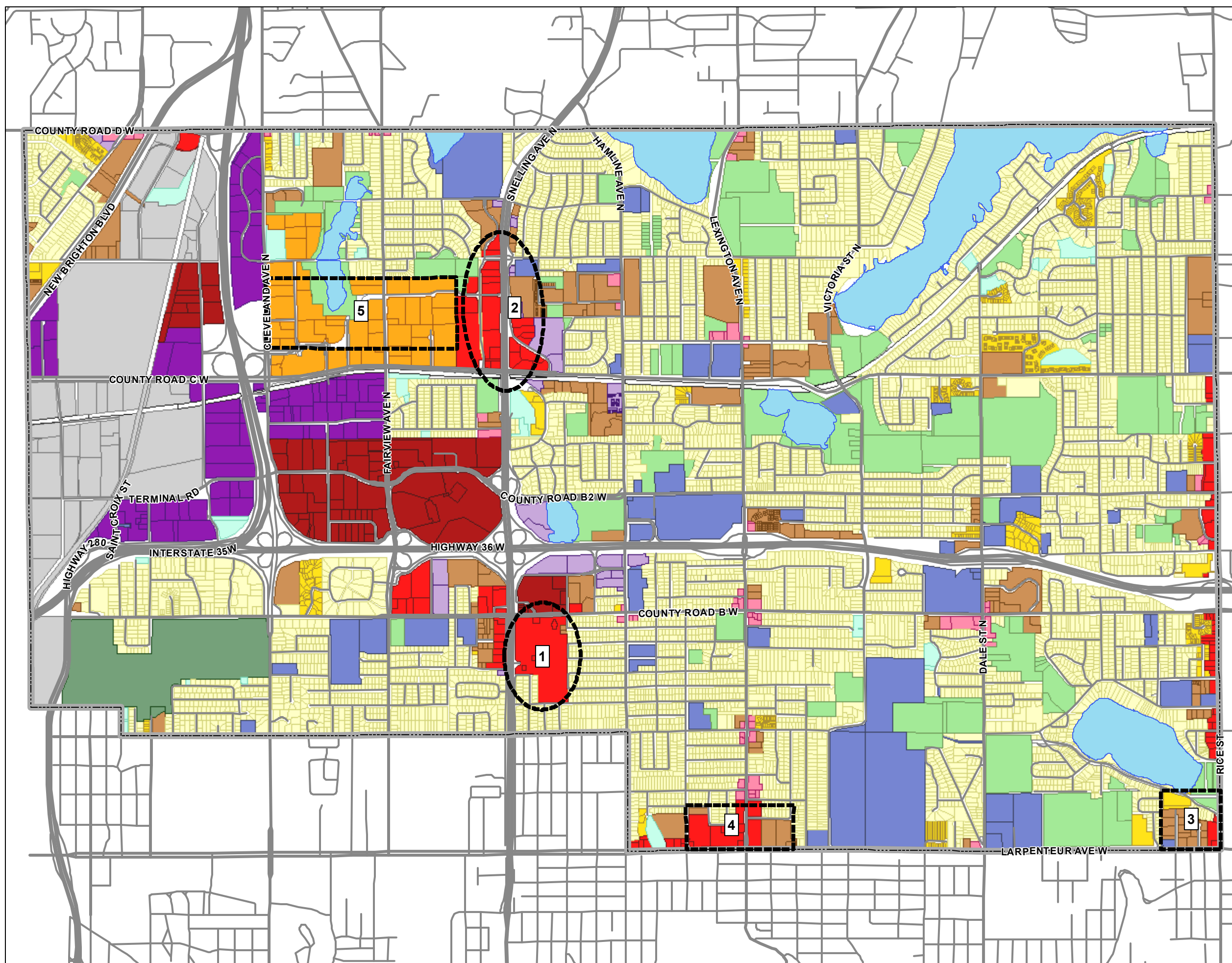
-  NB - Neighborhood Business
-  CB - Community Business
-  RB - Regional Business

#### Employment

-  O - Office
-  BP - Business Park
-  I - Industrial

#### Public / Institutional

-  IN - Institutional
-  POS - Park/Open Space
-  GC - Golf Course
-  ROW - Right of Way
-  RR - Railroad
-  W - Water Ponding
-  Lake



Roseville Potential Redevelopment Areas Worksheet

Number	Description	Current Zoning	2030 Future Land Use	Notes/Ideas/Changes
1	Harmar Mall	CB	Community Business	
2	Outlots and infill opportunities between County Rd C & County Rd C2. Extensive parking lots.	CB	Community Business	
3	Rice & Larpenteur revitalization. Collaboration with Maplewood and St. Paul.	CB, HDR, MDR, LDR-1, POS	Community Business, High Density, Medium Density, Low Density, Park	
4	Lexington & Larpenteur. Aging strip mall development.	CB, HDR	Community Commercial, High Density	
5	Twin Lakes Redevelopment Area	CMU	Community Mixed Use	