

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 6/19/2017

Item No.: 7.g

Department Approval

City Manager Approval



Item Description: Discussion about Fairview Fire Station

BACKGROUND

For the past few years, the City has utilized the Fairview Fire Station for Park and Recreation Department storage needs, offices and storage space for the Roseville Historical Society, and office space for the Roseville Fire Relief Association. The Roseville Fire Auxiliary also stores equipment for the annual Booya in the shed behind the building as well as in the basement of the building. The building is also used occasionally by Roseville Police Officers for breaks. In the past couple of years, staff and the City Council have discussed the future of the building and the property. Previous discussions indicated a desire by the City Council to explore selling the property for private development. Obviously, selling the Fairview Fire Station will displace the existing users in the building and will require new arrangements in other facilities to accommodate those uses.

Given the previous indication that the City should look at selling the Fairview Fire Station, staff is bringing forward a discussion about the future of the building. If there is a desire to sell the property for private development, the typical process would be for the City to put out a Request for Proposals (RFP) and select a developer to sell the property and have it redeveloped. Prior to issuance of the RFP, staff and the City Council will need to determine what is desired on the site to ensure proper redevelopment of the site.

As a result of recent discussions with the Gaughan Companies regarding the future occupancy by the Roseville License Center in the retail center they own, they indicated an interest in developing the Fairview Fire Station site as a mixed-use development with retail on the first floor and approximately 60 market rate apartments in a multi-story building. As part of the deliberations on the future of the Fairview Fire Station site, staff wanted to give the Gaughan Companies an opportunity to discuss their ideas with the City Council. Information about their redevelopment ideas are attached and representatives of Gaughan Companies will be present to provide additional information about the project.

As previously mentioned, the sale of the Fairview Fire Station will displace the current users of the site. Staff has invited representatives of the Roseville Historical Society and the Roseville Fire Relief Association to attend the City Council meeting and provide their thoughts regarding the future of the Fairview Fire Station site.

It should be noted that new storage space will need to be found for the Park and Recreation Department equipment. One option would be to lease out or buy additional space elsewhere in the City. Another would be to look at constructing a basement in the Cedarholm Clubhouse Community Building to accommodate some of the storage needs of the department. If that is desired, additional plans would need to be drawn up at a cost of approximately \$24,000 to include the basement as part of the bid

34 package or as an alternate. There would also be additional cost to build the space. (It should be noted
35 that staff and the consultant previously looked at including a basement as part of the building but
36 determined that due to the cost-benefit of constructing a basement and the impact to the site, it was not
37 advisable to add a basement).

38 **POLICY OBJECTIVE**

39 To determine the future use of the Fairview Fire Station

40 **BUDGET IMPLICATIONS**

41 Selling the Fairview Fire Station will bring in revenue to the City. At this time, it is unknown what the
42 private market would be willing to pay for the property. If the property is sold, the City will incur costs
43 in leasing or purchasing additional storage space for the Park and Recreation Department equipment. At
44 this point, the costs for the new storage arrangement are unknown. To the extent the City wants to assist
45 the Roseville Historical Society in a facility, there will be those additional costs as well.

46 **STAFF RECOMMENDATION**

47 Discuss the future of the Fairview Fire Station and determine if the property should be put up for sale.

48 **REQUESTED COUNCIL ACTION**

49 Will be based on discussion.

Prepared by: Patrick Trudgeon, City Manager (651) 792-7021

Attachments: A: Gaughan Companies redevelopment ideas for the Fairview Fire Station

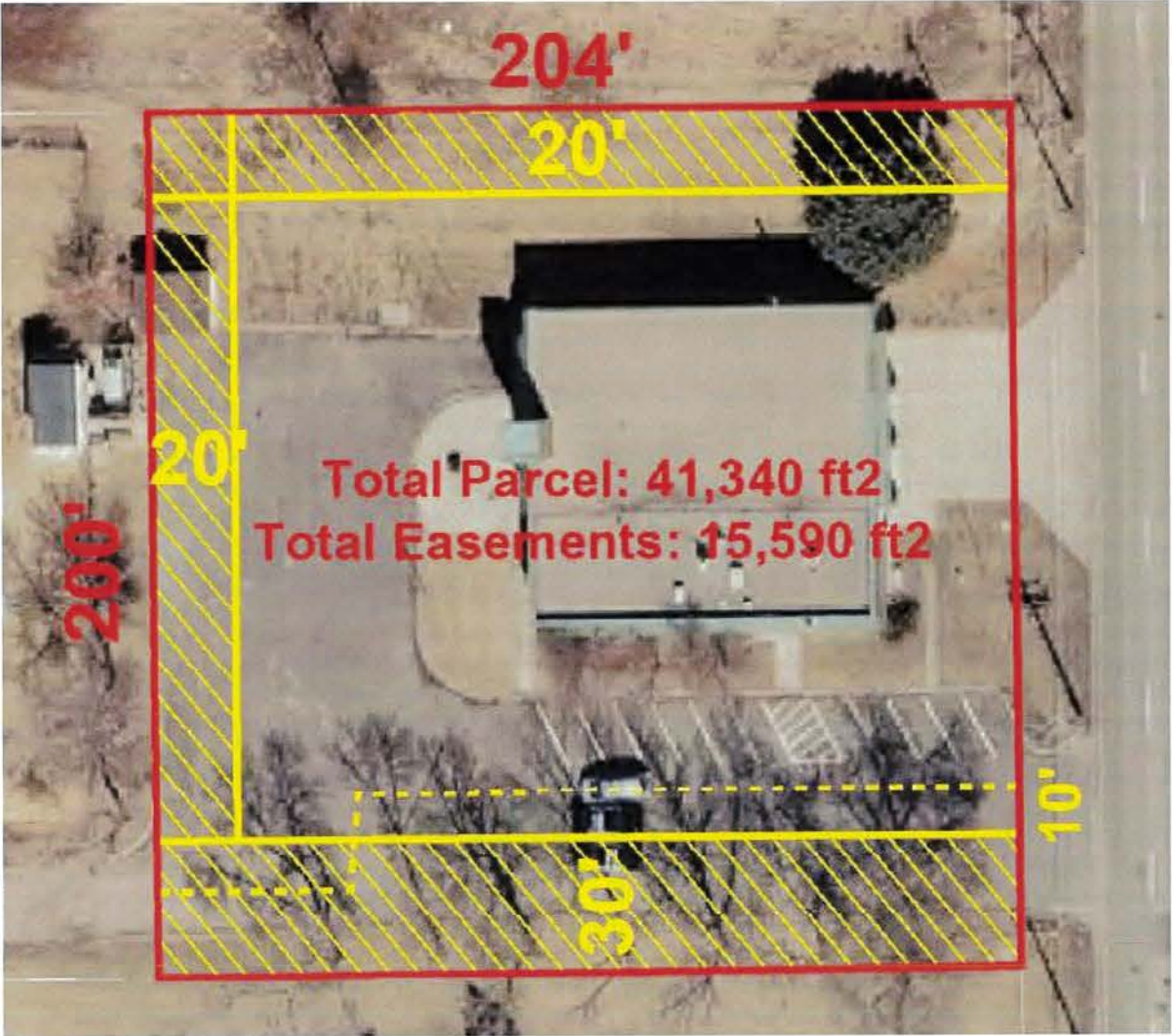


Aerial Roseville Water Tower Site

Gaughan Companies

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

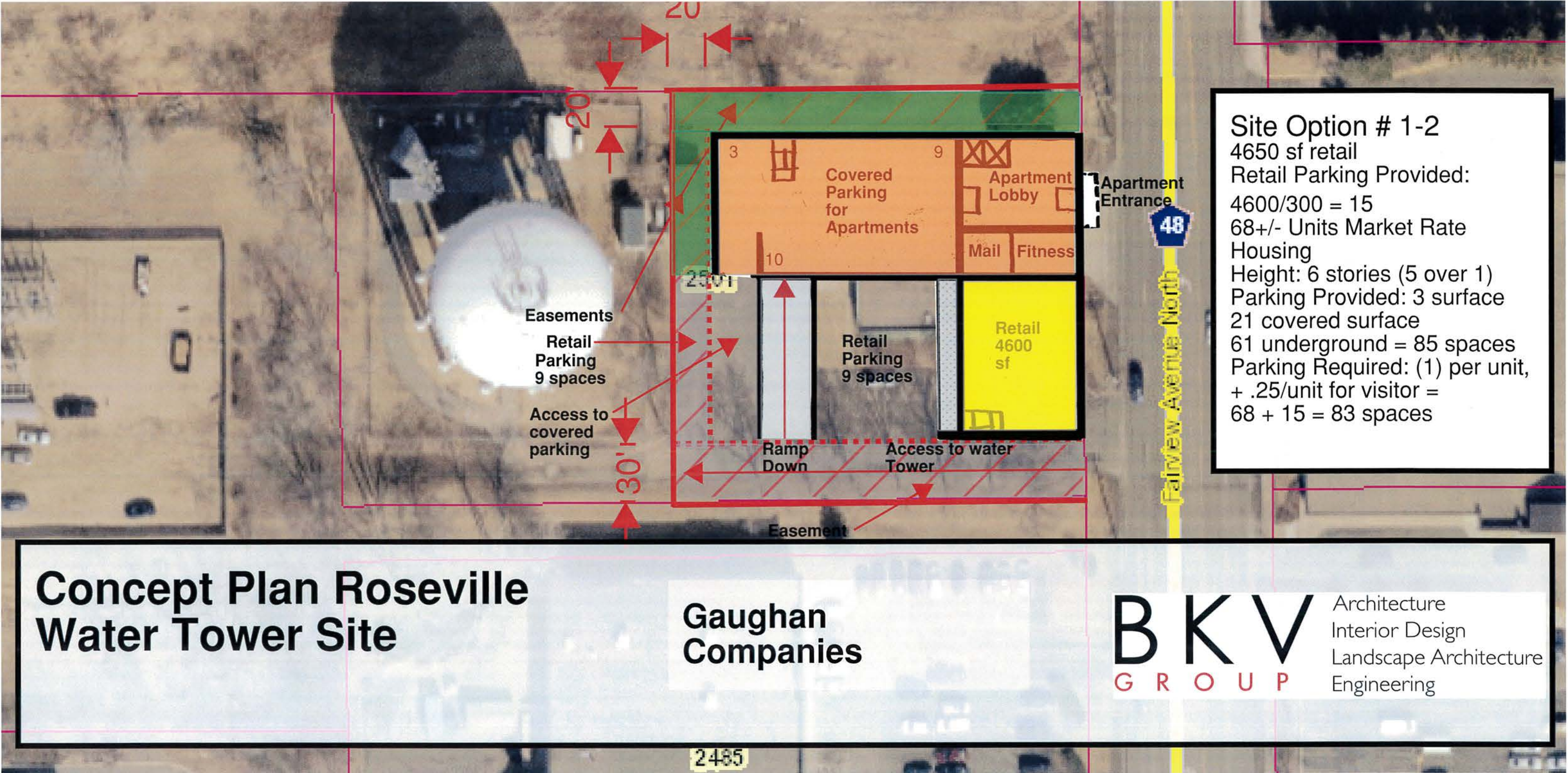


The location and area of each easement is as follows. The Xcel access easement is largely covered by the water main easements, so this area was not double counted. The northern 20' and southern 30' of the water tower access were also not double counted.

Easement	Location	Width	Length	Area	% of Total
Water Main	Along the southern boundary.	30 Ft.	204 Ft.	6,120 SF	15%
Fiber Optic Cable	Along the northern boundary.	20 Ft.	204 Ft.	4,080 SF	10%
Xcel Access	Along the southern boundary.	10 Ft.	200 Ft.	2,000 SF	5%
Water Tower Access	Along the western boundary.	20 Ft.	150 Ft.	<u>3,000 SF</u>	<u>7%</u>
Total				15,200 SF	37%

The water main and fiber optic cable easements are underground utility easements that would allow for paving, but could not be built upon. The access easements are less restrictive, and would only affect the site plan.

Site Option # 1-2
 4650 sf retail
 Retail Parking Provided:
 $4600/300 = 15$
 68+/- Units Market Rate Housing
 Height: 6 stories (5 over 1)
 Parking Provided: 3 surface
 21 covered surface
 61 underground = 85 spaces
 Parking Required: (1) per unit,
 + .25/unit for visitor =
 $68 + 15 = 83$ spaces



**Concept Plan Roseville
 Water Tower Site**

Gaughan
 Companies

BKV

GROUP

Architecture
 Interior Design
 Landscape Architecture
 Engineering

**Underground
Parking**

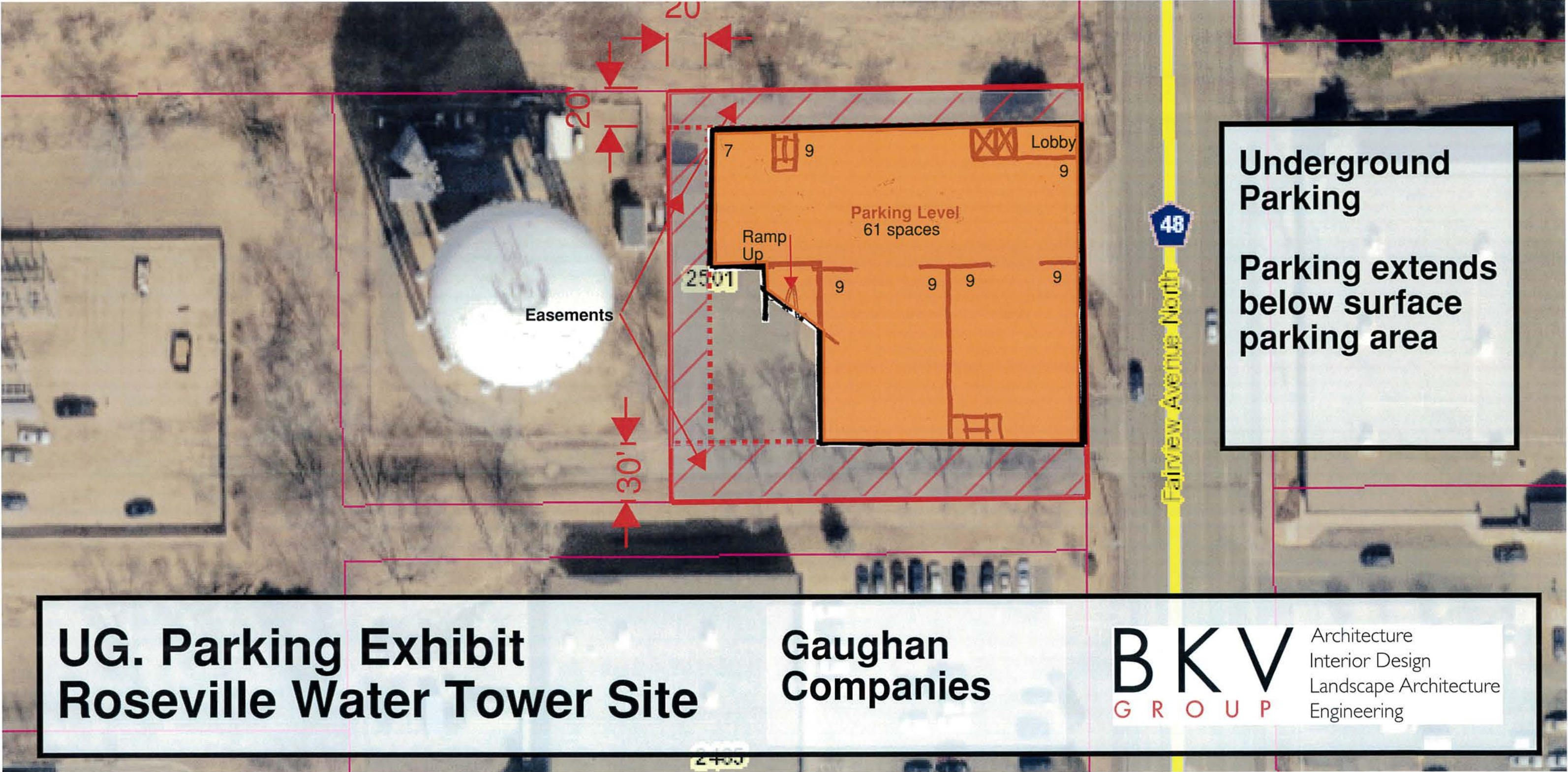
**Parking extends
below surface
parking area**

**UG. Parking Exhibit
Roseville Water Tower Site**

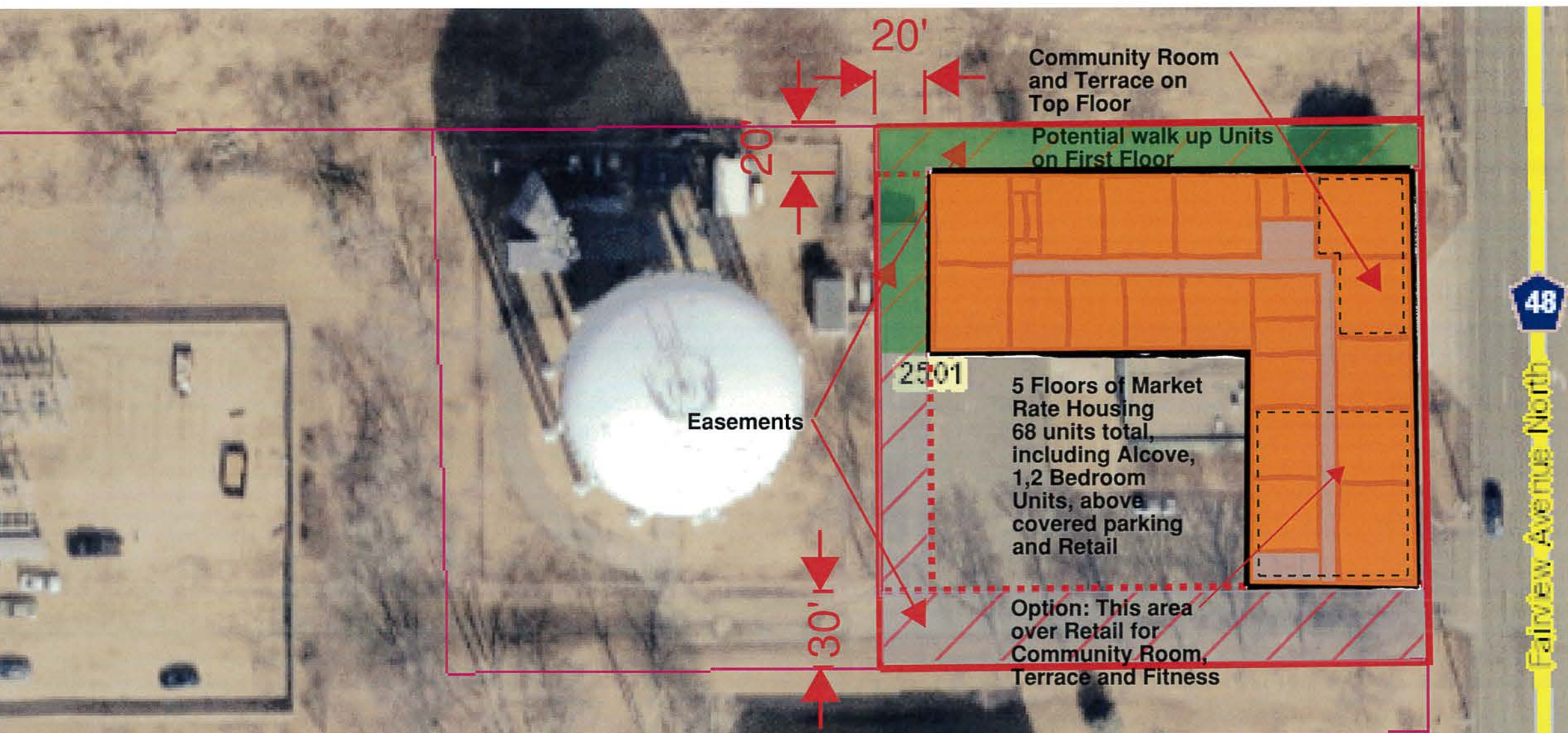
**Gaughan
Companies**

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering



Site Option # 1-2
66 units Market Rate Housing
Height: 5 stories (4 over 1)
Parking Provided: 17 surface,
70 underground = 87
Parking Required: (1) per unit,
+ .25/unit for visitor = 85
spaces



Residential Floor Plan Roseville Water Tower Site

Gaughan
Companies

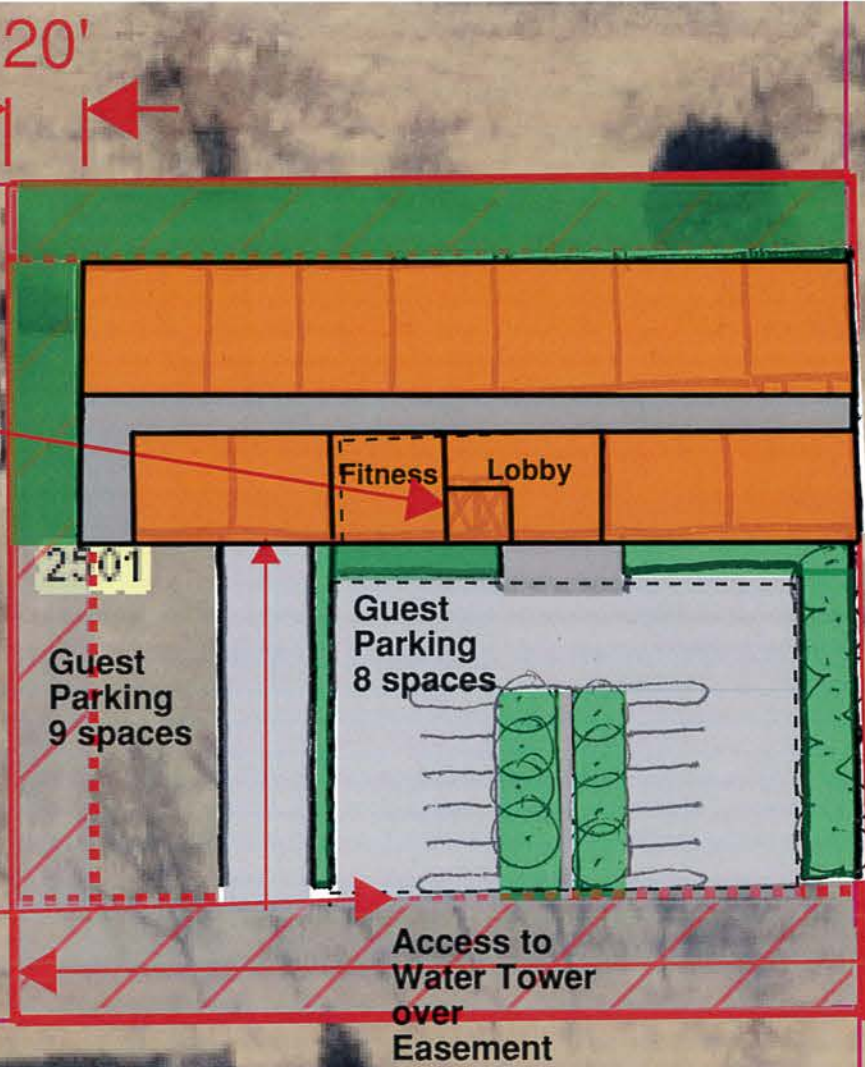
BKV
GROUP
Architecture
Interior Design
Landscape Architecture
Engineering

Site Option # 3
68 units Market Rate Housing
Height: 6 stories
Parking Provided: 17 surface,
70 underground = 87
Parking Required: (1) per unit,
+ .25/unit for visitor = 85
spaces

Terrace and
Community
Room on 6th
Floor

6 Floors of Market
Rate Housing
68 units total,
including Alcove,
1,2 Bedroom
Units, above
underground
parking

Below grade
parking
shown
dashed, typ
all options



Concept Plan Roseville Water Tower Site

**Gaughan
Companies**

B K V
G R O U P
Architecture
Interior Design
Landscape Architecture
Engineering



Date of Completion
December 31, 2013



THE PENFIELD

ST. PAUL, MINNESOTA

The Penfield, a mixed-use project located in the heart of downtown Saint Paul, is a full block development. The existing site included the historic Public Safety Building, which sat on the southwest corner of the block. The Penfield preserves the south and west exterior facades of the historic Public Safety Building and incorporates them into the new development.

The Penfield provides luxurious amenities and community spaces such as a concierge, a lap pool, a sundeck/green roof, a business center, a club room, a fitness center, and a sky lounge. The development is a six-story building with 254 market-rate apartments, a one-story 30,000 sf Lund's grocery store on the first floor, and approximately 330 enclosed parking spaces. The total project area is approximately 406,000 sf.

The strong downtown employment base was a driving force in the development of these apartments. Located in the heart of the State Capitol government sector, The Penfield will be within walking distance to all government agency buildings. The Penfield is also situated one block of the METRO Green Line.



LIME

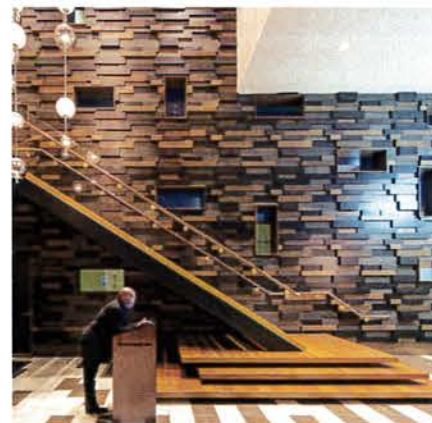
MINNEAPOLIS, MINNESOTA

The mixed-use project is located at the heart of the vibrant LynLake neighborhood. It is a six-story community with retail and restaurant space on the first floor. Floors two through six have 171 units of market-rate rental housing. Below grade, on two levels, is the parking garage with capacity for 242 cars.

This location presents a unique opportunity to connect with the neighborhood's diversity, charm, and walkability/bikeability—including the nearby collection of local theatres, restaurants, and shops that border the property to the south and east, the miles of public cycling and walking paths provided by the Midtown Greenway that defines the property's northern edge, Uptown and the Chain of Lakes located a few blocks to the west, and downtown Minneapolis, which is only minutes away.

Amenities include a roof deck with views of downtown, a splash deck with pool and hot tub, attached coffee and wine bar, 24-hour fitness center, and boutique-style lobby and gathering spaces.

Exterior materials are contemporary and dynamic in nature to reflect this particular intersection, but are also familiar materials found throughout the Lyn-Lake neighborhood such as masonry, glass, metal and composite siding. Selected colors for the facades are vibrant — oranges and yellows — expressive colors derived from the strong neighborhood brand identity.



Date of Completion
January 2014

Contractor
Reuter-Walton Construction

Client Reference
Clark Gassen, Gassen Companies
612.720.0456



THE WALKWAY

MINNEAPOLIS, MINNESOTA

The Walkway is a six-story mixed-use development in the heart of Uptown. It features secured building access, below-grade tempered parking, on-site management, indoor bike storage, a club room, and a fireplace lounge. The 92 housing units have access to outdoor spaces through large balconies, terraces, and a beautifully landscaped second-floor roof deck.

Units are finished with top-of-the-line details, including quartz countertops, wood floors, designer lighting, and teak cabinets. The highlight of the roof deck is a cantilevered, glass-walled hot tub that hangs above the busy sidewalk below. The project was designed as one of the first luxury housing communities in Uptown. Residents have access to a concierge, who offers everything from late-night snacks to restaurant reservations and turn-down service. Services can even be requested through the Walkway smartphone app.

The roof deck features grilling stations, an outdoor pool, a street-edge spa, sunning area, lounge seating, and fire feature. The project includes approximately 14,000 sf of restaurant space, 7,000 sf of retail space, and 212 below-grade parking spaces. Residents also have access to a fully outfitted fitness center; a Grab & Go snack and coffee bar, and a private bar and lounge.

Key Personnel & Roles

Partner-in-Charge: Jack Boarman | Project Architect: Chris Palkowitsch | Entitlement Coordinator: Gretchen Camp | Interior Design: Cunningham Group | M/E/P: Design-Build | Structural Engineer: BKV Group and Ericksen Roed & Associates