

Development Opportunity Sites

OPPORTUNITY SITES

There are several areas throughout Downtown St. Cloud that are worthy opportunity sites for redevelopment. Many of these opportunity sites have been the subject of prior planning projects in the St. Cloud Comprehensive Plan, the East End Vision Plan, and others. The different sites have been designated as either catalyst redevelopment sites, redevelopment opportunity sites, or adjacent redevelopment sites outside of the Downtown area.

The following locations are identified as catalyst redevelopment sites:

- Lady Slipper Site
- Swan Parking Lot
- Northwest Corner
- North Downtown Riverfront
- Kelly Inn Property
- St. Cloud RiverWalk

Redevelopment opportunity sites include:

- Small Lot Consolidation
- Tech High School Site
- Former Herberger's Building
- Courthouse Building Area

Several redevelopment sites existing with the East End of Downtown which includes two subareas (East Side Artisan and Industrial Transition):

- East End Riverfront Office Complex
- East End Infill
- East End TOD

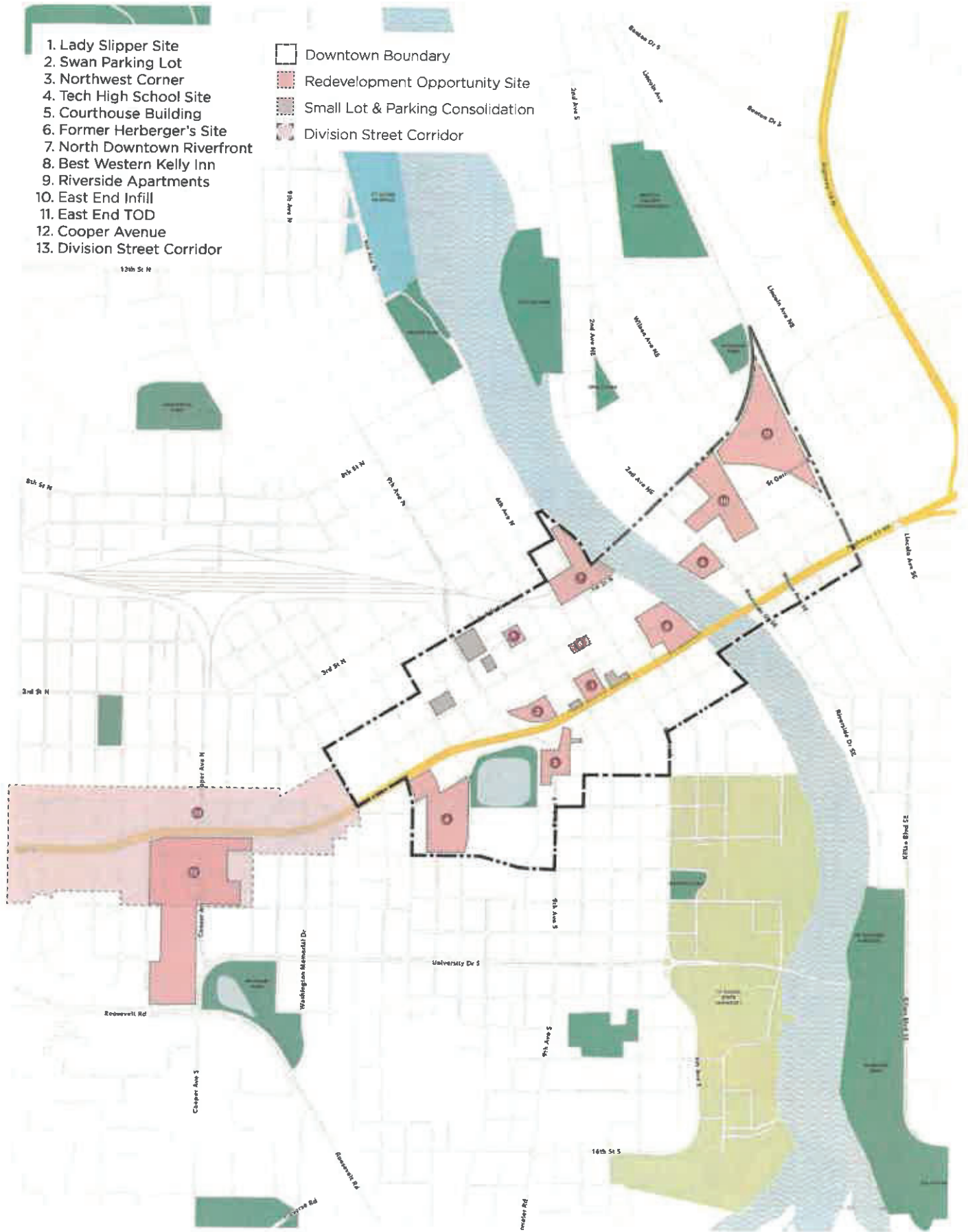
Sites adjacent to the Downtown but outside of the planning boundary include:

- Division Street Corridor
- Cooper Avenue

The following page identifies the location of these sites and the preceding pages describe high-level overviews of the development opportunities identified for each site.



DEVELOPMENT OPPORTUNITY SITES



1. Lady Slipper Site
2. Swan Parking Lot
3. Northwest Corner
4. Tech High School Site
5. Courthouse Building
6. Former Herberger's Site
7. North Downtown Riverfront
8. Best Western Kelly Inn
9. Riverside Apartments
10. East End Infill
11. East End TOD
12. Cooper Avenue
13. Division Street Corridor

- Downtown Boundary
- Redevelopment Opportunity Site
- Small Lot & Parking Consolidation
- Division Street Corridor

LADY SLIPPER SITE

The Lady Slipper redevelopment opportunity site is located within the Traditional Core district of Downtown St. Cloud. This public parking lot is located between 7th and 8th Avenue S and fronts Division Street.

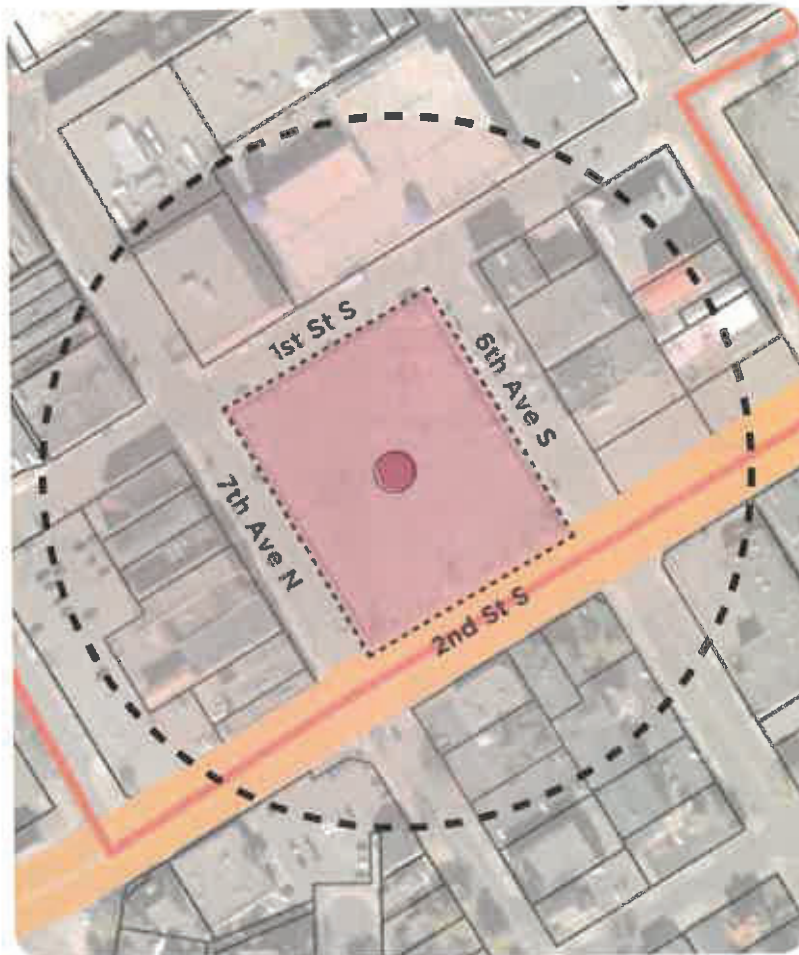
Site Characteristics

The Lady Slipper Site is a 87,120 SF or roughly 2 acre parcel within the C-3 Central Business District Zoning. Currently, the site is a public parking surface lot with 268 parking spaces.

Design Considerations

The Lady Slipper parking lot is one of the most heavily used surface parking lot in Downtown St. Cloud and its redevelopment will have significant impact on Downtown parking. Future development at the site should provide some component of public parking in addition to the parking required by new development.

Lady Slipper Site - is a development opportunity that is currently serving as a surface, public parking lot in Downtown St. Cloud.



Proposed Redevelopment Concept

A proposed redevelopment concept was identified in the City of St. Cloud Comprehensive Plan (2016). The concept shows a 1 story 10,755 SF ground floor retail building along the 7th Ave. frontage to strengthen the link between Division St. and Downtown. A 6 to 8 story 53,000 SF hotel is shown that would have a main entrance on the corner of 7th Ave. and 1st Street. A 5 to 6 story 55,000 to 66,000 SF office building is also shown on the northeast corner of the lot, which would be of similar intensity of the nearby Capital One office location. A greenspace between the office and adjacent parking structure is also planned. Finally, a 5 to 6 story parking structure wrapped on two sides by the adjoining hotel and office development is also shown in the concept.



LADY SLIPPER SITE // DEVELOPMENT OPPORTUNITIES



Lady Slipper Lot

Redevelopment concept includes retail, a hotel, office space, and a 5-6 story parking garage

SWAN PARKING LOT

Site Characteristics

The Swan Parking Lot is a 87,600 SF or 2.0 acre surface parking lot covering 3 parcels. The lot contains 147 public parking spaces and an unstriped surface parking lot owned by Saint Mary's Cathedral with an area for nearly 200 spaces.

Design Considerations

The Swan Lot is located along Division Street near the 10th Avenue interchange. The area is an important gateway marker into Downtown St. Cloud and should be considered for larger scale development. As a popular and busy parking lot, any redevelopment will require the development of additional parking on site or nearby to replace the removed parking in addition to the parking required by new development. The western portion of the site owned by Saint Mary's cathedral is former lake bottom for nearby Lake George. No development should be encouraged in this area.

The City must limit its use to surface parking lot based upon an agreement made to ensure open sight lines and parking supply for Saint Mary's Cathedral. Upon any redevelopment, the location, mass, and design must be addressed in coordination with St. Mary's officials. Convenient parking for large church events must also be considered in the design.

Proposed Redevelopment Concept

This site also received a redevelopment concept in the 2016 comprehensive plan. The proposed concept shows a 5 to 6 story office development fronting 8th Avenue. Underground structured parking is also proposed with entrances from 1st Avenue. The city could enter into an agreement with Saint Mary's Cathedral to help leverage the surface parking lot during weekdays. Also shown is a public park or plaza near the 10th Avenue interchange to help improve the overall appearance of the area. This could further encourage pedestrian travel between St. Germain Street and the Lake George neighborhood.

Swan Parking Lot - is a development opportunity in Downtown St. Cloud and is primed for a larger scale development scheme.



SWAN PARKING LOT // DEVELOPMENT OPPORTUNITIES



NORTH DOWNTOWN RIVERFRONT

Site Characteristics

The North Downtown Riverfront site is a 277,100 SF or 6.4 acre site which includes 7 parcels. The site contains a 90 unit public housing apartment building, a historic mixed-use building (Historic Carter Building), two other multifamily buildings, and undeveloped right of way.

Several factors impact the proposed redevelopment. The St. Cloud Housing and Redevelopment Authority owns the 90 unit Empire Apartments property that occupies the southeast portion of the site. Redevelopment of this property will acquire new development of substantial size to offset the cost of demolition and relocation of families living in the public housing units as federal regulations require affordable housing units to be relocated and replaced prior to the vacating of existing residents. The Cooper Avenue redevelopment site could possibly fulfill this need.

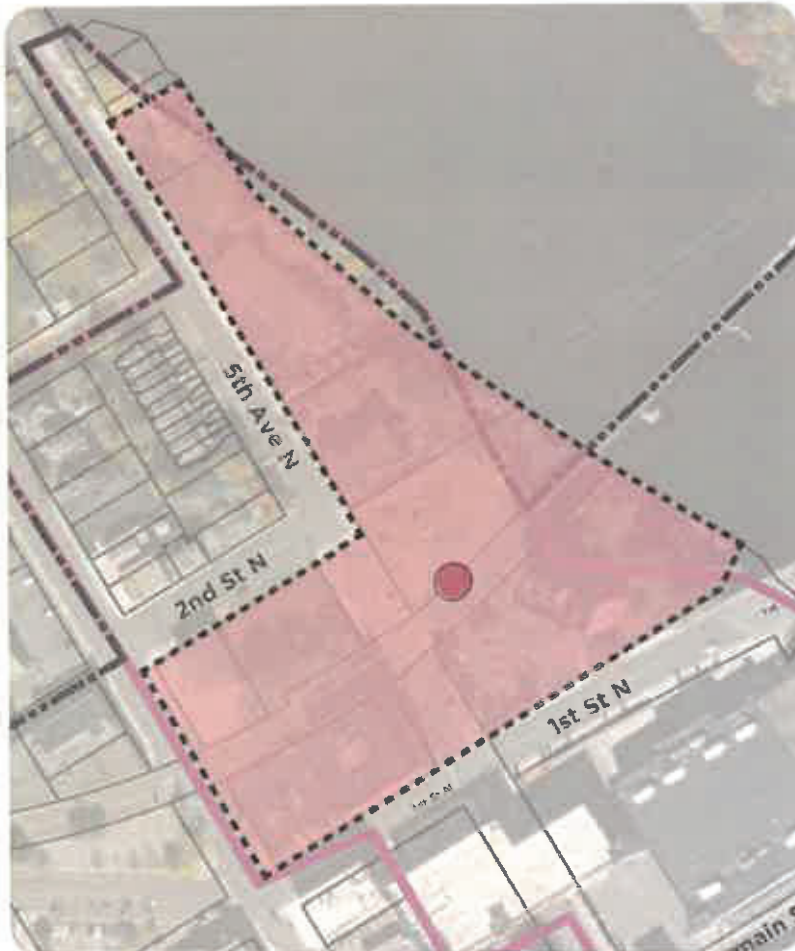
The site is bisected by an active railroad and utility rights-of-way that limit development parcel assembly opportunities.

Proposed Redevelopment

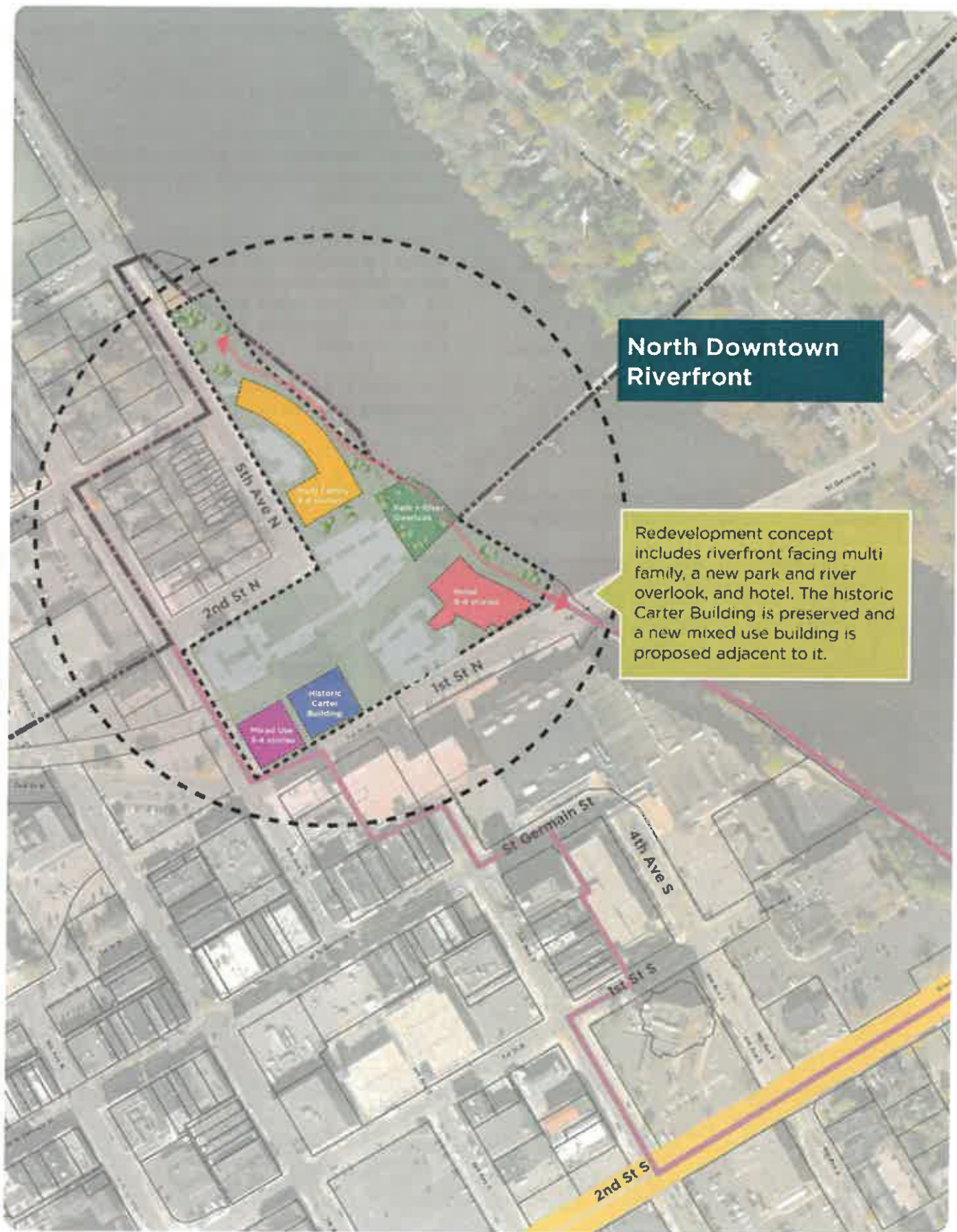
Redevelopment of the North Downtown Riverfront site requires a piecemeal approach. The site's prime location adjacent to the Mississippi River creates an opportunity to create a development that takes advantage of its riverfront access within the Downtown and proximity to the River's Edge Convention Center.

The redevelopment concept includes a new 5-6 story multi-family residential building, a new park and river overlook park, a 6-8 story hotel, and a new 3-4 story mixed use property adjacent to the Historic Carter Building. The Beaver Island trail is also shown expanded through the site. This redevelopment concept was also in the 2016 Comprehensive Plan.

North Downtown Riverfront - is located right along the Mississippi River and proposes a mix of multi-family, park and river overlooks, and mixed-use developments.



NORTH DOWNTOWN RIVERFRONT // DEVELOPMENT OPPORTUNITIES



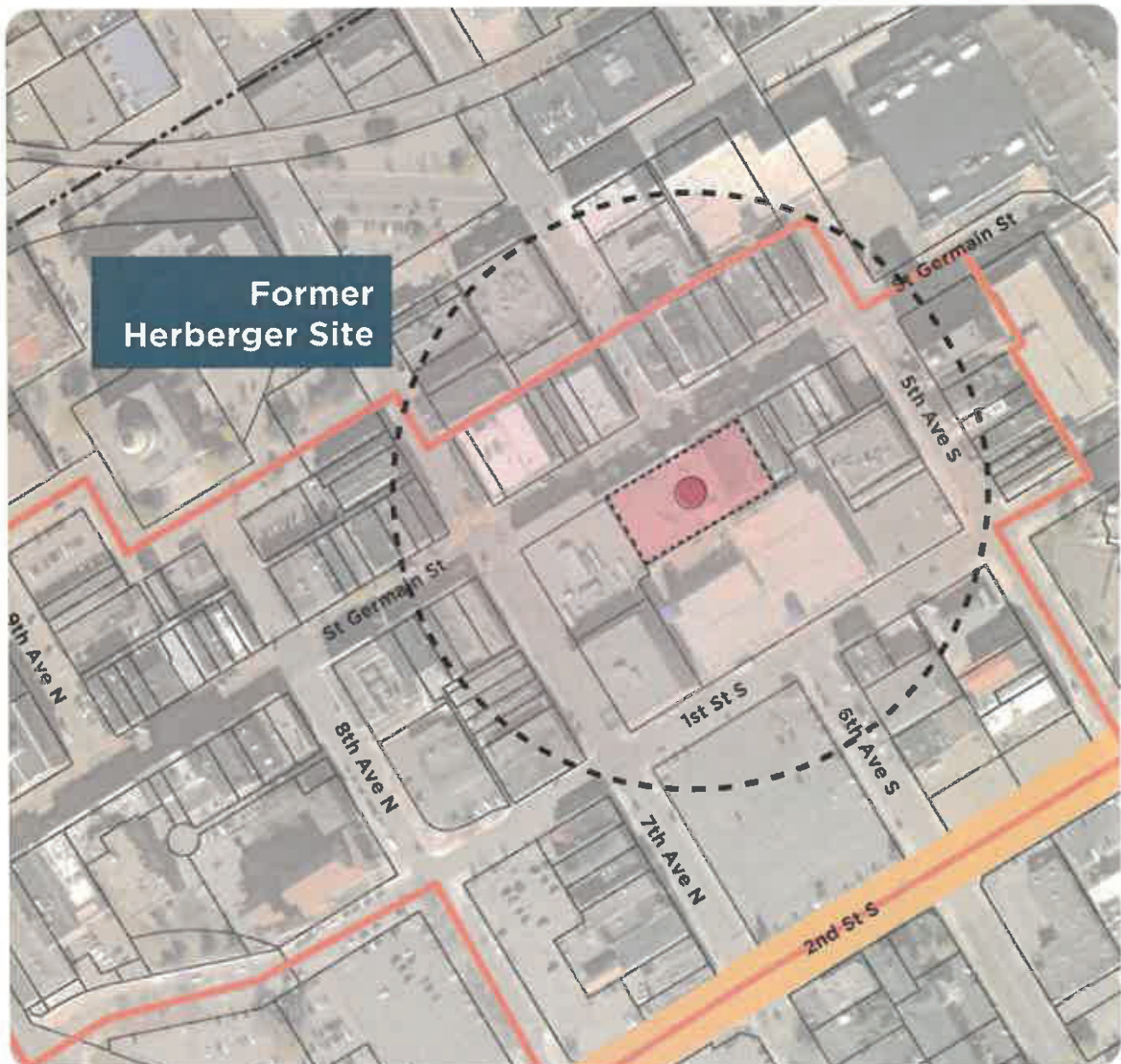
FORMER HERBERGER'S BUILDING

The former Herberger's Building is located at 600 W St. Germain Street in the Traditional Core subarea. The Herberger's store closed in 2018 as part of the nationwide closure of all Herberger's locations. The store first made an appearance in Downtown St. Cloud in 1927, when Bob Herberger founded what would later become the Herberger department stores.

Prior to its closure, the store was an anchor of Downtown St. Cloud, bringing in significant

pedestrian and a retail presence in the area. The building could be broken into smaller retail shops, be used as office space, or developed into downtown housing.

Former Herberger Building - the former department store building is in a prime location along W. St. Germain Street and has strong redevelopment potential to further explore.



EAST END PLAN OPTIONS

Redevelopment potential in the East End's East Side Artisan and Industrial Transition subareas were identified previously in the Comprehensive Plan, East End Vision - Small Area Plan, and St. Cloud Urban Area Mississippi River Corridor Plan.

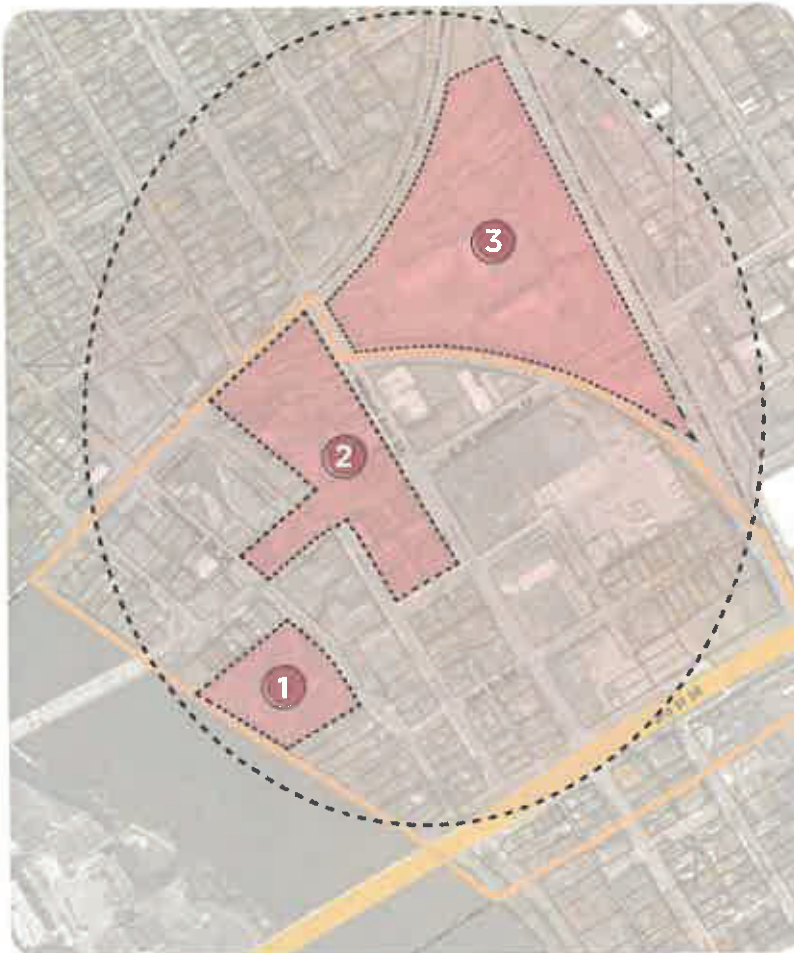
Site 1 - Riverside Apartments

The Riverside Apartments is an St. Cloud Housing & Redevelopment Authority (HRA) apartment building for seniors 55 years and older. As a large riverfront parcel, the city should consider working with the HRA to redevelop the site to take better advantage of the river access it provides. The apartments could be transformed into a mixed use development of a size and scale similar to the redevelopment potential shown for the Best Western Kelly Inn site.

Site 2 - East St. Germain St. & Wilson Ave. Catalyst Site

The E. St. Germain Street and Wilson Avenue

East End Plans - the East End of Downtown St. Cloud has several redevelopment opportunities identified within the 2016 comprehensive plan as well as a East End Vision Plan.



catalyst site was considered in the East End Vision - Small Area Plan. Private investment in the East End can benefit from Opportunity Zone designation and be eligible for New Market Tax Credits. The proposed redevelopment concept includes a mix of civic/institutional, mixed use, general/medical office, and multi-family residential.

Site 3 - East End TOD

The East End transit oriented development (TOD) site is focused on the area around the Amtrak station in the Industrial Transition subarea. TOD aims to create compact, mixed-use communities near transit where people enjoy easy access to jobs and services. Redevelopment concept includes a new park/plaza in front of the station and a significant expansion of multi-family residential. The former Gulf Eagle Supply is set to remain as is.



EAST END PLAN OPTIONS // DEVELOPMENT OPPORTUNITIES

