



**ROSEVILLE: DALE STREET FIRE STATION  
DEVELOPMENT OBJECTIVES  
MAY 2013**

## **INTRODUCTION**

Roseville is a vibrant city known for its strong, safe neighborhoods, excellent business climate, quality schools and outstanding parks.

Conveniently located in Ramsey County, just minutes from downtown Minneapolis and St. Paul, Roseville is a dynamic city with many civic, philanthropic and service organizations which strengthen the community.

In 2013 the City of Roseville Housing Redevelopment Authority (Roseville HRA) invited the Twin Cities LISC / Corridor Development Initiative to lead a series of community workshops to explore development options and scenarios for a three acre parcel owned by the HRA, including the Dale Street Fire Station. These development objectives are the result of the community workshops, and serve to inform the future development of the Dale Street Fire Station site.



*The Roseville Fire Station site area*

## ASSETS

The City of Roseville:

- Has a healthy mix of land uses, and commitment to sustainable development practices;
- Takes pride in our safe and well-maintained neighborhoods, housing, and businesses;
- Offers renowned parks and recreational facilities that are community centerpieces that attract people of all ages and abilities
- Provides a great place to raise a family, run a business, age in place, and recreate;
- Maintains a strong and diversified tax base, kept healthy by a vibrant local business climate, and high-quality jobs that provide families with economic security.



*Single family houses surround the site to the north and west.*



*King of Kings Church is located directly across from the site.*





*Sample sketches illustrating different development options explored during a community workshop.*

## **Guidelines: Dale Street Fire Station site**

Previously the Dale Street Fire Station, the HRA acquired five adjacent lots to establish more attractive three acre redevelopment site. Located on Dale Street, the site has easy freeway access (Hwy 36), is near a pine forest, and within walking distance of Central Park. Ideal for housing, the HRA is interested in attracting a residential use that embraces sustainable development elements, and encourages intergenerational living.

The redevelopment of the site must complement the existing single family context. If three stories are required, it should transition from medium to lower as it approaches the single family homes. The preservation of trees and green space on the site is also strongly encouraged. The option to include workforce housing (providing access to additional public and philanthropic resources to fill financial gaps) should also be considered. To avoid ongoing disruption to the area it is also recommended that the site be developed in an expedient way, not phased.

## **Promote intergenerational living and connections to surrounding features**

- A. Incorporate universal design, creating accessible spaces for people of all ages.
- B. Provide for a range of housing sizes to accommodate a variety of household needs and incomes.
- C. Create pedestrian-friendly connections that link to surrounding areas of interest (e.g. schools, pet cemetery, pine forest).
- D. If subsidy is required, it should focus on insuring eligibility for seniors.
- E. Blend into and complement the existing neighborhood.
- F. Egress to the site should be a consideration regarding traffic control.
- G. Work cooperatively with the county to deal with traffic issues.



*Several mature trees can currently be found on the site.*



*The site has easy access to Highway 36.*

## **Enhance neighborhood character and amenities**

H. Desirable uses for the site would include:

1. Single family home, town home, ownership, with shared courtyards;
2. Home ownership is preferred, but any rental needs to reinforce stability.
3. If rental, a maximum height of three stories should be considered, with private entrances at the street level to create a townhome appearance;
4. Greater massing on this site should be located on Dale Street, stepped down as it approaches single family homes (reduce impact to single family homes by graduated height transition);
5. Create common spaces that act as a shared amenity and preserve the tree canopy;
6. A pocket neighborhood that blends a mix of housing types and shared green space;
7. Promote views throughout the site to have “eyes on the street” for safety and security;
8. “Mixed” housing options that could accommodate different household sizes, configurations, and incomes;
9. Consider elements that enhance “indoor-outdoor” experience, such as balconies and screened porches;
10. Build in flexibility to allow for rental to ownership mix as markets change;
11. Adequate off-street parking must be provided for residents and guests.
12. Create a sense of ownership and community for all users, including residents;
13. Rental properties must provide strong management oversight, and a crime-free addendum.
14. If rental, either for profit or nonprofit, the developer should have a history of long term commitment to the property. The preference should be for nonprofit developers.
15. The Dale Street trail should be maintained.

## **Encourage Sustainable Development**

- I. Utilize sustainable building and site design.
- J. Reduce impervious paving, minimize surface parking, and mitigate storm water runoff on site.
- K. Build new construction to last 100 years.
- L. Consider and minimize the ecological impact.