



Appendix D



RESULTS OF THE PUBLIC ISSUES IDENTIFICATION EXERCISE

Oakdale Comprehensive Plan Open House October 4, 2007

Strengths, Opportunities, and Positive Community Attributes

- Good mix of commercial: corporate office, retail, low and medium, professional services, industrial, manufacturing
- Great Oakdale Parks, paths, wetlands, trees, meadows
- Good mix of housing: rental, single family (entry level and mid level), multifamily (entry level and mid level)
- Good recreational options
- Good city administration: fiscally conservative, well managed (city administration, department heads), dedicated staff, helpful and open to residents, fair
- Good roads
- Fortunate to be located at major roadways, interstate system
- Several options for redevelopment in both housing & commercial
- Opportunity to do a better job at joint ventures, partnering with organizations, cities, and companies
- Opportunity to encourage private investment in communication for web infrastructure
- Oakdale's plan to reduce taxes and valuations makes Oakdale look attractive
- Access to Wisconsin and Twin Cities and northern routes (i.e.: 694, 36,120,94) is good
- New Oakdale public utility buildings look classy and are accessible.
- Oakdale appears to be proactive to even make a comprehensive plan for future.

Weaknesses, Threats, and Negative Community Attributes

- Need higher end move-up housing options
- Need additional retail services options
- Desire to increase the financial wealth of the residents
- Concern over quality of water, not so much now but in future
- Concern over the multiple values of people who move into the city. Including types of things like not keeping property maintained and well kept, not keeping vehicles in gavel working order, not bringing more people into a house than what the home can handle, not valuing the nature of work, not valuing a healthy level of independence and codependence and interdependence
- Concern about the city being able to keep taxes reasonable while providing desire services
- Never did like the city name "Oakdale"
- Section 8/title 42 housing near my residence (6050 52nd St)
- No city or county natural waste recycling facility (leaves, grass, compost, etc) Available to residents like Ramsey County has
- No long term vision for "northern Triangle" (36 x 120x 694) area
- 29 Pines trailer park
- Century college traffic congestion on 120
- Comprehensive plan should include: a) minimum buildable lot (i.e.: 40' lots eliminated) b) subdividing large parcels by landowners
- City should put a greater effort into the appearance of the city; includes many aspects from traffic speed to planting vegetation. As you drive into Oakdale from the north, south, on Hadley along and coupled with 50th Street to Hadley again it looks unkempt, weeds growing and the old tennis site don't add a feeling of welcome.
- We do not need, not want, a community center like Maplewood's.
- The unused business buildings need to be occupied or torn down; it gives you the feeling of a ghost town.
- As to contaminated land, it is done, it is over, it is contaminated, move on. Hold 3M responsible and develop what is left, if not developable turn it into a sports field complex, i.e.: Stillwater Jaycee field was the old city dump site. Take the blinders off and look around
- Finally, the broadcast of the city council meeting looks as if the Mayor and council is lock stepped in everything they do, it gives me the feeling it is rehearsed.
- More parks in south east Oakdale. When you look at a map of all the Oakdale Parks, there is not one East of Hadley, and south of 15th. Skyview is across a very busy road for little kids.
- It would be nice for all the new companies in this area, if the workers had a few places to walk or enjoy a lunch outside on a nice day.
- Paved trails linking all in the city would be nice as well

- Kids want more connectivity with trails and safe crossings
- Create nature trail at Granada with reflection areas

Other Comments

We don't need another bank. The property next to Platinum continues to be on the market, and now the realtor is stating that it qualifies for rezoning. Lets put our park here.

Crime pressure

Support and act on residential concerns. They often need the upper hand around their homes.

We can be pro-business but need to better address resident concerns.

How do you change the use of non-conforming uses?

Definitions of zoning and land uses are vague, hard for average citizens to understand.

What will be done with vacant lots?

No roundabouts

Redevelopment Sites

Stillwater Bus Garage:

- Upscale homes, perhaps country theme
- Preserve and redevelopment the entire frontage on Stillwater Ave to preserve the setbacks and stately home look
- Move bus site to remote Oakdale site, how about polluted 3M land?

Yocum Site:

- One or two homes with Stillwater look fronts
- Do cable building as part of the plan

Geneva/Hwy 120 Corridor:

- North of 36 this corridor is jammed with traffic to and from Century College at 120 & 36 intersection
- Need a review w/MnDOT, Oakdale, & Ramsey County.
- All the way from 94 to 694
- Synergy plan with Maplewood and North St Paul
- Water, boardwalk park with bridge to similar share park with Maplewood, state/federal grants by making regional impact
- Ties to Tanners Lake effort

SW Corner of Tanners Lake

- Annex Maplewood Denny's, hotel, precision tune up, to be part of a master plan for area
- City buy Blackies & Olympius
- Multi-use high profile with it being city entrance point (2 comments)
- Grant money
- No changes are necessary
- When the frontage road interchanges is redone, possibly something would need to be reviewed at that time, along with Maplewood plans for their development

Hwy 36 Corridor

- Get a state highway plan and get highway in the schedule
- This will spur good investment
- Commercial and retail
- As a resident of 52st St, I am anxious of the traffic stop at 36 & 120, creating too much jammed traffic
- Wouldn't mind seeing 29 pines redeveloped into residential single family homes

ASCO Commodities

- Homes or multi-unit owner occupied condos

Gas Station @ Hadley & Hwy 5 "The Winner"

- Good use for explosives!

- This site down to 694 should have a plan

Geneva & 12th Street “Dahl Commercial Complex”

- Could be 1st success area for 120
- Lets get Maplewood on board, otherwise like painting one side of a home
- Good retail area!

Oakdale Mall & Bergen Plaza

- Another good site to use explosives
- Tie this area down to City Hall to help with a city center feel

29 Pines Manufactured Home Park & Fleet Farm Parcel

- Work with Mulcahy on a master plan
- County or private
- Essential to 36 potential

ADVISORY PANEL MEETING NOTES – Nov 6, 2007

Oakdale Comprehensive Plan Vision and Goal Setting Meeting

A voting exercise was conducted at this meeting to prioritize strengths and weaknesses within the community. Content was based from public comments at the last open house. Results from the exercise are below:

Strengths:

Location/ Major Transportation System (9 votes)

Redevelopment Opportunities (8)

City's Proactive Planning (8)

Parks & Trails (7)

Joint-venture opportunities (4)

Mix of Housing (3)

Mix of commercial (2)

Plan to reduce taxes (1)

Diverse population/ages (1)

Weaknesses:

Non-conforming uses and parcels (10 votes)

Property care and maintenance (8)

Lack of trail connections and parks (6)

Need for more retail services (6)

Crime (6)

Appearance of City (5)

No long term vision for northern triangle, 36,120,694 (5)

Vacant lots and businesses (2)

Quality of air/water/environmental systems (2)

Need for higher end housing (2)

Lot sizes (1)

Traffic congestion

Taxes

Results from this activity will be used to determine and prioritize future goals and policies.

A visioning worksheet was handed out for each committee member to fill out. A large group discussion was held to share thoughts and create a “vision” for each category below. Committee members were asked the following question:

Describe Oakdale 20 years from now assuming that the City prepared, adopted, and fully implemented a great Comprehensive Plan in

2008.

Housing:

- Prime rehab time for the majority of housing
- Well-maintained older homes
- Modest, working class
- Mid price and upper price level homes
- More owner-occupied
- More single family
- Mobile home sites will be redeveloped, not as much a need for this type of housing

Transportation

- More use of commuter rail
- Light rail along 94 to Wisconsin
- Increase connectivity to surrounding communities with overpasses and underpasses
- Increase in railroads, may be more cost effective than semi-trailers
- More slow moving vehicle routes around city
- Decrease in rush hour travel, more people will work from home
- More innovative ways for traffic movement, more roundabouts
- Truck traffic/commercial should be separated from residential
- "City Street"/ Downtown treatment from City Hall to Oakdale Mall

Parks & Trails

- Full rehab on all parks
- Less active uses and more passive uses
- Greater diversity of recreational opportunities
- Parcel for community center
- Partner with surrounding cities
- Create regional open space connections
- More trail connections
- Partner with schools and community organizations
- Upgrade Gateway Trail (possibly with 36 reconstruction)

Environment

- Climate change will be a factor
- "Clean City", is a gateway to the metro
- Display leadership in going green
- Stewardship
- Recycle/reuse
- Trees/wetlands
- Healthy urban forest, reforestation, especially oak trees
- Tree in every yard
- Public education, get kids involved
- Look at multi use greenways with redevelopment opportunities

Redevelopment

- Identify future uses
- Upgrade Infrastructure, underground
- Entry-points should be emphasized
- Maintain existing good developments
- Provide incentive for green/sustainable building

Community Image

- Attractive signage, less clutter, no electronic signs

- Underground powerlines
- See people walking
- Oakdale should be a place where people want to live and do business/work
- Don't have to commute, full purpose city
- Raise a family
- Close to attractions but distinct
- Progressive thinking
- Diverse mix of people/ages
- Keep youthful
- Strong relationship with church community
- Communication/power grid
- Partner with schools
- Residents feel a part of the city, have a sense of community
- Foster healthy neighborhoods
- Face to face interaction
- Promote block clubs
- Energy efficiency
- Healthy citizens, provide financial opportunities for health care

Cultural Diversity

- More diverse
- Creative outreach, hosts/promote ethnic celebrations
- Next generation will be more active especially in leadership
- Potential of crime/gangs
- Communication strategies
- City hosts events
- Work with schools

ADVISORY PANEL/COUNCIL MEETING NOTES – Nov 20, 2007

Oakdale Comprehensive Plan Vision and Goal Setting Meeting

Review of the draft Goals and Policies was conducted by the City Council and Comprehensive Plan Advisory Panel. Changes to this document are attached.

Review of the alternative concepts for Tanners Lake and Oakdale Mall was held. A decision was made to have Bonestroo create an additional concept for each site that integrated the following design factors:

Tanners Lake:

- Include a larger pedestrian patio, make into more of a strolling boardwalk...possibly 30-40' wide with restaurants/ café dining and retail fronting boardwalk
- Add berms along Century to screen parking
- Move buildings closer to the lake and incorporate some condominium units here as well. The idea of condo's over retail in the same building is suggested.
- The alternate plan should also reflect Mn/Dot proposal to close off Hudson frontage road access to Geneva and reroute traffic via a new frontage road to 3M Center intersection.

Oakdale Mall:

- Provide an underground parking structure and more green space
- Underground stormwater management
- More intense use/ housing possibly condos/mixed use
- Taller buildings
- Housing/condos at upper left corner
- Include hotel/lodging as potential land use.

The Committee then selected the 5 redevelopment sites that Bonestroo would analyze for design concepts. The remaining redevelopment sites identified will be referenced in the Comprehensive Plan. The 5 sites are:

1. Oakdale Mall
2. Tanners Lake
3. Stillwater Blvd First Student Bus Garage
4. Gas Station at Hadley & Hwy 5 "The Winner"
5. 29 Pines Manufactured Home Park and Fleet Farm Parcel

The remaining sites are:

- Yocum Site (Bulk Tank Farm)
- Geneva/Hwy 120 Corridor
- Hwy 36 Corridor
- ASCO Commodities
- Gas Station at Hadley & Hwy 5 "The Winner"
- Geneva and 12th St Strip Mall
- 29 Pines Manufactured Home Park and Fleet Farm Parcel
- Brockman Trucking @ Granada Ave
- Griffith Landscaping on Hadley Ave
- Myrons Auto Repair on Ideal Ave