



WEST ST. PAUL  
**COMMUNITY  
DEVELOPMENT**  
2020 ANNUAL REPORT

## **WEST ST. PAUL DEMOGRAPHICS**

2019 Population Estimate:	21,205
2017 Population Estimate:	20,886
2019 Median Household Income:	\$56,097
2017 Median Household Income:	\$52,144
2019 Median Home Value:	\$199,400
2017 Median Home Value:	\$183,300
2016 Median Home Value:	\$175,000
2018 Median Age:	36.8 years old
2010 Median Age:	35.5 years old

### Sources Include:

- 2019 Met Council Community Profile
- U.S. Census Bureau

## **COMMUNITY DEVELOPMENT STAFF:**

Jim Hartshorn, Community/Economic Development Director  
Melissa Sonnek, City Planner  
Dennis Schilling, Building Official  
Bruce Wightman, Building Inspector  
Sam Murphy, Building Technician  
Shelonda Marie-Alves, Housing & Code Inspector  
Zach Ludwig, Housing & Code Inspector  
Kyle Cosgrove, Building Maintenance

## **BUILDING PERMIT NUMBERS**

<u>Applications</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Building Permit Numbers	1,697	1,654	1,432
Building Permit Fees Collected	\$598,429	\$508,291	\$830,566
Building Permit Valuation	\$47M	\$36M	\$53M

## **PLANNING/ZONING**

<u>Applications</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Site Plans	6	6	9
Conditional Use Permits	21	6	10
Plat	5	2	10
Rezoning	3	6	3
Zoning Amendment	4	4	2
Interim Use Permit	3	5	2

## **COMMITTEE OF ADJUSTMENTS**

<u>Applications</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Variance	6	3	6
Zoning Appeal	0	0	0

## **RENTAL LICENSING**

<u>Number of Rental Licenses</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Rental Licenses Issued	419	402	269
Rental Applications Received	419	402	414

Due to the COVID 19 Pandemic, staff did not conduct interior rental inspections, but will re-sume these inspections when the COVID restrictions allow for it.

## **2020 COMMERCIAL PROJECTS:**

1. HyVee (150 Thompson Avenue East)
2. Town Center 1 (Robert Street/Wentworth Ave)
3. Robert Street Market Place Outlot Development
4. Super Target (1790 Robert Street) remodel
5. Cub Foods (2001-2009 Robert Street) two outlot buildings
6. Culver's Restaurant (125 Marie Avenue East) interior remodel
7. Veterinary Clinic (2000 Robert Street) – interior/exterior remodel
8. Auto Zone (1422 Robert St.) relocation/expansion
9. Robert Street Plaza - 100 % leased
10. Tapemark (232 Lothenbach Ave) interior remodel
11. Boulevard Bar & Grill (433 Mendota Rd)
12. Ghenets Kitchen & Bakery (1049 Dodd Rd)
13. TII Cup Restaurant (1191 Robert Street)
14. FoodSmith Bistro Pub (973 Smith Ave)
15. Jameson's Irish Bar & Bella Room (886 Smith Ave)
16. The Canine Coach (1700 Marthaler Ln)
17. Food Truck Ordinance was approved making way for more dining options
18. Northland Cabinet Source – moving into vacant Pawn America bldg.
19. Heritage Middle School (121 Butler Ave) remodel
20. Wakota Life Center (1140 Robert Street)
21. Dakota County Comm. Gov. Center (1 Mendota Rd) remodel
22. St. Croix Lutheran (1200 Oakdale) expansion
23. Moreland Elementary (217 W. Moreland) expansion
24. Garlough Elementary (1740 Robert Street) expansion
25. Open to Business consulted over 12 prospective business clients
26. New Pandemic Response Small Business Grant Program was created
27. Dakota County awarded the City of WSP \$250,000 to help purchase Auto Zone store and relocate them, as part of the River to River Trail project

## **2020 RESIDENTIAL PROJECTS:**

1. Trilogy/Westlyn Apartments (240 Thompson) – Ground breaking on a 4-story, 192-market rate apartment complex took place in October
2. DARTS/Winslow (1635 Marthaler Lane) – completed construction on a 172-unit affordable senior housing complex
3. Crawford Town Homes – the EDA purchased this site and is currently seeking developers to complete 16 town homes
4. CDA/Gateway Place (895 Robert Street) - Groundbreaking took place in August on a 54-unit affordable housing complex
5. Suite Living Senior/Memory Care Housing Complex (938 Robert Street)
6. Housing Plan adopted in July
7. New Housing Improvement Loan Program was created – administered by Neighbor Works
8. New Housing Improvement Area (HIO) program was created for larger apartment improvement projects
9. CDBG Program – The City of WSP was allocated \$110,100. Eight property owners received funds for housing improvement projects
10. Problem Properties Committee has reviewed over 20 cases and brought most of them to compliance
11. Nine new single-family houses started or completed construction
12. WSP Housing Market was rated #1 in the Twin Cities by Star Tribune

## **CONTINUED/NEW REDEVELOPMENT PROJECTS EXPECTED IN 2021:**

1. Dominion/Kmart Site construction
2. HyVee Grocery Store construction
3. Roers/Town Center 1 Project Construction
4. Trilogy/Golf Course Project Construction
5. M&I Development - Town Home Development (Golf Course East Side)
6. Dakota County River to River Trail
7. CDA (Gateway Place) - 54-unit affordable apartment complex
8. Suite Living Senior Memory Care/Assisted Living
9. Crawford Drive Town Homes
10. Cub Foods Out Lots – Chase Bank, StarBucks, Others
11. AutoZone Store Relocation
12. Batteries Plus Relocation
13. Former Bakers Square Site – Crew Car Wash
14. Former Perkins Site – Tumble Fresh Laundry
15. Former Pawn America Site – Northland Cabinet Source
16. Bobby & Steve’s Auto Service Expansion
17. Canine Coach Building Expansion
18. Wakota Life Center Expansion
19. Burger King Site – demolish/rebuild larger Burger King Restaurant
20. Arby’s Restaurant Remodel
21. Fireside Bar & Restaurant Expansion
22. Relocate Frame Shop
23. Relocate Robert Street Chiropractic
24. Smith/Dodd Area Development – multiple projects
25. St. Croix Lutheran School Expansion
26. Heritage Middle School Expansion
27. More Space Climate Controlled Storage Facility
28. Evolve Workplace Expansion
29. Net Ministries Expansion
30. Industrial Businesses expressed interest in expansion
31. Expecting construction of several single family homes
32. Business Recognition Event(s) – if pandemic allows
33. Continue marketing “For-Sale” commercial properties
34. Update EDA Website Material