

Report

To: **President and Commissioners**
From: **Nate Burkett, City Manager/Executive Director**
Date: **August 19, 2021**

DoddWay Center Redevelopment Concept

BACKGROUND INFORMATION:

The City has been approached by Paster Properties, owner of the DoddWay Center about potential redevelopment. The redevelopment concept is attached to this agenda item and representatives from Paster will be present to discuss the concept. Staff has asked Paster to present this concept prior to further action to get an initial reaction from the EDA/Council prior to working on it more in depth.

Staff comments on the proposed concept:

- **Alignment with the Smith/Dodd Small Area Plan** – This concept aligns well with the Smith/Dodd SAP, notably the SAP recommends and this concept supports:
 - Adequate sidewalk spaces and plaza spaces
 - Concentration of the tallest buildings at the Smith Ave and Dodd Rd intersection
 - Maintains small scale commercial development (not big box)
 - Greatly improves access to Albert Park, future contemplation of repurposing Dodd Park to create more functional and attractive public spaces
 - Improves pedestrian and bicycle connectivity throughout the area
- **Albert Park** – Albert Park will remain as a dedicated park in any circumstance. There is no proposal to transfer ownership of Albert Park. Instead, Albert Park may be integrated in to the design so that its unique features may be more easily appreciated by people using the nearby public spaces.
- **Street/Road Infrastructure** – The street and road infrastructure contemplated as part of this concept is very complicated. There are multiple options for alignment including a roundabout or an offset intersection. In addition to that complexity MNDOT will have a significant role in the approval of the design since both Smith and Dodd are State roads. The State has recently completed road improvements in the area and likely will not be a financial partner in the improvements.
- **Tax Increment Financing** – Due to the nature of this project, it is likely that the EDA/Council will have to consider TIF. This concept is not at the level of detail necessary to proceed too far in to these discussions. However, should the EDA support moving the concept forward, TIF will be a part of the discussion.
- **Dodd Park** – Dodd Park is located directly to the south of the DoddWay property on Smith Ave. It is approximately one half acre. Dodd Park currently has a warming house which has closed, a grass area for winter pleasure rink skating, and a playground. Dodd Park was given to the City as

a land swap in the early 1980's by the owners of the DoddWay parcels. Staff does not believe it is a dedicated park and as such could be sold/deeded back to Paster. Staff has asked Paster to consider how they may potentially utilize the Dodd Park property as part of the concept up to, but not including the playground area. Staff does not believe that the rink gets significant usage during the winter months. It is possible that by including Dodd Park into this concept, additional, more usable public spaces could be designed.

- **1010 Dodd Road Parcel** – As a part of this concept it is likely that the city will need to use a portion of the vacant property owned by the EDA at 1010 Dodd Road to accommodate the street/road infrastructure improvements. Staff is aware that there is possible intention at some point to place a memorial for Officer Scott Patrick on this site and will maintain that awareness throughout the design process.

FISCAL IMPACT:

Fund	Department	Account	Amount
NA			

STAFF RECOMMENDATION:

Discussion