## Subject: Site Plan for a Building Expansion at 60 Emerson Avenue West (Ice Arena)

**Meeting Date:** Monday, March 28, 2022  
**Submitted/Presented by/Department:** Melissa Houtsma - Community Development  

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<th>Action Type</th>
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<td>☐ Consent Item</td>
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### Action

City Staff requests that the City Council review and approve of the proposed site plan subject to the listed conditions as recommended by Planning Commission.

### Background

West St. Paul Youth Hockey, in partnership with the City of West St. Paul, has applied for a site plan review for a 8,735 square foot expansion to the north side of the existing ice arena building at 60 Emerson Avenue West. In total, the new square footage of the building will be 41,009 square feet.

**Planning Commission Review**  
The Planning Commission met in regular session on March 15th, 2022 to review the proposed site plan and held a public hearing on the item.

One member of the public came to speak in general support of the item and mentioned having a few logistical questions on parking, lighting, and funding. These items were discussed further throughout the Planning Commission discussion.

The Commission discussed the following items:

- Community interest and support for an additional sheet of ice
  - Staff stated that being able to offer an additional skating area has been considered and could be a long term goal for the site, likely that the additional sheet would be outside with a cover over the top when not in use.

- Traffic patterns for both vehicles and pedestrians, how buses and player drop-off functions in comparison to other people parking on the east side of the lot and then walk to the west side.
  - Staff confirmed that typically buses and cars stop on the west side at or near the entrance and drop the hockey players off and then drive to the east side of the lot to park.
  - Staff also mentioned that it is possible with the future reconstruction that the handicap parking stalls will be shifted further south to make a larger drop off.
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Ultimately, the parking lot will likely have to come back through the Planning Commission and Council review for the site plan process.

- Planning and timing for the sidewalk on Emerson Avenue for this site specifically as well as constructing sidewalk on Emerson as a whole.
  - Staff stated that the sidewalk for this site would likely be constructed in conjunction with the parking lot reconstruction. After further investigation Staff was able to discover that Emerson Avenue may be eligible for reconstruction, as well as sidewalk, in 2026 or 2027. However, nothing is concrete at this time.

- Concerns on pedestrian accessibility and safety within the existing parking lot as well as the future parking lot.
  - Staff confirmed that this is something that will be able to be more thoroughly evaluated with the site plan review for the parking lot reconstruction. While in the interim, the parking lot will largely function in the same way even with the building addition.

Ultimately, the Commission voted 8-0 to recommend approval of the site plan subject to the listed conditions as recommended by City Staff, with the updating of condition number one to reflect the parking lot reconstruction being in 2025 instead of 2024.

Attachments
Planning Commission Memo
Staff Presentation
Submitted Plans
Resolution

Previous Relevant Actions
The proposed site plan was reviewed by the Planning Commission on 03/15/2022.

Alternatives
If City Council is not satisfied with the project and/or conditions, please advise City Staff or the desired changes and recommendations.

Financial
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