

# Allen S. King Plant Advisory Panel – Summary Document

## Introduction

In July 2019, Xcel Energy submitted its Integrated Resource Plan (IRP) to the Minnesota Public Utilities Commission. One of the original options for the King Plant was for its decommissioning to be scheduled for the mid-2030s, but instead the IRP identified the closure in 2028. Given the magnitude of this change and the breadth of its implications, it is important for the City to prepare and implement a comprehensive strategy to fully understand the challenges and opportunities the closure of the King Plant presents. As part of this strategy, the City Council appointed an Advisory Panel to inform the City Council decision-making process in early 2020.

The formation of an Advisory Panel serves a dual purpose. First, the process includes the assemblage and analysis of relevant information that is essential to inform future land use decisions. Second, it includes, and actively engages representatives from a strategically selected group of key stakeholders. This ensures that all the key players share a common understanding and access to the facts and includes interest groups in the City's process, instead of potentially being involved in a separate process.

The process was designed to openly share all the relevant information and to provide opportunities for multiple stakeholders to request additional information and provide input at every stage of the process. All this information and stakeholder input was intended to support the City Council in its decision making.

### Purpose:

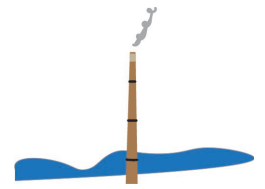
1. Education – the City needs a fuller and more comprehensive understanding of the implications of this major land use change, the decommissioning process and the challenges and opportunities presented by the reuse of this strategically located 140-acre property.
2. Set City Council Expectations – the City of Oak Park Heights is the land use authority and will make the final decisions regarding its Comprehensive Plan, Zoning and the approval of future land uses. The City also recognizes that this facility and site are of State-wide and federal significance and many stakeholders have an interest in these issues. This process is intended to respect these interests and invite the participation of these stakeholders, share a common body of information and work together in an atmosphere of mutual respect.
3. Roles, Responsibilities, Communications - Establish a shared understanding about the roles and responsibilities of all the participants and establish and implement a Communications Plan, to ensure the timely sharing of relevant information throughout the decommissioning and reuse process.
4. Vision & Goals – Through research and analysis and the development and review of alternative scenarios, the City will establish a broad framework of desired outcomes. These will be established in a Vision and goal statements for land use, economic development, the environment, social and other categories to be determined.

## Process and Schedule

The following summary represents the process and schedule for the Allen S. King Plant Advisory Panel. The process involved a series of ten workshops covering different topics related to the closure of the Allen S. King Plant. The first six workshops were educational and meant to provide the Advisory Panel members with context and information to inform their discussions and evaluation of alternatives. While the initial plan was to meet with the Advisory Panel monthly, the COVID-19 pandemic delayed this process. The first meetings were held virtually, and the process was then paused in the hopes of allowing the panel members to gather in person. The process

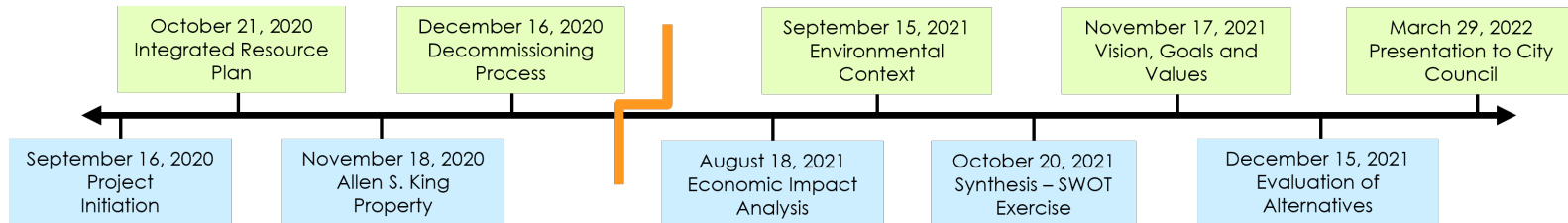


## City of Oak Park Heights Allen S. King Plant Reuse Advisory Panel



resumed in summer 2021 and concluded with a presentation to the City Council in March 2022. The timeline of workshops, as well as a brief description is shown below. Presentations given throughout the process are included as Appendix A.

### Advisory Panel Timeline:

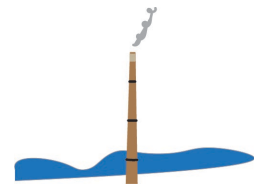


### Workshop Schedule:

- 1. September 16, 2020 – Project Kickoff**  
Speaker: John Shardlow, Stantec
  - Welcome and orientation to the advisory panel process
  - Establish roles and responsibilities
  - Set expectations for the purpose, objectives and discuss desired outcomes
  - Process overview
- 2. October 21, 2020 – Xcel Energy Integrated Resource Plan (IRP)**  
Speaker: Nick Martin, Xcel Energy
  - Presentation of July 19, 2019 Integrated Resource Plan (IRP)
  - Identify how closure of the Allen S. King Plant fits into Statewide strategy
  - Discuss how the decommissioning process works, who is involved and how they are involved
  - Discuss how power generation will be replaced for the area
- 3. November 18, 2020 – Allen S. King Plant Property – Xcel Energy**  
Speaker: Lauren Walburg, Stantec; Brian Behm, Xcel Energy
  - Presentation on the characteristics of the property such as its location, size, topography, access, drainage, municipal service, etc.
  - Discussion of the built environment – what exists on the property, and what are the implications for reuse
  - Discuss the natural environment, both onsite and surrounding area
  - Detailed description of the federal, state, regional, county, and local regulations that will shape the future of this property
- 4. December 16, 2020 – Decommissioning Process**  
Speaker: Susan Larson, Stantec; Rick Rosvold, Xcel Energy; Brian Behm, Xcel Energy
  - Retirement/shutdown – initiate plant closing announcements and regulatory filings, cease plant operations and terminate operating permits
  - Demolition – identification, inventory, removal and disposal of all materials and equipment from the site, optimizing recycling and repurposing



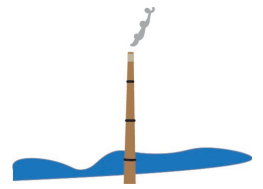
**City of Oak Park Heights**  
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- Remediation – investigation, monitoring and activities to clear the site of all hazardous materials per regulatory requirements
  - Restoration – return the site to a baseline condition in preparation for redevelopment
5. **August 18, 2021 – Economic Impact Analysis**  
Speaker: Dr. Bob Streetar, Streetar Consulting; Dan Pfeiffer, Xcel Energy
- Local economic impact – performing input/output analysis to determine direct, indirect and induced impacts of the plant closing
  - Identify how specific changes (growth/decline) in the economy ripple through the local economy, affecting the entire economy
  - Tax base & taxes impact – Estimating the lost value and taxes to the City and other taxing jurisdictions & estimate the type, intensity and timing of new development that would result in the replacement of the loss in property value and taxes due to the closing
  - Introduction to Xcel Corporate Economic Development program and assistance
6. **September 15, 2021 – Environmental Context, Natural and Regulatory Issues, Opportunities & Requirements**  
Speaker: Pam Rasmussen, Xcel Energy; Lisa Yager, National Park Service; Jim Levitt, Minnesota Department of Natural Resources; Jan Lucke, Washington County
- Wild and Scenic River land donation
  - Wild & Scenic River designation, purpose, history and implications
  - Minnesota DNR role and regulations
  - Environmental restoration, conservation, open space, trail potential (public & private)
7. **October 20, 2021 – Strengths, Weaknesses, Opportunities and Threats (SWOT) Exercise and Discussion**  
Speaker: John Shardlow, Stantec; Lauren Walburg, Stantec
- Series of questions meant to elicit responses regarding the Strengths, Weaknesses, Opportunities and Threats of the King Plant property and facing the future use of the site
  - Post-it note exercise was conducted to share ideas and opinions with other Advisory Panel members
  - Advisory Panel members answered questions related to equity and inclusion as they relate to the future of the King Plant property
8. **November 17, 2021 – Vision, Goals and Desired Outcomes**  
Speaker: John Shardlow, Stantec; Lauren Walburg, Stantec
- Facilitated process leading to identify a vision for the future, further identify future land uses, and react to preliminary goal statements
9. **December 15, 2021 – Evaluation of Alternative Scenarios**  
Speaker: John Shardlow, Stantec; Lauren Walburg, Stantec
- A facilitated process will evaluate different scenarios, prepared by the consultant and City staff
  - Advisory Panel members discussed scenarios in small groups and provided written comments
10. **March 29, 2022 – Presentation to the City Council**  
Speaker: Advisory Panel & John Shardlow, Senior Principal, Stantec
- With the support of the City staff and Consultant, the Advisory Panel will present their findings to the City Council



## City of Oak Park Heights Allen S. King Plant Reuse Advisory Panel



- Based on the work of the Advisory Panel and the review of the City Council, two basic reuse concept plans will be prepared
- The Council will take this work under advisement and use it to inform future decisions and determine the next steps in the process

**Invitation to Serve on the Advisory Panel:** The City invited participation from several parties generally known in the community with an apparent stake or interest in such dialogue and which includes the organizations listed below.

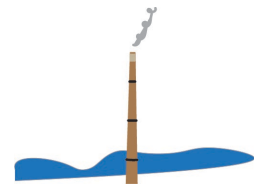
Letters of invitation were sent to each of the following organizations:

1. City Planning Commission (1 member)
2. City Parks Commission (1 member)
3. Xcel Energy
4. Washington County CDA
5. The St. Croix River Association
6. Watershed District - MSCWMO
7. Andersen Corporation
8. The City of Bayport
9. The City of Stillwater
10. MN DNR
11. Minnesota Department of Transportation
12. Chamber of Commerce
13. National Park Service
14. Greater Stillwater Area School District
15. Coalition of Utility Cities
16. Real Estate Group – St. Croix Valley Chapter
17. In addition to this listing: Three (3) At-Large Members (may be either City residents, or business owners) may be invited to serve on the Panel. Interested individuals shall submit a letter and application to the Council explaining their role in the community and interest in serving on the Advisory Panel. Depending on the level of interest, the Council may choose to decrease or increase the number of at-large members.

Each group, or organization nominated a single representative, who attended 10 meetings. The expectation was that each Advisory Panel member would generally represent the views of the organization they represent. All members were reviewed and approved by unanimous consent of the City Council.







**Weaknesses Word Cloud**

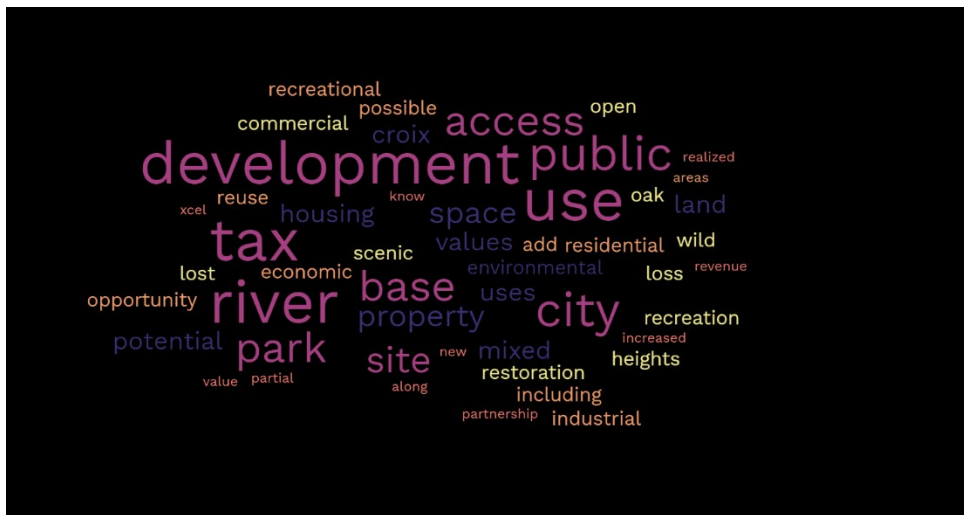


**Opportunities Prompt:** What do you believe to be the most important opportunity to be realized through the reuse and redevelopment of the King Plant property? Feel free to share more than one, but please do identify what you believe to be the biggest opportunity.

**Opportunities Responses (see full responses in Appendix B):**

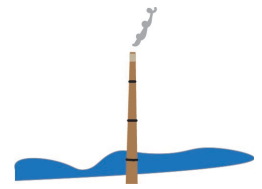
- Public parkland, open space development and shoreline restoration
- Recapture lost tax revenue
- Create a destination within Oak Park Heights such as a hotel, marina, recreational development, etc.
- Potential opportunity for housing, commercial or industrial development

**Opportunities Word Cloud**





## City of Oak Park Heights Allen S. King Plant Reuse Advisory Panel



**Threats Prompt:** There are many competing interests and different opinions about the future of the King Plant property. What do you believe to be the biggest threats to the realization of the outcomes you think would be best?

### Threats Responses (see full responses in Appendix B):

- Tax increases and loss of jobs
- Conflicting goals and lack of reuse plan consensus
- The nature and amount of land that Xcel will retain post-closure
- Cost of remediation of land

### Threats Word Cloud



## Goal Statements

**Prompt:** Please respond to the following preliminary goal statements for the Oak Park Heights City Council. These goals were crafted based on the responses to the Strengths, Weaknesses, Opportunities and Threats exercise from the last workshop. Full responses are shown in Appendix B.

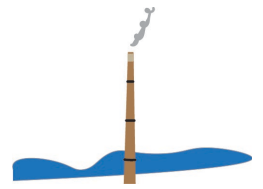
1. Collaborate with Federal, State and local agencies to ensure an efficient process and to work through regulatory challenges.

#### Comments:

- *This statement will be very challenging depending upon what type of development it planned.*
- *This is a good goal. It could be further strengthened with a vision for the final use.*
- *Nothing will happen without the approval of regulation authorities at all levels*
- *This is a must*
- *The earlier you start this process, the better it will go!*
- *Agree*
- *Agree*



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- Yes
  - Ok
  - *This seems to be an almost oxymoronic statement in that it is virtually impossible to have an “efficient process” while at the same time collaborating with all the “Federal, State and local” regulatory agencies. One needs merely to look at our City’s Comprehensive Plan, it’s length and the procedures used to produce it to understand what I am saying. In this context, it seems wise to develop a strategy to survive the “regulatory challenges.”*
2. Work with Xcel to determine their priorities for the future of the site including decommissioning and remediation, infrastructure to be retained and liability of site reuse.

Comments:

- *Excellent goal*
  - *Xcel is the property owner and they hold the most important cards for any future opportunities*
  - *This is a must*
  - *Xcel won’t want future liability of site, proper remediation first*
  - *Xcel plan already figured out*
  - *Agree*
  - *Yes*
  - *Yes remediation could be a huge issue*
  - *In theory this should not be difficult to achieve; however, it is hard to predict which political winds (pun intended) Xcel may be following at any time in the future. Its slogan about Zero CO2 by 2050 seems to merely be its latest effort at seeking government subsidies and higher profits.*
3. Explore funding mechanisms for future reuse.

Comments:

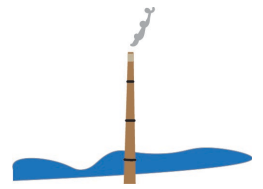
- *This goal could be strengthened and elaborated on: What funding sources will be looked at? What is the city willing to provide? The County?*
  - *Finding money will be the easy part. The question should never be “how much will it cost” it should always be “what should we do.” Money will always follow good ideas*
  - *This is a must*
  - *All options*
  - *Critical*
  - *Yes*
  - *Ok*
  - *One would hope that opening this area to ideas and “plans” from private developers would identify funding sources. My preference would be for any and all projects to be privately funded. I would even be opposed to such programs as tax increment financing.*
4. Designate the Future Land Use (or uses) for the site.

Comments:

- *This goal could be elaborated w/more statements on how and with whom.*



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- *Planned unit development*
- *This is a must*
- *High density residential, commercial, small portion of industrial on north end with RR access*
- *Be flexible, regulations and opportunities change*
- *Consistent with guidelines in number 5*
- *Yes*
- *Oak park heights probably has limited jurisdiction to do this, other agencies/state/federal government are already designating Riverway land use*
- *We should begin with as few restrictions as possible. I suspect there are enough state and federal restrictions and regulations affecting this property that the city need not add many more.*

5. Set guidelines for future reuse that are compatible with City and community priorities.

Comments:

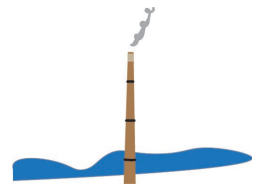
- *This is a good, concise goal*
- *Depends entirely on regulatory agencies*
- *Are City Council and community priorities similar? Taxes versus Recreation*
- *Yes*
- *Emphasize community input to determine community priorities*
- *Yes*
- *City and community priorities are diverse, not necessarily consistent*
- *This sounds very commendable but how do we arrive at “community priorities”? Somehow we need to come up with input, not just from elected and appointed officials, but from the community at large. I think this may require a bit of thinking outside the box.*

6. Approve reuse scenario that will replace a portion of the lost tax base.

Comments:

- *This seems too obvious to be a goal. Perhaps be more specific.*
- *Depends entirely on regulatory agencies*
- *Very important*
- *High density residential, commercial, industrial – determine best combinations*
- *Unlikely that full tax loss can be replaced*
- *Agree*
- *Yes*
- *Portion of lost tax base can be recovered at sites outside of King Plant site.*
- *In addition to replacing part of the tax base I would also like to see us approve a use that replaces the energy produced by the present plant. What about a small nuclear plant? What about a nuclear fusion plant?*

7. Approve reuse scenario that will take advantage of the location along the scenic St. Croix Wild and Scenic River.



Comments:

- *This is a 'must' and should be included on any final goal list*
- *Depends entirely on regulatory agencies*
- *Protect viewshed while maximizing tax base*
- *That seems like maximizing recreation and open space, no development*
- *Critical*
- *Yes*
- *Yes*
- *It is difficult to imagine any development options that are not enhanced by this unique location. I sometimes imagine this area as a seaside resort area; one that not only has a residential component but also a consequential hotel and/or short stay rental component. There also would be pathways that overlook the river and connect with the rest of the area's pathways.*

8. Other goal statements to be considered:

- *Create high wage paying employment opportunities*
- *There should be easy access to cars but roadways should enhance the area not intrude upon it. Also see number 6 above.*

## Exploring Future Land Use Scenarios

**Prompt:** The culmination of the King Plant Reuse Advisory Panel process will be focused on identifying, analyzing, and discussing alternative scenarios for the future use of this site. We want to begin those discussions tonight. Please take some time working on your own to consider the scenarios that are described below.

Identify the scenario that best matches your preferences and make note of any variations or features or special priorities that would be important to you. These scenarios are not presented in any order of preference. It is also recognized that there are numerous related decisions regardless which reuse scenario is pursued.

This is not a debate. It is a discussion. Your task is to explain which scenario best fits your choice for the preferred scenario and why. Please listen respectfully to each other and ask clarifying questions. There is value in understanding the viewpoints of every member, even if your viewpoint and priorities are very different.

### Maximum Industrial Scenario

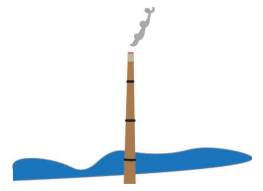
The focus of this scenario is to maximize the redevelopment potential of the King Plant property to replace lost tax base and jobs

Comments:

- *This would be great from the perspective of tax base replacement, but may not be the best for community goals that include harnessing the beauty and recreational opportunity*
- *and Scenic Riverway*
- *Light industrial only – a huge factory is not only incompatible, but not a move forward with Riverway values*



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- *This is the most realistic and desirable scenario. However, park/green space uses are inevitable and should be included to be realistic*
- *I believe this is the most important. The loss of tax base is huge.*
- *No way. Not on the first National Scenic Riverway ever designated.*

**Natural Resource Restoration, Riverfront Park Scenario**

This scenario is focused on the restoration of natural resource systems and scenic beauty. Park improvements would be low impact and limited to trails and passive use. Strong integrated connections to regional trails.

Comments:

- *Recreation should be a component, but given the relatively scarce available land available elsewhere in the city for development, tax base replacement needs to be considered*
- *Seems most likely from regulatory standpoint, but some tax base offset needed. Marina?*
- *I think portions of this scenario could and should be included in any redevelopment; however, if it is the only focus it will cost Oak Park Heights without generating any tax revenue in return.*
- *Should be part of it but not the most important*

**Residential Emphasis Mixed-use Development, Including Neighborhood Service Commercial and Natural Areas**

A mixture of housing types and styles within a master planned neighborhood. Some of the housing would be in taller buildings to take advantage of the scenic views. Other housing would be served by an integrated open space system with trails, scenic overlooks, and waterfront amenities. Retail would be limited to neighborhood and convenience retail.

Comments:

- *I don't think the site is good for houses and commercial – floodplain not a good attribute for new housing*
- *Yes – look to neighboring property for potential housing development*
- *Yes – there is enough land for a multitude of mixed-use opportunities including high end residential (ie. Condos)*
- *In some ways this seems like the best of all possible worlds. This might also be able to include some sorts of light industrial or business uses or perhaps professional office space etc.*

**Destination Hospitality, Mixed-use With Residential and Regionally Significant Park and Trail Features**

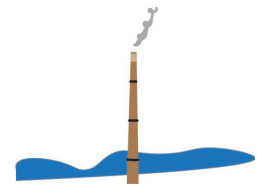
This scenario would include hotel, retreat center, major event center, with river view restaurants. It would also include multi-family residential with high end amenities, including limited retail. A marina with excursion boats and private slips add vitality to the waterfront. Development focused on relatively small footprint, with most of the floodplain restored with floodplain forest and trails.

Comments:

- *Hotel, retreat center, major event center is inconsistent with riverway. Development focused on relatively small footprint, with most of the floodplain restored with floodplain forest and trails is compatible.*
- *This would be another great option to balance the goals and opportunities of tax base replacement, recreation and natural restoration*
- *This option is also very good. A combination of this with the last option is the way to go*
- *This scenario and the one above it could be easily blended. This has the seaside resort feel.*



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Allen S. King Plant Reuse Advisory Panel**

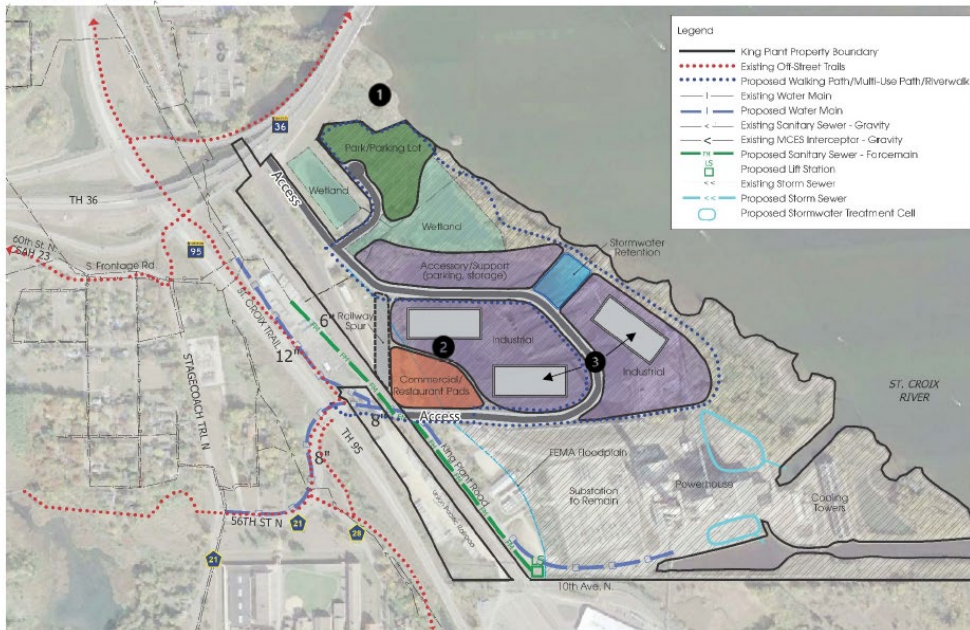


**Development Concept Comments**

The Advisory Panel reviewed two concepts developed based on the vision for the site, SWOT analysis and the responses to the written scenarios included in this report. The development concepts were reviewed in small groups, with a summary report and discussion with the entire Advisory Panel. Appendix B includes all comments received from the Advisory Panel on the draft concepts, and larger versions of the concepts shown below.

**Allen S. King Plant Reuse Advisory Panel**  
Oak Park Heights, MN

**Development Option 1**  
12-15-2021



1. State of the art public access
2. Mixed use/multi-family @ high level
3. Industrial built with green roofs to hide undesirable industrial roofs

**General Comments:**

- Site not appealing for residential (surrounded by industrial properties)
- Land usage rules
- DNR/regulatory rules
- Hard to relate to the site since KPAP members have not "walked" the river frontage
- Could a portion of site be dedicated to green space/walking trails?
- We are blessed with lots of area trails in the St. Croix Valley - no shortage of green space/parks
- Influence of neighboring properties (other noise levels)
- Development Partners - Xcel?
- High tech light industrial - Ex. High Bridge Plant Matsura - great light industrial tenant
- Boat manufacturer, cruise line port, boat dry stack?
- TIF eligible/abatement? St Paul Port Authority Redevelopment Model
- Anderson Expansion?
- Trail Systems



Industrial



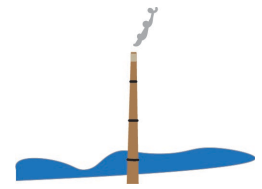
Commercial/Restaurant/Storefronts



Multi-Use Path/Riverwalk



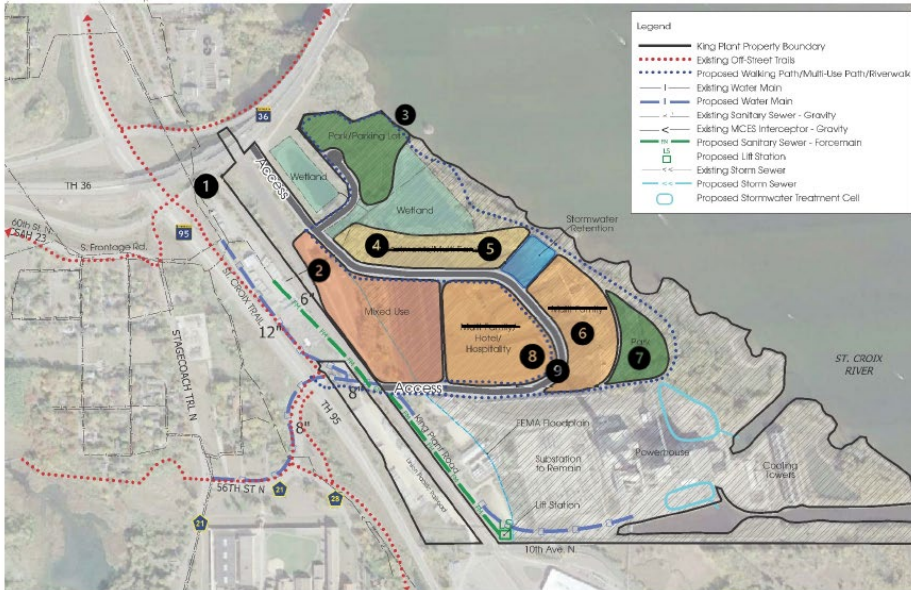
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**Allen S. King Plant Reuse Advisory Panel**  
Oak Park Heights, MN

**Development Option 2**

12-15-2021



1. Trail connections
2. Commercial and restaurants out of floodplain
3. Beach development – public access
4. Possible waterpark built on yellow area with overhang to wetland areas
5. Possible museum/park art installation
6. Hotel with restaurant on first level to maximize views
7. Native American art installation with park
8. Mixed Use – could have coworking space with hospitality, makers spaces
9. We would like a Main Street with shops and stores along the middle access street

**General Comments**

- Make trail connections to adjacent properties
- Push as much development as possible out of floodplain
- Try something like Zephyr Theatre
- Save the stack! Work tourist site/museum into the mix – climbing feature, restaurant, carnival ride, revolving restaurant on top of stack, amusement attraction, observation deck, retail at base of stack?
- Turn floodplain area into a major marina with a restaurant and small retail
- Shoreline restoration
- Dog park
- A lot of infrastructure required to berm or mitigate floodplain impacts
- Good to not have single family in this area



**Final Development Concepts**

The decommissioning of Xcel Energy’s Allen S King coal burning power plant in Oak Park Heights will represent a dramatic land use change, regardless of the nature of the ultimate reuse decisions. With the retirement of the plant scheduled for 2028 and the time it will inevitably take to repurpose the land, it is too soon to focus in on highly detailed reuse options.

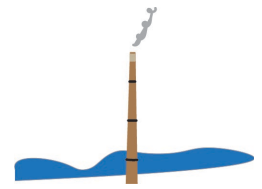
It is appropriate and constructive to identify different basic reuse concepts. By identifying basic approaches to the reuse of the King Plant property, it provides Xcel, the City of Oak Park Heights and all the other stakeholders the ability to study all the implications of different land use scenarios.

The Advisory Panel reviewed detailed information about the physical characteristics of the property, the plant itself and its operations. They also reviewed information about the unique location of this property, along the wild & scenic St. Croix River Corridor and its multi-jurisdictional regulatory context. The fiscal and economic effects of the plant closure were also reviewed, along with a preview of the fiscal impact analysis tool that has been created to test future land use concepts.

With this background information, the Panel members participated in several exercises designed to discuss priorities, review challenges and opportunities and identify potential reuse concepts. That input has been summarized in several ways and has been incorporated into the two reuse concept plans shown in Appendix C.



**City of Oak Park Heights  
Allen S. King Plant Reuse Advisory Panel**



**Concept 1 Industrial Reuse**

Xcel has explained that they intend to replace the power generation from the coal burning plant with energy produced by renewables, including solar. The transmission line that crosses the river and connects into Wisconsin will be a key to meeting that need. They have also indicated that the substation will be needed in the future.

Xcel presented its property certification program to the Advisory Panel. This is a program in which Xcel completes due diligence and facilitates the development process for properties within its program. While each property is unique this may include phase one environmental assessments, archaeological surveys, permitting and environmental review.

Concept 1 assumes the replacement of the King Plant with a major industrial business. This use would be compatible with Andersen Windows. It would also be compatible with the substation and other remaining infrastructure. It would be the concept that would require the least environmental remediation and avoid concerns about the cost of cleanup, as well as future liability.

The concept anticipates significant environmental restoration of a large portion of the property, including shoreline stabilization. It does not anticipate an amendment of the FEMA Floodplain Map or filling in the floodplain to accommodate additional development. This would certainly be a possibility and there is a process for pursuing a map amendment. A portion of this area could also be used for an accessory use, like storage, that could withstand periodic flooding.

**Concept 2 – Mixed Use**

Concept 2 represents a major departure from the past and present industrial use of the property. Many significant challenges would need to be overcome for any version of this concept to be realized. Xcel would need to consent to sell the land. The land would need to be cleaned up and remediated to a much higher and more expensive standard. There may be significant liability and indemnification hurdles to clear.

The idea behind this concept is that the King Plant property is in such an iconic location, that it deserves to be transformed into a place of regional significance. This could include enhanced access to the river, a marina, restaurants that take advantage of the scenic views. It could also include hospitality, a variety of residential choices, walkable retail and service uses, as well as museums and other uses that celebrate the history of the land, both during and before the operation of the King Plant.

As illustrated, this concept anticipates an amendment to the FEMA Map and filling within the floodplain. This approach to the reuse of the property would face a rigorous permitting and entitlement gauntlet. It does also assume significant environmental restoration and enhancement. Connections to regional trails would be maximized.

# Development Option 1 – Advisory Panel Comments

## Allen S. King Plant Reuse Advisory Panel Oak Park Heights, MN

## Development Option 1 12-15-2021



1. State of the art public access high level
2. Mixed use/multi-family @ high level
3. Industrial built with green roofs to hide undesirable industrial roofs

**General Comments:**

- Site not appealing for residential (surrounded by industrial properties)
- Land usage rules
- DNR/regulatory rules
- Hard to relate to the site since KPAP members have not "walked" the river frontage
- Could a portion of site be dedicated to green space/walking trails?
- We are blessed with lots of area trails in the St. Croix Valley- no shortage of green space/parks
- Influence of neighboring properties (other noise levels)
- Development Partners – Xcel?
- High tech light industrial – Ex. High Bridge Plant
- Matsura – great light industrial tenant
- Boat manufacturer, cruise line port, boat dry stack?
- TIF eligible/abatement? St Paul Port Authority
- Redevelopment Model
- Anderson Expansion?
- Trail Systems



# Development Option 2 – Advisory Panel Comments

## Allen S. King Plant Reuse Advisory Panel

Oak Park Heights, MN

## Development Option 2

12-16-2021



- Trail connections
- Commercial and restaurants out of floodplain
- Beach development – public access
- Possible waterpark built on wetland areas
- Possible museum/park art installation
- Hotel with restaurant on first level to maximize views
- Native American art installation with park
- Mixed Use – could have coworking space with hospitality, makers spaces
- We would like a Main Street with shops and stores along the middle access street

### General Comments

- Make trail connections to adjacent properties
- Push as much development as possible out of floodplain
- Try something like Zephyr Theatre
- Save the stack! Work tourist site/museum into the mix – climbing feature, restaurant, carnival ride, revolving restaurant on top of stack, amusement attraction, Observation deck, retail at base of stack?
- Turn floodplain area into a major marina with a restaurant and small retail
- Shoreline restoration
- Dog park
- A lot of infrastructure required to berm or mitigate floodplain impacts
- Good to not have single family in this area



## Maximum Industrial Scenario

**The focus of this scenario is to maximize the redevelopment potential of the King Plant property to replace lost tax base and jobs**

Comments:

- *This would be great from the perspective of tax base replacement, but may not be the best for community goals that include harnessing the beauty and recreational opportunity*
- *and Scenic Riverway*
- *Light industrial only – a huge factory is not only incompatible, but not a move forward with Riverway values*
- *This is the most realistic and desirable scenario. However, park/green space uses are inevitable and should be included to be realistic*
- *I believe this is the most important. The loss of tax base is huge.*
- *No way. Not on the first National Scenic Riverway ever designated.*

# Natural Resource Restoration, Riverfront Park Scenario

**This scenario is focused on the restoration of natural resource systems and scenic beauty. Park improvements would be low impact and limited to trails and passive use. Strong integrated connections to regional trails**

## Comments:

- *Recreation should be a component, but given the relatively scarce available land available elsewhere in the city for development, tax base replacement needs to be considered*
- *Seems most likely from regulatory standpoint, but some tax base offset needed. Marina?*
- *I think portions of this scenario could and should be included in any redevelopment; however, if it is the only focus it will cost Oak Park Heights without generating any tax revenue in return.*
- *Should be part of it but not the most important*

## Residential Emphasis Mixed-Use Development, Including Neighborhood Commercial and Neighborhood Areas

A mixture of housing types and styles within a master planned neighborhood. Some of the housing would be in taller buildings to take advantage of the scenic views. Other housing would be served by an integrated open space system with trails, scenic overlooks, and waterfront amenities. Retail would be limited to neighborhood and convenience retail.

### Comments:

- *I don't think the site is good for houses and commercial – floodplain not a good attribute for new housing*
- *Yes – look to neighboring property for potential housing development*
- *Yes – there is enough land for a multitude of mixed-use opportunities including high end residential (ie. Condos)*
- *In some ways this seems like the best of all possible worlds. This might also be able to include some sorts of light industrial or business uses or perhaps professional office space etc.*

# Destination Hospitality, Mixed-use with Residential and Regionally Significant Park and Trail Features

**This scenario would include hotel, retreat center, major event center, with river view restaurants. It would also include multi-family residential with high end amenities, including limited retail. A marina with excursion boats and private slips add vitality to the waterfront. Development focused on relatively small footprint, with most of the floodplain restored with floodplain forest and trails.**

**Comments:**

- *Hotel, retreat center, major event center is inconsistent with riverway. Development focused on relatively small footprint, with most of the floodplain restored with floodplain forest and trails is compatible.*
- *This would be another great option to balance the goals and opportunities of tax base replacement, recreation and natural restoration*
- *This option is also very good. A combination of this with the last option is the way to go*
- *This scenario and the one above it could be easily blended. This has the seaside resort feel.*

# Evaluation of Alternatives

- Advisory Panel recommendations were compiled and distilled into two high-level development concepts.
- Draft development options were reviewed by the panel in small groups and comments provided
- Development concepts were further refined based on comments from Advisory Panel, City staff and Xcel



# Allen S. King Plant Reuse Advisory Panel Development Option 1

Oak Park Heights, MN 3-8-2022



# Allen S. King Plant Reuse Advisory Panel

Oak Park Heights, MN

# Development Option 2

3-8-2022

