

North Downtown Riverfront Catalyst Site

Site Characteristics:

- **Size:** 277,100 SF/6.4 acres
- **Parcels:** 7
- **Zoning:** R-6 Multi-Family Residential Development; R-7 High Rise Multi-Family Residential District
- **Existing Development:** 90-unit apartment building (public housing); historic mixed use building; two multi-family buildings; light industrial business; undeveloped right-of-way.

Design Considerations:

As a result of these various design considerations, redevelopment of the North Riverfront site requires a piecemeal approach where development of one component is not dependent on another.

- Located adjacent to the Mississippi, this site presents an opportunity to create a development that takes advantage of its riverfront access and location within the Downtown and proximity to the River's Edge Convention Center.
- The site is bisected by actively used railroad and utility rights-of-way that limit development parcel assembly opportunities. A substation that is located at 5th Avenue and 2nd Street N must remain, but will be reduced in size.
- The northern extension of the Beaver Island Trail must also be accommodated either in its current alignment or in a new alignment that maintains connections to the north of the site.
- The St. Cloud Housing and Redevelopment Authority (HRA) owns the 90-unit Empire Apartments property that occupies the southeast portion of the site. Redevelopment of this property will require new development of substantial size to offset the cost of demolition and the relocation of families living in the public housing units. Federal regulations require affordable housing units to be relocated and replaced prior to the vacation of existing residents, with the potential for the Cooper Avenue site to fulfill this need.
- The site is the location of the Carter Building (on National Register of Historic Buildings), built in 1902 and the current location of 59 senior apartments.

Proposed Redevelopment Concept:

Hotel – 6-8 stories, 67-93 rooms

A hotel with a lobby, restaurant, and event space on floors. The hotel would have a strong orientation to the river with meeting and event space with riverfront views.

Mixed Use – 3-4 stories, 20-30 units 17,500 square feet commercial,

A new mixed use building of similar intensity to the adjacent Carter Building. Office or retail located on the ground floor with residential units on the upper floors.

Multi-family – 5-6 stories, 70-86 units

Assembly and redevelopment of two existing two-story multi-family properties with more intense multi-family development. Leverage grade change to accommodate multi-level, underground parking with residential units on upper floors gaining views of the riverfront. Redevelopment of these properties would allow for the relocation of the Beaver Island Trail to its originally preferred alignment as an at-grade path along the riverfront north of 2nd Street N.

Parking – Surface lots, on-street, and structured

Overall, each development component would provide sufficient on-site or related off-street parking. Existing on-street parking on 5th Avenue would likely be converted to angle or parallel parking to facilitate through traffic on the site.

Hotel parking would be provided via a surface lot immediately adjacent the hotel as well as a new lot located in the area between the utility and railroad rights-of-way. A pedestrian bridge would also provide access to the second parking lot over the railroad tracks to an upper floor of the hotel.

Greenspace – Riverfront park and overlook

A park located between the railroad and utility right-of-way with open views to the riverfront and public art features. Some adjacent parking reserved for park and trail users. A direct connection to the Beaver Island Trail would be desirable, but may not be feasible due to the boardwalk treatment of the path in this location.





North Downtown Riverfront

Conceptual Visualization