

TwinCities.com

Mounds View / With land finally available, city acts

It seeks ideas for long-delayed redevelopment along County Road 10

By Elizabeth Mohr
emohr@pioneerpress.com

Article Last Updated: 03/29/2008 08:15:37 PM CDT

Mounds View leaders have been waiting to give a stretch of County Road 10 an economic boost. They may finally get that chance.

The owners of 10 adjoining properties along the busy thoroughfare appear willing to sell or develop. City leaders have been eyeing the area in the southeastern corner of Mounds View for redevelopment for years but never got the simultaneous support of the landowners. It now appears everyone is on the same page.

"While there are no 'for sale' signs out there, they (the property owners) have decided that it is time to move," said Jim Ericson, Mounds View's interim city clerk/administrator. "It's like a perfect storm of opportunity."

In response, Mounds View will hold a redevelopment roundtable on April 7, said Heidi Steinmetz, a city economic-development specialist. Developers are invited to share their ideas and expertise. City leaders will outline their vision for the area.

The effort is a first of its kind for Mounds View.

"There have been singleparcel redevelopment

projects ... but never a project to assemble multiple parcels," Steinmetz said.

The stretch is between County Road H2 and Wooddale Drive. A mix of homes, vacant lots, a vacant car wash and a restaurant occupy the property.

Mounds View took its first real look at the stretch in 2006, when the city bought and razed a rundown gas station at 2390 County Road 10. That spurred a planning study, which spelled out a vision for what has been dubbed the Premium Stop Redevelopment Area. The 10 parcels occupy 9 acres.

City leaders envision a "compact, walkable commercial node with a mix of retail, office and housing," according to the study.

Basically, Ericson said, "we're trying to improve the appearance of the corridor."

"The City Council for Mounds View has historically been a hands-off type of government where they like to see development occur on its own," Ericson said. "However, the council is acutely aware that if you don't take any action, the properties can deteriorate, you don't make any progress and development opportunities may pass you by."

But the reluctant landowners have stymied the city's efforts. As time passed, a few of the property owners expressed an interest in cooperating.

Earlier this month, city officials got the break they've been waiting for. The last holdout said he would be putting his property on the market, Steinmetz said.

That has spurred efforts to put the redevelopment project back on track. The land is touted on the

Advertisement

TwinCities.com

(800) 678-7737

13-wk introductory offer of
33% discount for new subscribers.



Print Powered By  FormatDynamics™

TwinCities.com

city's Web site. And the April 7 roundtable is Mounds View's first step toward fulfilling its vision for the property.

Elizabeth Mohr can be reached at 651-228-5162.

Advertisement

TwinCities.com

(800) 678-7737

13-wk introductory offer of
33% discount for new subscribers.



Print Powered By  FormatDynamics™