Wooddale Station Redevelopment
5950 and 5802 36th Street West

City council study session

January 12, 2026

St. Louis Park
MINNESOTA

Recommended action:

- Discuss Sentinel Management Company’s proposal for the Wooddale Station site and provide feedback.

Policy considerations:

- Does the Economic Development Authority (EDA) support the proposed redevelopment proposal for the Wooddale Avenue Station Site and does it wish to enter into a Preliminary Development Agreement (PDA) with Sentinel Management Company to redevelop the site?

Wooddale Station Redevelopment Site

- **5950 36th St W:**
  - NE corner Wooddale Ave & 36th Street W
  - 1.68 acres
  - Former Nash Frame store
  - Owned by the EDA
- **5802 36th St W**
  - Owned by Standal Properties

Request for proposals 2019

- A substantial amount of affordable multifamily housing exceeding the city's Inclusionary Housing Policy requirements, including larger units to support multicultural and intergenerational living;
- Smaller-scale, affordable ground-floor commercial spaces suitable for neighborhood businesses;
- Attractive, bold, and creative architecture;
- Building and site designs incorporating multiple "green" features, including renewable energy, to showcase environmental sustainability;
- Accommodations for pedestrians, bicyclists, transit users, and vehicles, including electric bikes, electric vehicles, and potential car-sharing;
- A public plaza or community space featuring a unique community landmark or element;
- High-quality site amenities and public art; and
- Connections to nature through enhanced landscaping, green roofs, or living wall systems.

Previous development proposals:

- OlyHi: mixed use, mixed income development; EDA entered into PDA in 2021 with Saturday Properties/Anderson Companies; agreement terminated 2023
- Roers Companies: mixed use, mixed income development; EDA entered into PDA in early 2025, agreement terminated April 2025 by Roers due to a shift in company strategy towards smaller projects
- Both projects were anticipated to receive TIF and AHTF related to extraordinary costs of development

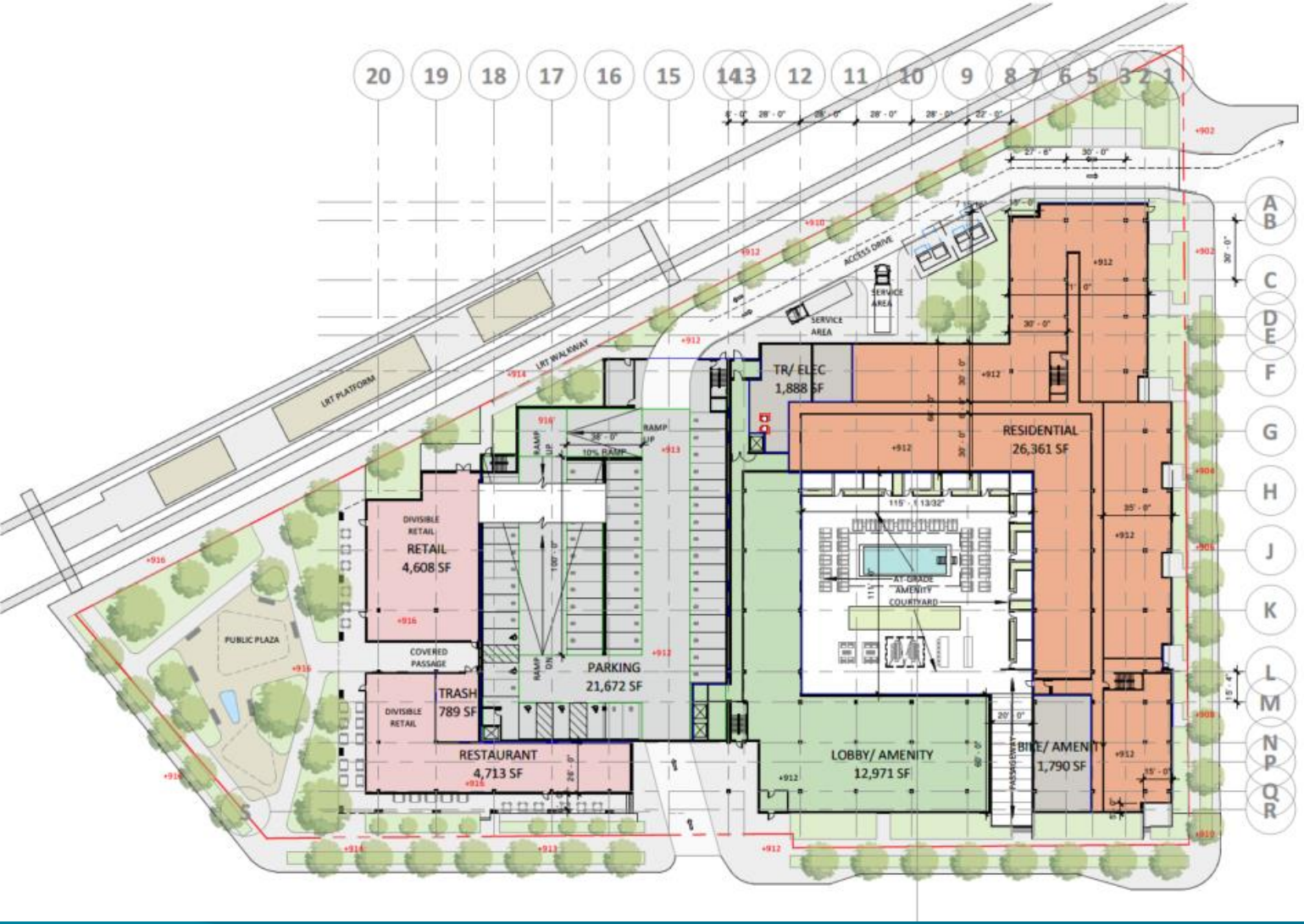
2025: A new redeveloper for the site

- Staff sought a new redeveloper for the Wooddale Station Redevelopment Site in alignment with the goals of the RFP.
  - Staff advertised opportunity on City website, fielded many inquiries and met with 6 firms
  - Sought a project similar to prior proposals in design, scale, density, affordability, sustainability and public spaces.
    - Granting agencies will allow the city to amend existing awarded grant agreements for a new development, if the project is similar.

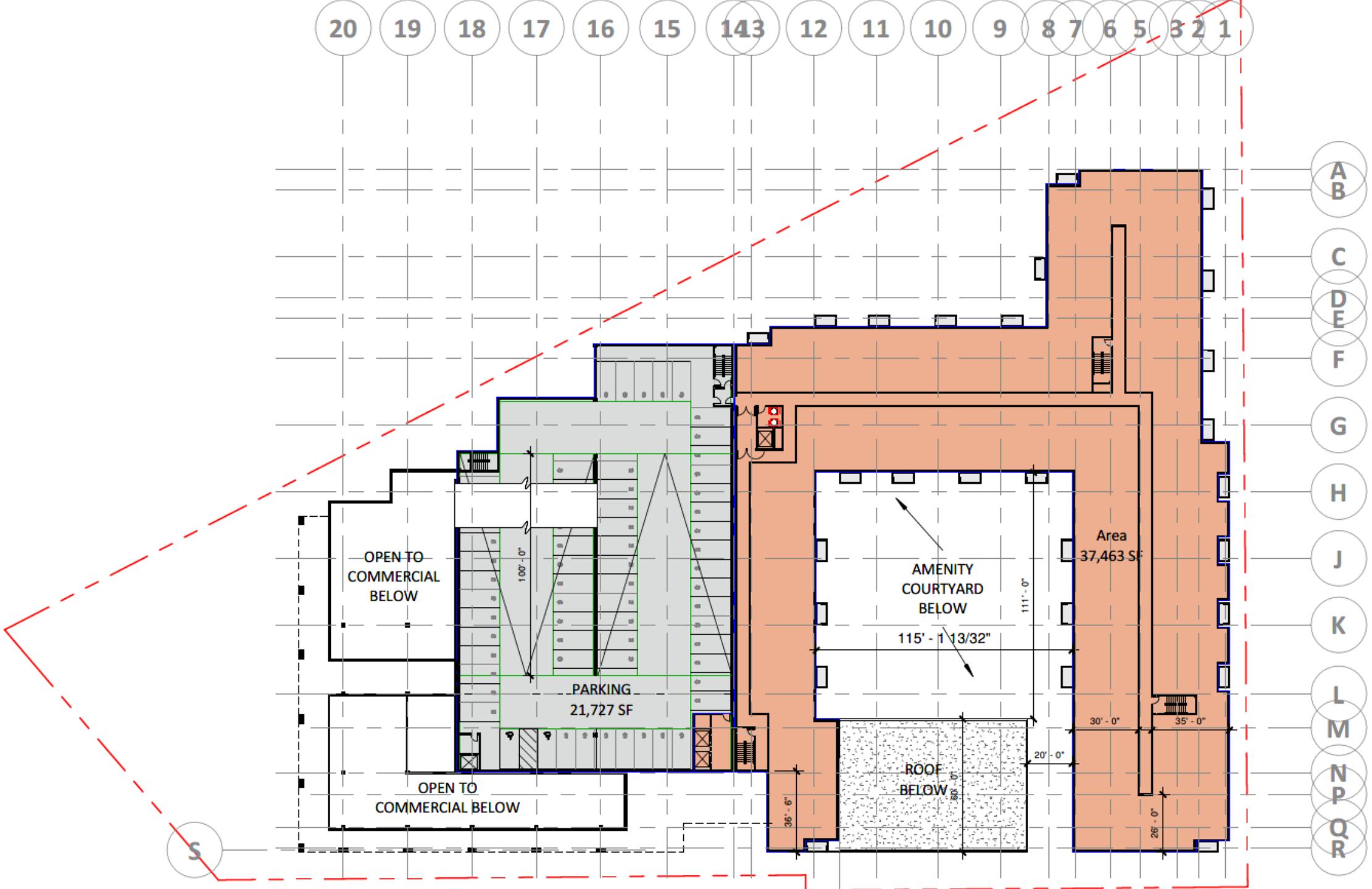
A new redeveloper:
Sentinel Management Company

- Founded in 1972
- Extensive experience with both multifamily and retail sectors.
- Ehlers reviewed the finances of Sentinel Management and found the company has a stable financial position.
- Key Sentinel staff
  - Paola Bernardi, President
  - Fabrizio Montermini, Managing Director
- Architect – Burt Coffin, ESG

Proposed Project



- Mixed-use, mixed-income, sustainable transit-oriented development
- 5-6 story building with through site access to the LRT station
- Currently plan for 265 units (58 affordable)
  - 26 units (10%) at 50% AMI;
  - 27 units (10%) at 60% AMI;
  - 5 units at 30% AMI
  - 126 2-bedroom & 54 3-bedroom units
- 10,500 SF ground floor commercial
- Public plaza, will engage a specialist in placemaking/plazas to design
- Structured parking wrapped by the residential/commercial uses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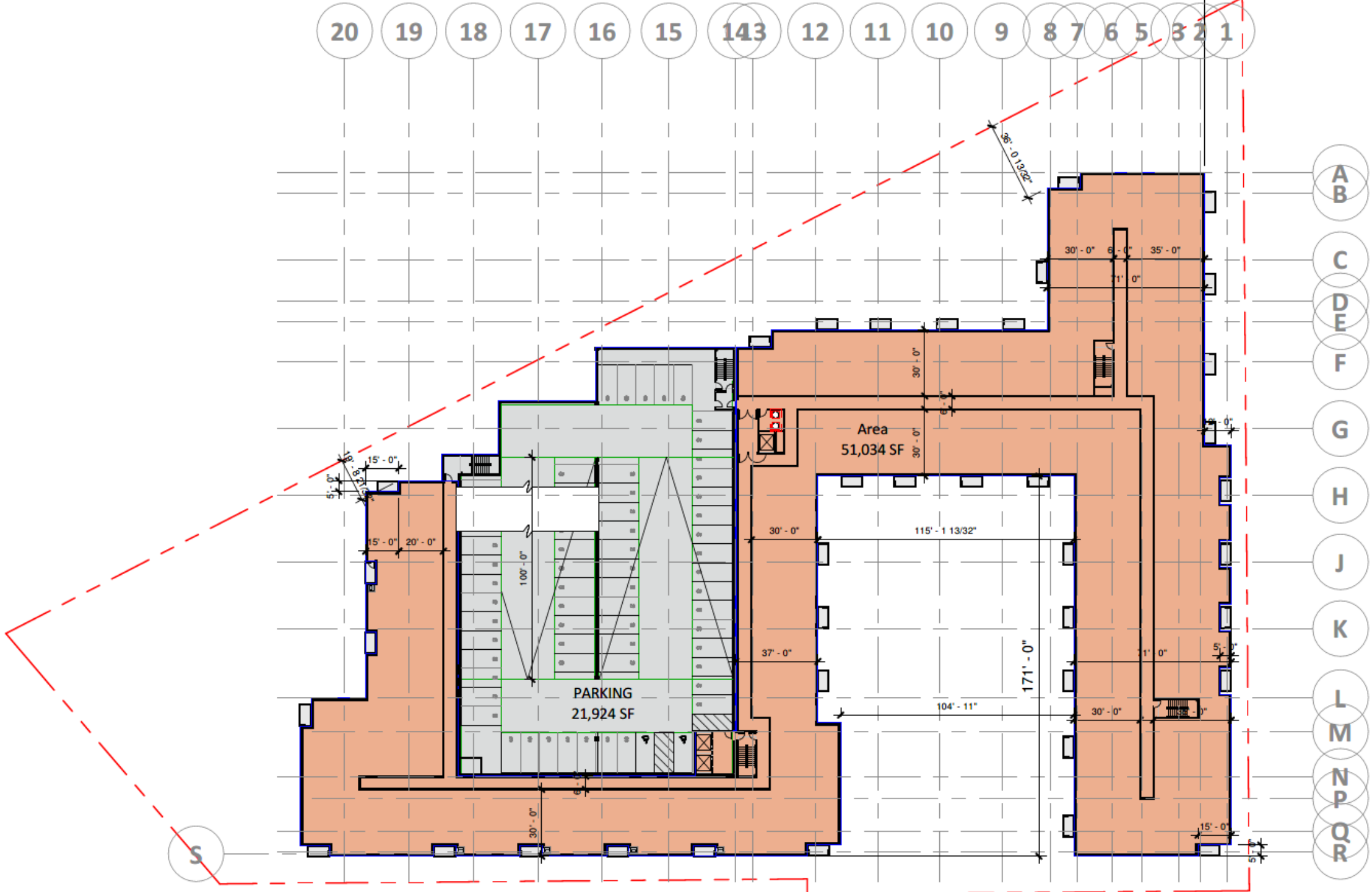
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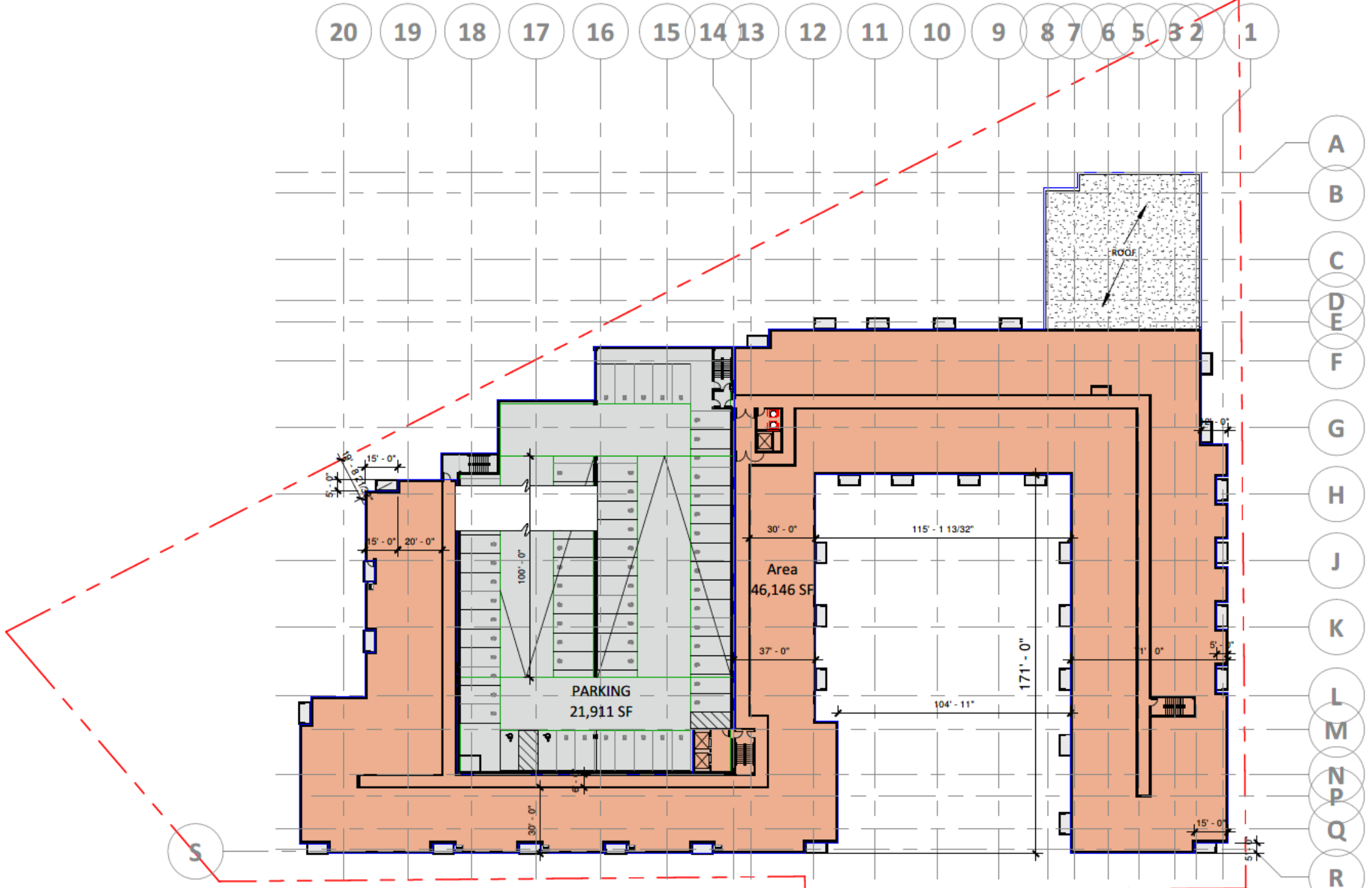
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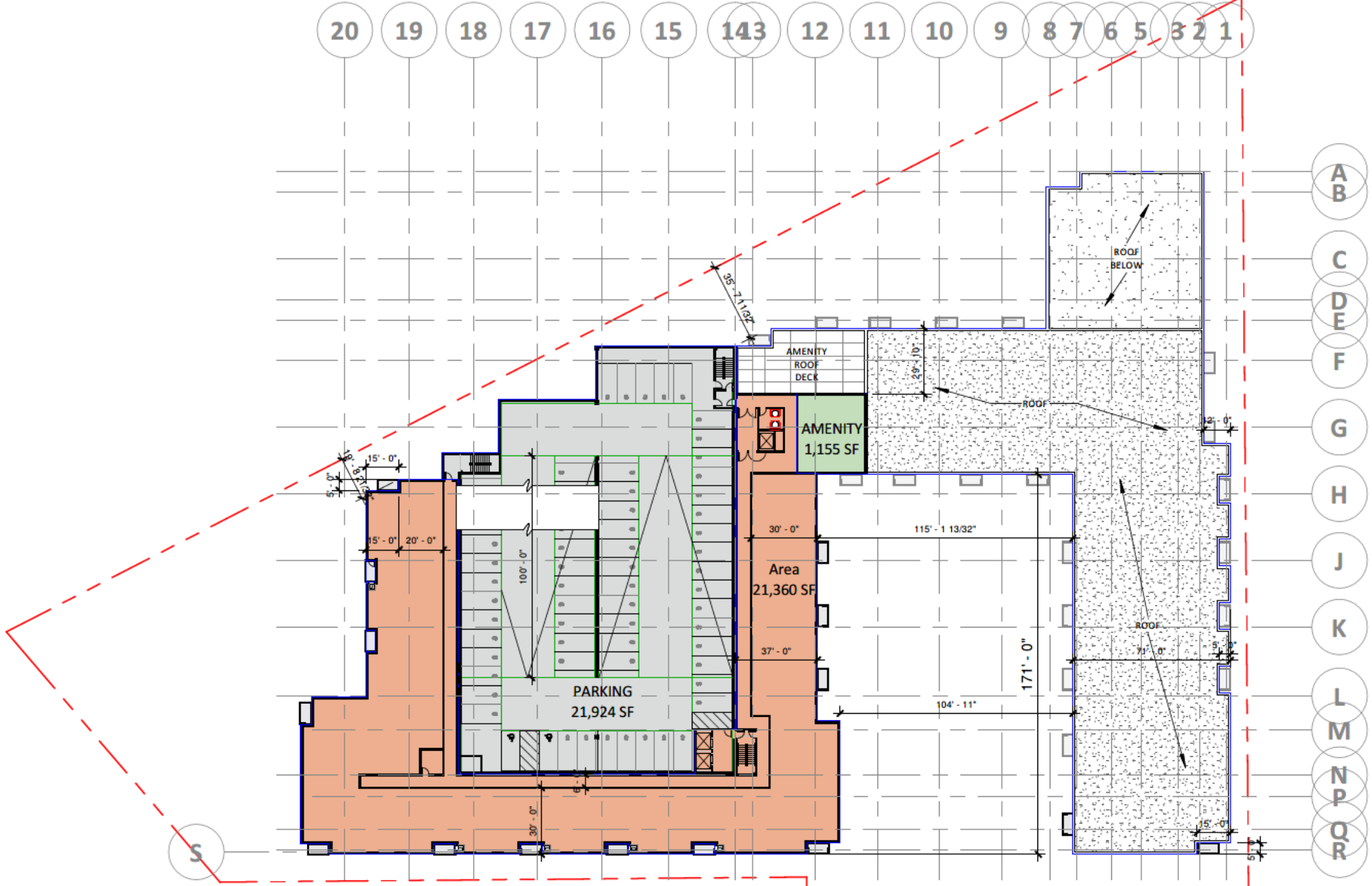
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Neighboring Commercial Property

- The development proposal also includes the neighboring commercial property at 5802 36th St W.
- Sentinel Management Company has reached out to Standal Properties regarding a potential purchase
- Most current tenants are on month-to-month leases, allowing adequate time to secure new spaces.

Proposed Project Financing

- Extraordinary site costs, public improvements, environmental cleanup, and incorporating the extent of affordable housing will result in a financing gap.
- Anticipate submitting for TIF/city financial assistance.

Policy considerations:

- Does the Economic Development Authority (EDA) support the proposed redevelopment proposal for the Wooddale Avenue Station Site and does it wish to enter into a Preliminary Development Agreement (PDA) with Sentinel Management Company to redevelop the site?

Discussion

Public Art Policy

Council study session

1/12/2026

Presentation by: Cheyenne Brodeen, administrative services director

Agenda

1. Public Art in St. Louis Park
2. Goals for this policy
3. Components of the policy
4. Funding
5. Selection process
6. Upcoming art projects
7. Questions

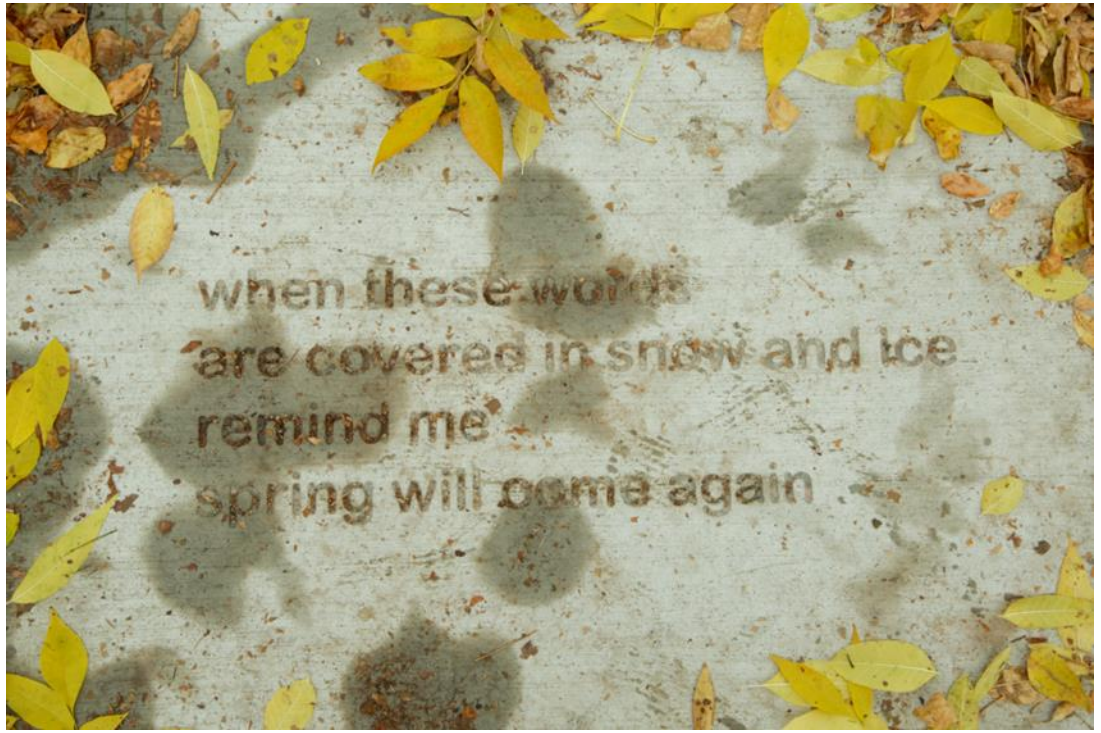
Recommended action & policy consideration

Recommended action: Provide feedback and comments on the public art policy.

Policy consideration: Does the city council support the public art policy?

Background

- The council adopted the strategic roadmap for advancing arts and culture in 2020.
  - Public art has been a part of development and the community long before this document was adopted.
- Public art as a standard element in our econ. development and infrastructure projects.
- Partnership with Friends of the Arts for arts programming:
  - Arts and culture grants ($20,000/annually)
  - Sidewalk poetry
- Public art map



Sidewalk poetry by Mary McCreary
Raleigh Ave and W 27th St

Public art policy goals

- Create a shared understanding for the community, council and staff around the use of public art
- Ensuring public art is in all areas of the city
- Community voice is included in the process
- Having a maintainable and sustainable policy AND art
- Public art is properly resourced
- Building on the work that has already been done!

Public art policy

The public art policy will provide guidance for:

- Criteria for determine project feasibility and location
- The use of public funds for art
- Governance of the policy – roles for staff and council
- A standard selection process
- Maintaince
- The process for removal of public art
- And community engagement best practices

Historic Walker Lake Mural
GoodSpace Murals, 2020

Funding

Capital Improvement Projects (CIP)

- 1% of above-ground construction costs for new or substantial reconstructions.
  - Includes: highly visible infrastructure
  - Excludes: below-ground utilities and routine maintenance, such as street paving
- Funding sources: bond proceeds, property tax levy and/or excess franchise fees
- City staff will confirm feasibility of projects and council will approve funding through annual budget process

Stand alone projects

- Requires council authorization through annual budget process.
  - Includes: projects on city-owned property not in the CIP
  - Excludes: Projects on private property or development projects and CIP projects.
- Funding sources: property tax levy
- City staff will determine feasibility of projects and bring forward a request for council approval though the annual budget process.

Selection process

Partner with a qualified arts organization

Issue a formal request for qualifications

Organize a selection committee

Upcoming projects

- Dakota bridge – council including art funding in 2026 budget
- Cedar/Lou reconstruction – in CIP right now
- PLACES – art at light rail station stops in St. Louis Park

Questions?