

# Area Plan Summary

## Stryker George Precinct Plan

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### **Addendum to the Comprehensive Plan for Saint Paul**

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Recommended by the Planning Commission on April 7, 2006.

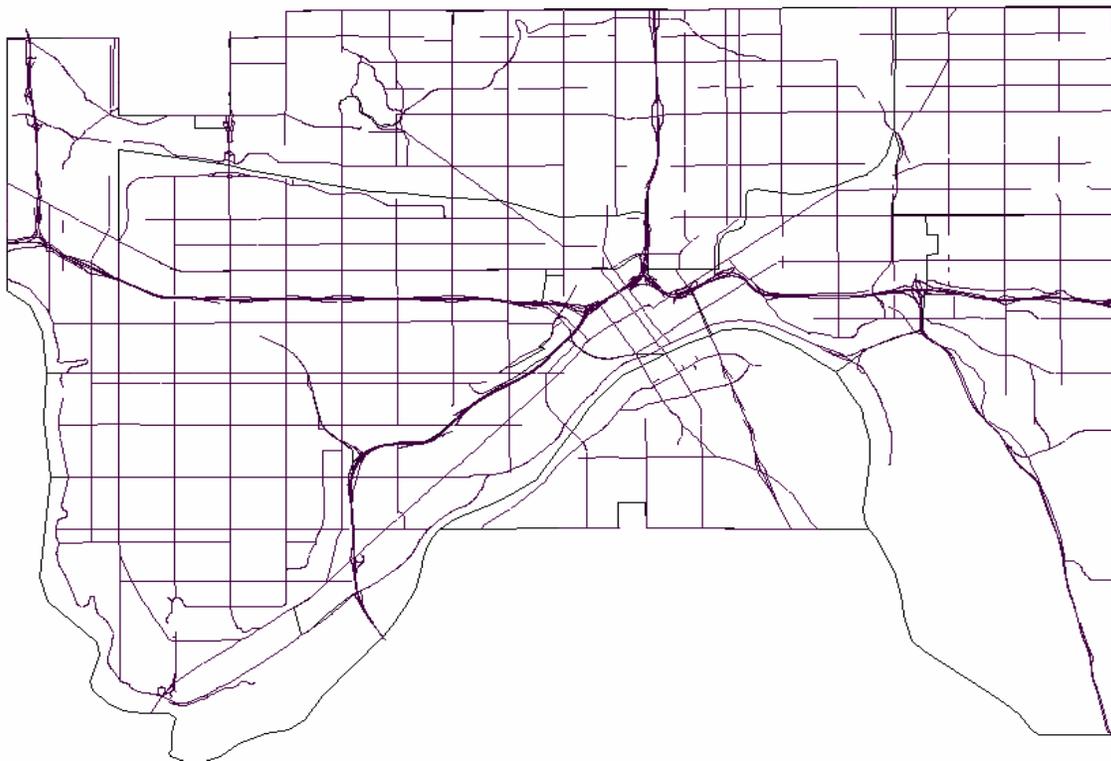
Adopted by the City Council on April 26, 2006.

*This summary appends to the Comprehensive Plan the community's vision for a medium-density, primarily residential area that integrates new infill construction with rehabilitation and adaptive reuse of existing vacant buildings. The Stryker George Precinct Plan envisions a neighborhood with a strong ecological connection to its unique geographical features, a network of green streets, a range of housing types and businesses that foster a diverse community, and a public realm that is safe and friendly for pedestrians.*

*Copies of the full-length plan are available at the Saint Paul Department of Planning and Economic Development, Saint Paul on the Mississippi Design Center and West Side Citizens Organization.*

### **Location**

The study area for the *Stryker George Precinct Plan* is generally bounded by George Street on the north, Baker Street on the south, Winslow Avenue on the west and Hall Avenue on the east. Stryker Avenue runs north-south through the middle of the area, and is the focus of the precinct plan's recommendations.



Stryker George Precinct Plan Study Area

## **Vision**

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The Stryker George neighborhood is envisioned as a medium-density, primarily residential area that integrates new infill construction with rehabilitation and adaptive reuse of existing vacant buildings. The neighborhood has a strong ecological connection to its unique geographical features, such as Elizabeth Hill and the Mississippi River bluffs, and contains a network of green streets. The range of housing types and businesses in the area foster a diverse community. The existing network of streets is retained and enhanced with landscaping, pockets of green space, pedestrian-scaled ornamental lighting and street furniture. A redesigned streetscape environment brings people to the sidewalks of their neighborhood in a safe and pleasant environment.

## **Plan Objectives and Strategies**

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The plan's objectives and strategies are based in the *Saint Paul on the Mississippi Development Framework*.

### **Ecology and Public Realm**

**Objective:** Embrace and raise the profile of open spaces and natural features; create a lively, safe and vibrant street environment; connect the Stryker George neighborhood to its adjacent neighborhoods, districts and significant physical and natural features.

**Strategies:**

1. Create a strong boulevard system and design for Stryker Avenue.
2. Ensure through design and enforcement that Stryker Avenue traffic does not divert to Winslow, Hall and Humboldt avenues.
3. Plant street trees and gardens.
4. Provide opportunities for public art.
5. Incorporate street furniture, such as benches and bus shelters.
6. Implement the use of rain gardens to beautify the streetscape and provide an ecologically-efficient way to address stormwater management.
7. Design a safe way to direct pedestrian traffic from the top of Elizabeth Hill to Stryker Avenue.
8. Create a natural buffer between residences and commercial parking.

### **Environmental Context**

**Objective:** Use landscape and streetscape initiatives strategically to create a more pedestrian-oriented environment.

**Strategies:**

1. Plant trees along Stryker Avenue to create a network of green pathways from the neighborhood to the main arteries of the West Side and river bluff.
2. Incorporate native plantings in the rain gardens to facilitate their growth and improve stormwater management.
3. Reduce the rate and quantity of stormwater runoff from the neighborhood to the river.
4. Identify opportunities for ecological restoration, preservation and naturalization.

### **Built Form**

**Objective:** Promote the reuse and rehabilitation of vacant structures; design new buildings to fit in with their context.

**Strategies:**

1. Ensure that built form responds to the existing topography and low-rise structures.
2. Strategically direct infill development to relate to adjoining structures. At 617 Stryker Avenue, new construction should not exceed 30 feet in height and may consist of townhomes or flats with

- street-level retail use.
- 3. Site new buildings close to the street in an urban configuration.
- 4. Hide parking, either behind the building or underground.
- 5. Incorporate transit-oriented design.

### **Land Use and Economic Development**

**Objective:** Encourage the retention of as much of the building stock and land uses (except for surface parking) as possible; provide structured off-street parking to replace surface parking lots lost to redevelopment and to meet parking demands created by new construction.

**Strategies:**

1. Focus on rehabilitating vacant structures and finding viable new uses for them.
2. Replace the vacant lot at 617 Stryker Avenue with new residential and retail uses.

### **Public Safety**

**Objective:** Create a more safe and pedestrian-friendly streetscape; incorporate Crime Prevention Through Environmental Design principles to foster a safe and vibrant community.

**Strategies:**

1. Install street furniture, such as benches and bus shelters, and pedestrian-scaled lighting.
2. Redesign neighborhood streets to calm traffic.
3. Ensure that new construction has “eyes on the street.”

### **Movement Networks**

**Objective:** Facilitate a diversity of forms of movement, including walking, bicycling, mass transit and driving; calm traffic as it enters and moves through the neighborhood.

**Strategies:**

1. Design the street rights-of-way to balance the needs of cars, bicycles, public transportation and pedestrians.
2. Enhance existing transit service.
3. Redesign the Stryker Avenue/Dodd Road intersection to improve safety for vehicles and pedestrians.
4. Monitor local street use to ensure that through traffic is not directed from Stryker Avenue to Winslow and Hall avenues; incorporate traffic-calming techniques on Winslow and Hall.

### **Design Guidelines**

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The *Stryker George Precinct Plan* contains a series of general urban design guidelines for land use and development, movement and circulation, and design and appearance. They are intended to guide both private and public development in the neighborhood. The Land Use and Development Guidelines address land use diversity, building configuration, stormwater management and greening, and preservation of public views. The Movement and Circulation Guidelines address sidewalk design and transit access. The Design and Appearance Guidelines address both public spaces and streets, and architecture. For public spaces and streets, guidelines speak to connections to the adjacent bluffs and Mississippi River, pedestrian linkages, preservation of views, public realm design, neighborhood greening, and Crime Prevention Through Environmental Design. For architecture, guidelines speak to architectural style; framing of public spaces; building articulation, orientation, massing and rhythm; architectural cohesiveness; street vitality; fenestration; public art; and signage.

## **Priorities for City Action**

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The following actions have been identified by the community as priorities that require leadership or significant participation by City government. Community groups and City departments should implement the projects identified in this summary by applying for appropriate public funding resources in competitive processes (such as the Capital Improvement Budget and Sales Tax Revitalization Program) and working through the regular operating programs of relevant City departments.

1. Redesign and reconstruct Stryker Avenue to calm traffic and improve the pedestrian environment along the street, including wider sidewalks, crosswalks and bumpouts at key intersections, on-street parking, increased landscaping, street furniture and pedestrian-scaled ornamental lighting. This project should also include the realignment of the Stryker Avenue/Dodd Road intersection to improve safety and sight lines for vehicles and pedestrians. (Public Works, Parks and Recreation)
2. Encourage reuse of the vacant lot at 617 Stryker Avenue for a mix of residential and commercial uses that meet the design guidelines in the *Stryker George Precinct Plan*. (Housing and Redevelopment Authority)
3. Design and construct a pedestrian connection from the top of the Elizabeth Hill to Stryker Avenue. (Public Works, Parks and Recreation)

## **Planning Commission Findings**

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The Planning Commission finds that the *Stryker George Precinct Plan* is consistent with the Saint Paul Comprehensive Plan, *Saint Paul on the Mississippi Development Framework*, *West Side Community Plan*, *Riverview Commercial Corridor Revitalization Program* and other adopted City policies.

## **Planning Process**

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The *Stryker George Precinct Plan* was prepared at the request of Councilmember David Thune by a task force established by the West Side Citizens Organization (WSCO). Membership included members of WSCO, neighborhood residents and representatives of other community-based organizations (Neighborhood Development Alliance and Riverview Economic Development Association). The task force was assisted throughout the planning process by staff from the City of Saint Paul and the Saint Paul on the Mississippi Design Center. It began its work in September 2004 and concluded in March 2005, with WSCO holding several wider community meetings throughout the planning process. In August 2005, the West Side Citizens Organization forwarded the precinct plan to the Planning Commission and asked that it be adopted as an amendment to the City's Comprehensive Plan.