



West Side Flats

Master Plan and Development Guidelines Update

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Wednesday, November 13, 2013

West Side Flats Master Plan and Development Guidelines Update

Community Task Force Meeting #9

Attendees:

Community Task Force (CTF) Members

Attending:

Betsy Reveal (Chair), Karen Reid, Lorrie Louder, Gjerry Berquist, Carol Swenson, Mason Wells, Jessica Treat, Michelle Grosz, Alicia Uzarek

Project Staff/Consultants

Lucy Thompson, Jeff McMenimen, Jeff Miller, Scott Tempel

Meeting Notes

The consultants reviewed the Implementation chapter of the document and received the task force's feedback on the draft chapter. Lucy explained the proposed zoning district changes in detail, including two additional options for the SE corner of Robert Street and Fillmore Avenue. Since zoning is applied to parcels, the two additional options propose extending the T4M (Option #1) or T3M (Option #2) zoning district further east along the south side of Fillmore Ave to Eva Street. The task force selected Option #3, which shows retaining T3M zoning on the US Bank parking ramp parcel west of Robert, and rezoning from I1 to T3M the parcels on the south side of Fillmore from Robert to Eva and the first parcel along Robert south of that band. The task force was concerned about the option for taller buildings so close to the river. They are comfortable with the proposed T4M zoning along Robert Street closer to Plato Boulevard.

As a follow-up to the previous task force meeting, the potential for bike facilities on Robert Street was discussed briefly. The consultants confirmed that a Robert Street design alternative that incorporates bike facilities will be added to the Development Guidelines chapter.

Implementation Chapter Comments:

City Policies & Regulations

1. Based on the discussion of the three zoning options for the SE corner of Robert Street and Fillmore Avenue, the group's consensus was for extending the T3M zoning district further east along the south side of Fillmore Ave to Eva Street.

2. It was suggested that the master plan include a statement that the intent is for the master plan and zoning in the WSF to be more flexible and not overly prescriptive. One reason for this flexibility is that the Port Authority has development covenants in place with the individual business centers that could result in conflicts with overly prescriptive zoning districts.

Overall Implementation Actions

3. Add a statement that indicates that the recommended implementation actions are not listed in a prioritized sequence.
4. Question regarding whether it should be identified who has primary responsibility for each of the implementation actions. Identification of responsibilities for implementation is not typically part of a master plan; in fact, master plans often do not include implementation sections.

Land Use & Development

5. Implementation Action #3 – A parking study should be conducted for the entire WSF area rather than just east of Robert Street.
6. Implementation Action #6 – A Special Service District should be investigated for the entire WSF area rather than just east of Robert Street.

Street System

7. City Staff questions whether a streetscape master plan for the WSF is necessary; the City may accomplish these streetscape design needs in other ways.

Pedestrian & Bike Facilities

8. Implementation action #5 is not necessary.

Parks and Open Space

9. Implementation Action #3 – Connect the idea of the greenway to the stormwater recommendations below so that it is as much a stormwater management amenity as it is a “park.”
10. Add #9: Prioritize the use of funds required through the park dedication ordinance (rather than land) for construction of the linear greenway.

Green Infrastructure

11. Delete reference to the LMWMO in Implementation Action #1; the City of Saint Paul would do this.
12. See comment under Parks and Open Space above about describing the greenway as a stormwater amenity.

Public Art

13. Add an implementation action relating to use of the WSF Master Plan to guide implementation of the City’s Public Art Ordinance.

Potential Partnerships

14. Add St. Anthony Falls Laboratory for stormwater management, Upper River Services, Neighborhood House, Forecast Public Art, Great River Greening, educational sector (e.g. St. Paul Technical College)

Potential Financing

15. Add St. Paul Port Authority for energy financing and other programs.

16. Remove Developers' Forums/RFPs and Watershed (since it is not a district).
17. Replace "Business Improvement District (BID) with Special Service District.

Phasing Approach

18. Consider calling it Public Phasing Approach. It is focused on phasing of public improvements based on how we think the private market will develop the area over time.
19. Indicate that the actions under each phase are not all inclusive and not sequenced.
20. Note that these may not be discrete phases and that there may be some overlap between them – i.e. we may not finish one phase totally before another one starts.
21. Note that nothing in the proposed phasing plan should inhibit or preclude being opportunistic.
22. Consider some type of identification for the Robert Street corridor as phase in and of itself, rather than having it be the separation between two phases (II and IV). If it stays as the divider between Phases II and IV, Robert Street goes back to being an edge rather than a seam.
23. Phase I – Add bullet regarding the potential for interim public art uses of vacant and underutilized sites, both public and private.
24. Suggestion for adding a timeline.

Next Meetings

- November 20th Community Open House
- December 3rd WSCO Annual Meeting