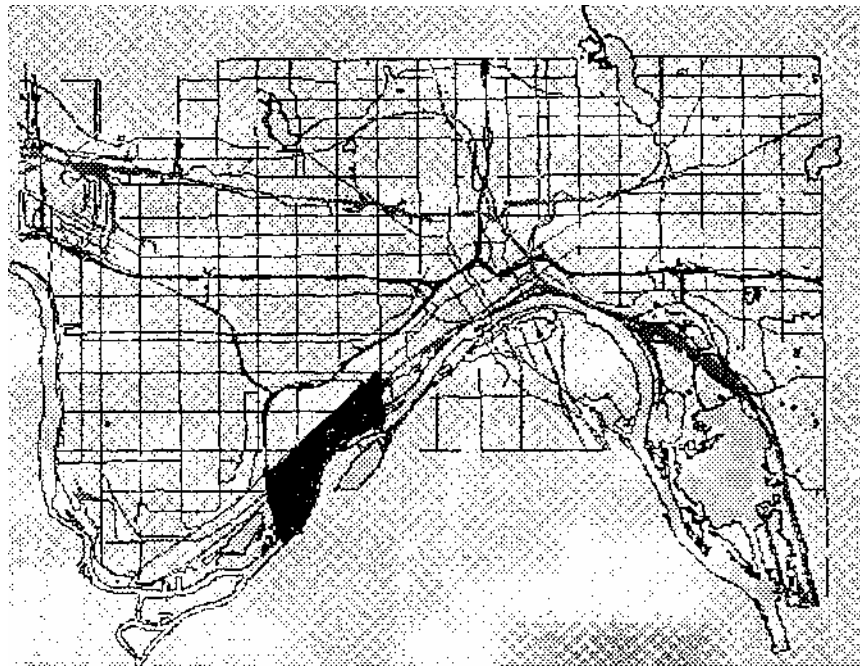


Area Plan Summary  
**Brewery/ Ran-View Small Area Plan**

Addendum to The Comprehensive Plan for Saint Paul  
Recommended by the Planning Commission, July 14, 2000  
Adopted by the! City Council, October 25, 2000

*This summary appends to the Comprehensive Plan the community's vision for the redevelopment and revitalization of the Brewery/Ran-View neighborhood of the city's West Seventh/Fort Road community.*

**Location** \_\_\_\_\_ Brewery/Ran-View is bounded by the Mississippi River, West Seventh Street, I-35E and the railroad tracks running just north of the St. Paul Board of Education offices at 360 Colborne.



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**Brewery/Ran-View**

**Vision**

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Brewery/Ran-View will be a safe and attractive mixed-use and mixed-income community that takes full advantage the scenic Mississippi River and the thriving pedestrian-scale Fort Road/West Seventh Street commercial corridor. It will be home to hundreds of new households living on reclaimed industrial land in the midst of one of Saint Paul's oldest and most cherished neighborhoods.

## Specific Recommendations and Implementation Steps

### *Koch Mobil Site*

The 65 acre site of the former fuel tank farms owned and operated by Mobil Oil and Koch Fuels should be redeveloped with a mix of residential and commercial/office uses in a manner consistent with a series of guidelines outlined in the plan. Those guidelines emphasize pedestrian scale development, significant landscaping, and integration of the site with the surrounding neighborhood, the Mississippi River valley and the balance of the region. Specific recommendations include:

Most of the site should be devoted to the construction of approximately 400-600 new housing units designed to serve households of various sizes and incomes.

Neighborhood-scale commercial/office uses should be constructed on West Seventh Street in a pattern similar to that in the surrounding commercial area. Buildings should be built up to the street, be two or three stories in height, and include spaces on the upper floors that may be used for housing and/or office uses. The portion of the site to be devoted to the commercial/office space and its related parking, landscaping and access should be in the range of 100,000 to 150,000 square feet and be located in the area bounded by West Seventh Street, Otto and Montreal Circle.

The community should continue to be involved in advising the Saint Paul HRA and City Council on key issues throughout the redevelopment process.

### *Randolph Industrial Site*

The 25-acre site, bounded generally by Randolph, Drake and Shepard Road, is currently used by the ADM grain elevators and various automobile parking and transfer operations. A Canadian Pacific Railroad mainline runs across the site and serves the Ford assembly plant in Highland Park. The plan recommends that the site eventually should be redeveloped with a mix of residential and commercial/office uses, but acknowledges that soil contamination and current uses on the site mean that redevelopment is unlikely to happen in the near term. As development pressure builds, however, the plan recommends a site-specific neighborhood-based planning process be undertaken. Pending the clean-up of the site, interim uses consistent with the current zoning of the property will be permitted.

### *Neighborhood Clean-up and Fix-up*

As important as the redevelopment of the aging industrial sites in the area are the series of strategies related to maintaining and improving the quality and character of existing residential and commercial development. Block clubs, code enforcement, rehab loans and grants and the purchase/rehab/resale of distressed properties are all tools recommended in the plan.

### *West Seventh Street*

The small retail businesses, restaurants and entertainment venues on West Seventh Street will all be strengthened by a larger population base anticipated by the plan. To integrate those businesses—and the commercial district as a whole—more tightly into the neighborhood, the plan

recommends new uses for vacant parcels, design guidelines to improve the aesthetic character of the street, loans and grants for facade improvements, and careful attention to the quality of the public realm (street, sidewalks, street trees, lighting, fences and building facades).

#### *Ran-View and Brewery Neighborhoods*

The plan identifies a series of specific improvements recommended for the existing residential neighborhoods: street light installations, traffic calming at specific intersections, landscaping for key corners and neighborhood entrances, and work with the railroads to make additional provisions for right-of-way maintenance and the safety of drivers and pedestrians at each neighborhood crossing.

#### *Parks, Recreation and Open Space*

Among the recommendations related to parks, recreation and open space in the plan are that the City should develop a new passive riverfront park on land it owns across Shepard Road from where Randolph intersects with Shepard, explore the feasibility of a bicycle/pedestrian link between this area and Lilydale Regional Park on the river's west bank, and improve the triangle park at Tuscarora and Bay as a neighborhood focal point and children's play area. Beyond that, the plan recommends extending recreation programming to children and youth throughout the community through better marketing, providing transportation to area community recreation centers, offering programs at remote sites and partnering with private recreation providers.

#### *Land Use and Zoning*

Accompanying the small area plan is a 40-acre study recommending four areas for rezoning:

In the blocks bounded by Butternut, Stewart, Otto and Sumac in addition to the lot on the northwest corner of Sumac and Butternut, the plan proposes a rezoning from RM-2 to RT-1 to conform to the existing one- and two-family use of the area.

The townhouse site off of Otto between West Seventh and Victoria should be rezoned from RM-1 to RT-2 to conform to the existing use.

The waterfront land owned by the City of Saint Paul Division of Parks and Recreation between Shepard Road and the Mississippi River near the intersection of Randolph and Shepard Road should be rezoned from 1-2 to R-4 to be consistent with its planned use as a park.

Parcels contiguous to a new townhouse development in the Brewery neighborhood between Duke and Colborne Streets should be rezoned as follows:

Land declared surplus by the railroad and acquired by the HRA on behalf of the townhouse developer should be rezoned from 1-2 to RT-2 so that the parcels can be linked to the townhouse site and the land used and maintained by the townhouse association as open space.

Three vacant lots adjacent to the current townhouse project (386, 388, 390 Duke Street) should be rezoned from RT-1 to RT-2 to provide for the development of additional townhouses.

The plan also recommends that, as the land on the Koch Mobil site is cleaned up to meet State standards, the Planning Commission should initiate a 40-acre study to rezone the property in such a way as to facilitate its redevelopment with a mix of housing and neighborhood scale commercial uses as detailed in the plan.

### **City Action**

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Priority City actions include:

- Work with developer(s) of the Koch Mobil site to facilitate development process.
  
- Provide technical assistance in the preparation and review of the application for a planned unit development.
  
- Working with the West Seventh Federation and the West End Business and Revitalization Corporation, review neighborhood needs for street paving, lighting and other streetscape improvements and integrate them into the City's capital improvement program.
  
- Develop a passive riverfront park on City-owned land across Shepard Road.
  
- Improve the City-owned Tuscarora and Bay triangle as a neighborhood focal point and play area for children.
  
- Support the Fort Road Federation's acquisition, rehabilitation and resale of vacant and/or substandard properties. Similarly, support the West Seventh Business and Revitalization Corporation's efforts to improve existing commercial properties and encourage infill development.
  
- When appropriate, work with neighborhood residents to convene a planning process for the Randolph industrial site.

### **Planning Commission Findings**

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The Planning Commission finds that the *Brewery/Ran-View Small Area Plan* is consistent with *The Saint Paul Comprehensive Plan* and other adopted City policies.

### **Planning Process**

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The *Brewery Ran/View Small Area Plan* and the forty-acre study were initiated by the Saint Paul Planning Commission on September 24, 1993. A draft plan was prepared by a task force convened jointly by the Commission and the West Seventh Federation and was the subject of a public hearing before the Commission on November 17, 1995. During the Commission's review, Koch Fuels and Mobil Oil announced plans to close their operations and vacate the site at West Seventh and Otto. Because of the significance of the site, the Planning Commission and community suspended consideration of the plan draft and began gathering information and identifying possible alternatives for its redevelopment. The task force was reconvened in August 1999 and completed a major revision of the original plan in February 2000.

The task force was broadly representative of community interests and was co-chaired by a member of the Planning Commission. The process included a community-wide planning charrette and a special session with area business owners. The plan was adopted at the Annual Meeting of the West Seventh Federation on April 10, 2000.