

Phalen Corridor Development Strategy Summary

Amendment for Phalen Westminster

Addendum to the Comprehensive Plan for Saint Paul

Recommended by the Planning Commission on March 9, 2001

Adopted by the City Council April 4, 2001

This amendment to the Phalen Corridor Development Strategy Summary appends to the Comprehensive Plan the vision of the Phalen Corridor Development Strategy for redevelopment of the Phalen-Westminster area of the Corridor.

The Phalen Corridor and the Phalen Corridor Development Strategy

The area addressed in the *Phalen Corridor Development Strategy* includes land within approximately 1/4 mile on either side of the future Phalen Boulevard, which runs along the rail corridor between I-35E and Johnson Parkway on Saint Paul's East Side.

The objective of the *Phalen Corridor Development Strategy*, and the City's goals and policies embodied in the Summary, is to enhance, stabilize and sustain the economic, social and physical prosperity of Saint Paul's East Side. Its focus is industrial development and jobs. Its goal is to construct a new road, Phalen Boulevard, in the rail corridor that stretches from I-35E, near downtown, to the Lake Phalen area in order to open up approximately 100 acres of under-utilized land for industrial development.



Neighborhood Development Objectives

The *Development Strategy* includes development objectives for neighborhoods in the Phalen Corridor. They provide details on how the overall objectives of jobs, housing, environmental enhancement and neighborhood connections can be met. The Neighborhood Development Objectives reflect the land use strategy and corridor-wide concept plan, as well as the design principles, in the Summary.

Amendments to the Summary:

Development Master Plans for Neighborhoods in the Phalen Corridor

The Neighborhood Development Objectives are a broad sketch of how the larger objectives of jobs, housing, environmental protection and the creation of neighborhood connections could be translated into specific development plans for the three Phalen Corridor neighborhoods.

As design and construction of Phalen Boulevard proceeds from I-35E and Williams Hill, on the west, towards Johnson Parkway and Phalen Village, on the east, PED and Port Authority staff will meet with the surrounding community to describe the industrial development process and the development alternatives for industrial sites in that neighborhood. In addition, PED and Port Authority staff will describe possible development scenarios for commercial redevelopment and housing, including the construction of new housing and the rehabilitation of existing housing.

As community meetings in each neighborhood conclude, PED and the Port Authority will develop a preliminary master plan for that neighborhood. The preliminary master plan will be used to prepare an implementation plan for development. Implementation of the preliminary master plan may be influenced by such issues as civil engineering, marketing and site design. Other conditions unique to each individual site within the preliminary master plan will also be factors influencing the implementation plan. The implementation phase will include discussions with neighborhood residents regarding specific site development issues.

The preliminary master plans, as they are prepared, will be presented to the Neighborhood and Current Planning Committee and the Planning Commission as amendments to the Summary.

Phalen Westminster -- Neighborhood Development Objectives in the Summary

The Phalen-Westminster area, which extends to Payne, is situated east of the new Williams Hill business park, Metro Transit site, and Van Waters and Rogers plant. It is where the rail corridor narrows and is overlooked by residential neighborhoods: the southern portion of the East Consolidated neighborhood on its north side and the Railroad Island neighborhood on the south. The existing industrial activity is land-intensive.

Access to this area will be substantially changed when Phalen Boulevard and the relocation of the I-35E interchange from Pennsylvania to Cayuga are constructed.

Objectives for redevelopment in the Phalen Westminster area are:

- to make a gateway where the new Cayuga/I-35E interchange links up with Phalen Boulevard
- to develop light industrial sites along Phalen Boulevard and to provide a green buffer between the new industrial sites and nearby residential areas by re-foresting the bluff to manage stormwater generated by road and development sites with ponds and to create a visual enhancement along the road and from the neighborhoods on either side of the road
- to provide for new and rehabilitated housing
- to encourage mixed use development on the southwest corner of Payne Avenue and Whitall Street consistent with the Payne Avenue Main Street program

Phalen Westminster -- Preliminary Master Plan

The first amendment to the Summary – the preliminary master plan for Phalen-Westminster – is attached.

The preliminary master plan includes 292,000 square feet of industrial uses and 13,500 square feet of residential uses. The residential uses would be located on the southwest corner of Payne Avenue and Whitall Street. Total development would be 305,500 square feet.

The preliminary master plan is the result of community meetings involving residents in the East Consolidated neighborhood immediately north of Phalen Boulevard during the fall and early winter of 2000 and 2001.