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Date: August 16, 2012

To: Planning Commission

From: Neighborhood Planning Committee

Re: District del Sol Small Area Plan
Release for Public Review and Set Public Hearing

**Background**

On September 8, 2010, the Riverview Economic Development Association (REDA) requested that the City initiate a small area plan for the area known as District del Sol. In November, the Planning Commission initiated the plan and established a neighborhood task force to develop recommendations for the plan. The task force was chaired by a planning commissioner (David Wickiser) in coordination with REDA Staff. Four public meetings/design workshops were held during the process to garner support for the plan and to help guide the vision.

The District del Sol Small Area Plan developed by REDA and the community-based task force were adopted by REDA and the West Side Community Organization (WSCO) in May 2012 and are now being submitted to the Planning Commission and City Council for consideration and adoption. Objectives and strategies in the plan address commercial and residential real estate (both buildings and vacant property), multi-modal streets, pedestrian-oriented improvements, and land use.

The attached draft District Del Sol Small Area Plan, to be considered for adoption as an addendum to the Saint Paul Comprehensive Plan, was modeled partially on the "Smith Avenue Revitalization Plan" adopted by the City in 2011. The draft plan has been reviewed by affected City departments (PED, Public Works, and Parks and Recreation) for consistency with City policies and the Comprehensive Plan.

**Committee recommendation**

The Neighborhood Planning Committee recommends that the Planning Commission release the attached draft District del Sol Small Area Plan for public review, and set a public hearing date for **October 5, 2012.**

**Attachments**:

1. District del Sol Small Area Plan
2. Resolution initiating the plan
3. Email from WSCO re: adoption of the plan
4. Email from REDA re: adoption of the plan

August 2012

# The District del Sol Plan

**Recommended by the Saint Paul Planning Commission on _____**

**Adopted by the City Council _____**

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Additional Documents
Maxfield Research - A Market Analysis for Redevelopment Along Cesar Chavez Street in Saint Paul, Minnesota 2011

Biko Associates - Final Parking Analysis Findings 2011

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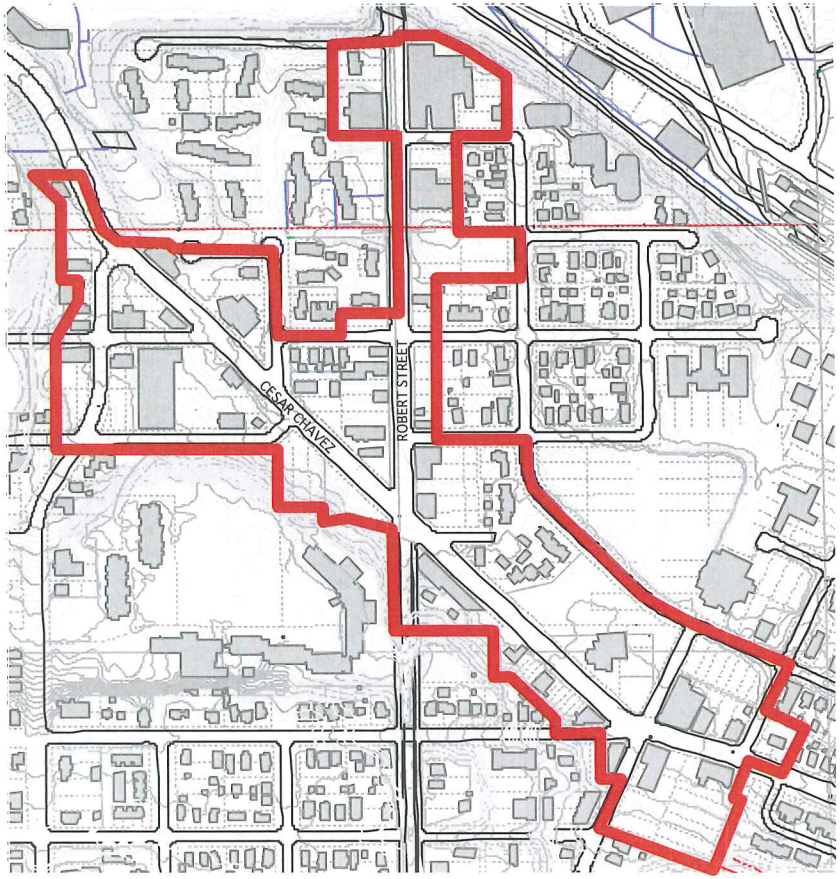
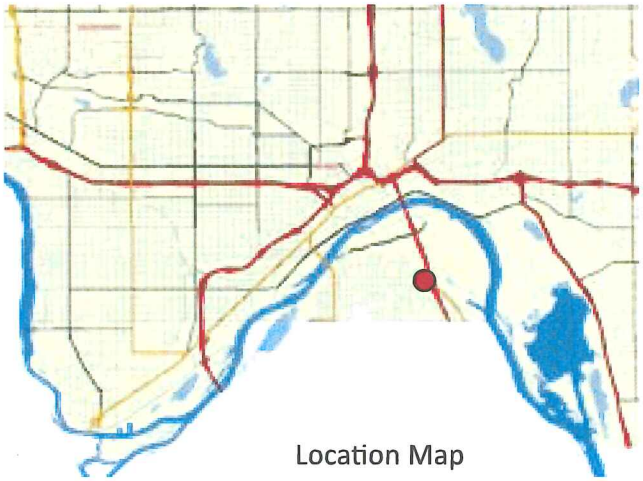
## Study Area



Location Map

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District del Sol is the primary commercial district on Saint Paul's West Side. It is centered around the intersection of Robert and Cesar Chavez streets, and along Cesar Chavez to Ada on the east and Wabasha on the west. Best known for its annual Cinco de Mayo Fiesta and its colorful, active storefronts, District del Sol draws regional visitors to its restaurants and shops year around, as it also serves the daily needs of its adjacent residential neighborhood. Situated along the wooded upper bluff line, with excellent views of downtown and a fine collection of public art, its commercial streets offer unique appeal to pedestrians.

The commercial district benefits from its proximity to downtown Saint Paul, new development and parkland at Harriet Island, the Mississippi River, and the mature neighborhoods of the West Side. Once served by streecar lines like Robert, Concord, Fairfield, Dakota and Stryker, the area is now served by four Metro Transit bus lines, bike trails and nearby Highway 52, District del Sol is well-connected to the city and region. It will be further advantaged by the completion of Central Corridor light rail, commuter rail into downtown Saint Paul and the Robert Street commuter busway (currently under study).

District del Sol's adjacent neighborhoods benefit from the small town feel of the district and excellent transit connections throughout the metro area. The imprint of the streetcar is visible on the West Side, and neighborhoods feature complete sidewalks and houses with elegant front porches, with the majority of the housing being constructed in the 1880s and 1890s.

The desirability of the West Side neighborhood will likely lead to demand for a wider range of goods and services in the commercial district, with an increasing focus on daily shopping by nearby residents. This in turn, appeals to regional visitors.

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## Purpose of the Plan

Residents and businesses on the West Side have highlighted the Robert and Cesar Chavez intersection for revitalization since the initial vacancy of the Riverview Commercial Club building on the southeast corner of the intersection. Since the 1980s, area plans have highlighted Robert/Cesar Chavez as an opportunity intersection for cultivation of a pedestrian-friendly retail destination, providing amenities and services to area residents as well as employment opportunities and entertainment for the broader Metropolitan Area.

The 1999 *Robert and Cesar Chavez Revitalization Program* identified three nodes along what was then called Concord Street: an eastern node at State and Concord, a western node at Wabasha and Concord, and a central node at Robert and Concord. The 1999 plan also led to the branding of the commercial area as "District del Sol" – a reflection of the Corridor's concentration of Hispanic/Latino residents and business owners. As a component of the branding effort, Concord Street was re-named Cesar Chavez Street from Highway 52 to Wabasha, banners were installed along Cesar Chavez and Robert streets, and a series of branding improvements was made to reinforce the vibrancy and image of the brand within the business community. District del Sol is now a recognizable brand throughout the Twin Cities, particularly through the growing success of the Cinco de Mayo Fiesta as a regional celebration.

Since initial planning efforts, significant progress has been made at the eastern and western nodes of the District. La Clinica and the Paul and Sheila Wellstone Center have each rebuilt their facilities and significantly expanded their operations. In addition, Boca Chica Restaraunte and El Burrito Mercado have become regional draws broadly recognized as high-quality, unique retail and restaurant destinations. These large anchor businesses have stabilized the eastern and western nodes, and created a concentration of pedestrian and retail activity that brings West Side residents and visitors from throughout the metropolitan area into District del Sol.

Despite these successes, the central node of District del Sol has deteriorated. The now-demolished Riverview Commercial Club, Astor Theater and Kreager Vending buildings, comprising the southeast and southwest corners of the Robert / Cesar Chavez intersection, were significantly under-utilized as warehouse facilities or vacant buildings for the last two decades. By 2009, all three buildings were registered as Category III vacant buildings with significant code deficiencies. The three sites comprise two acres of land in the heart of District del Sol that are unused at the most travelled intersection on the West Side. Revitalization and adaptive reuse of structures at the central node provides an opportunity to connect the successful eastern and western nodes of District del Sol, and create a cohesive commercial district with an improved pedestrian environment. Revitalization is also an opportunity to showcase Saint Paul and District del Sol to commuters passing through the Robert / Cesar Chavez intersection.

## Overall Vision

District del Sol is a vibrant destination characterized by colorful buildings, public art installations and activities, and a diverse variety of residents. Most markedly, the largest concentration of Hispanic and Latino residents in Saint Paul has historically lived within walking distance of the District, a tradition that continues to this day. Emerging as a new trend is a concentration of Somali, Cambodian and Hmong residents, who complement the diversity and immigrant history of the Corridor.

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For the past decade, the central node of District del Sol at Robert and Cesar Chavez Streets has been seen by West Side community members as an opportunity for the creation of an urban village and transit hub. When implemented, revitalization of the intersection will build on the existing success in the east and west nodes by adding diversity to the current business mix and ensuring that all people within walking distance of the Corridor have access to basic daily needs. Affordable groceries serving a diverse demographic, laundry, and entertainment are high-priority future uses. The vision of District del Sol is a community where:

the **Natural Environment** is protected and restored.

**Land Use** is consistent with a mixed-use, transit-oriented traditional neighborhood.

**Commercial Vitality** is measured by choice and variety.

the **Public Realm and Transportation** options support a thriving commercial district.

**Open Space** enriches daily life.

**Community Development** meets the wide range of resident and business needs.

**Public Art** is an integral element in expressing cultural values.

**Historic Preservation** is an integral element in sustaining community character.

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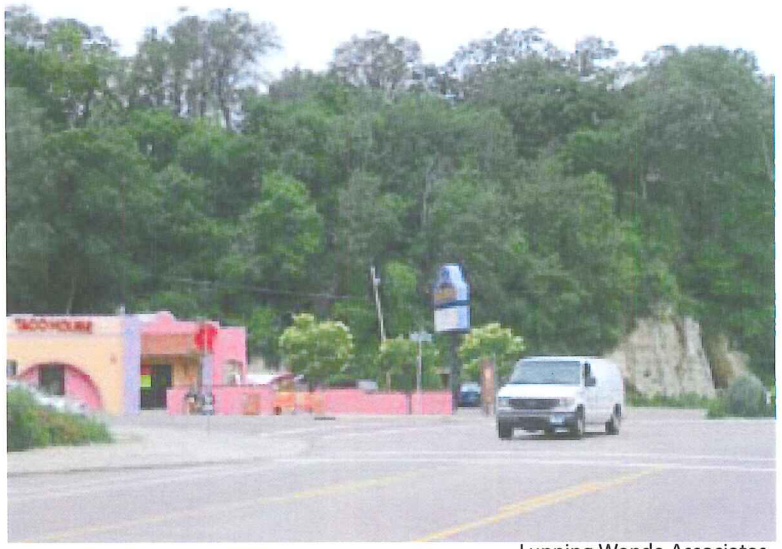
## Natural Environment, Water Resources and Energy Efficiency

The community believes that it is District del Sol's natural environment that makes the area special. Nestled within the river valley, the commercial district, sitting on the mid-level plateau of the bluffs, is unique to the city and the region. The community also understands the importance of being part of the larger Mississippi River Valley and playing a role in natural resource conservation.

The bluffs have been both an asset and a deterrent to the neighborhood's development. On one hand, they are an iconic element of the community. On the other hand, the vertical separation between District del Sol and the Flats has constrained integration of the commercial district into the larger neighborhood. There are other significant challenges with the bluff landscape, including instability, erosion and non-native plant infestation.

District del Sol and the larger West Side neighborhood are served by the Lower Mississippi Watershed District. Since approximately fifty percent of the West Side's perimeter is adjacent to the Mississippi River,development of a stormwater management plan is a priority. This will allow the neighborhood and commercial district to develop programs to address stormwater and hydrological issues.

Energy efficiency is a priority issue for District del Sol. Being an established commercial district, with limited reinvestment over the years, there is a great potential to improve the performance of these buildings. In addition, the preservation and adaptive reuse of existing building stock are important environmental strategies.



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**Natural Environment Objectives**

The community understands the unique setting of District del Sol and has identified several initiatives to complement and improve its connections to nature.

- Encourage public and private projects to protect and enhance the natural landscape within the context of redevelopment.
- Improve the street tree environment.
- Daylight streams where possible.
- Maintain and improve bluff stability.
- Implement the West Side Bluff Management Plan.

**Natural Environment Objectives and Strategies**

NE1. Encourage public and private projects to protect and enhance the natural landscape within the context of redevelopment.

NE1.1 Identify elements of the natural landscape that are unique to District del Sol; ensure that they are incorporated into new development.

NE1.2 Plan redevelopment along the bluff edge in response to the natural topography and in such a way that the bluffs continue to be a defining feature.

NE2. Improve the street tree environment.

NE 2.1 Inventory and map existing street tree conditions and identify sites for new plantings.

NE2.1 Ensure adequate watering, fertilization and space for existing trees.

NE2.2 Incorporate the City of Saint Paul's standard planting procedure for new street trees.

NE3. Daylight streams where possible.

NE3.1 Identify and map historic water courses.

NE3.2 Research opportunities to daylight these water courses.

NE4. Maintain and improve bluff stability.

NE4.1 Conduct a structural stability assessment of the bluffs.

NE4.2 Identify causes of erosion.

NE4.3 Inventory plant and animal species.

NE4.4 Work with bluff property owners to remove invasive plants and replant native species.

NE4.5 Research and explore strategies to improve bluff stability where needed.

NE5. Implement the West Side Bluff Management Plan .

**Water Resources Objectives**

District del Sol is in the Lower Mississippi Watershed District (LMWD). While the requirements of the LMWD are not as strict as those of the Capitol Region Watershed District, better managing surface water and stormwater is a priority.

- Establish the stricter Capital Region Watershed District standards for new and infill development on the West Side.
- Develop a stormwater management plan for District del Sol.
- Establish a stormwater assistance program for business and property owners.

**Water Resources Objectives and Strategies**

WR1. Analyze whether the Capital Region Watershed District standards for new and infill development are appropriate for the West Side.

WR1.1 If appropriate, recommend changes to standards for submittal to the LMWD.

WR2. Develop a stormwater management plan for District del Sol.

WR2.1 Prepare a hydrology study to map the watershed and determine stormwater volumes.

WR2.2 Evaluate potential to incorporate stormwater/ surface water treatment into neighborhood parks or amenities.

WR3. Establish a stormwater assistance program for business and property owners.

WR3.1 Develop pilot projects emphasizing the "greening" of parking lots such as; installation of raingardens, redesign of existing parking lots, and use of permeable paving.

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**Energy Efficiency Objectives**

Commercial districts can be large users of gas, water and electric energy. Reusing existing building stock while improving and maintaining energy performance is an efficient use of resources. Objectives to increase their efficiency and reduce business overhead include:

- Establish a baseline energy use metric for the District.
- Expand solar energy use for commercial and residential structures.
- Establish an energy retrofit / conservation program.
- Establish an educational program for energy conservation.

**Energy Efficiency Objectives and Strategies**

E1. Establish a baseline energy use metric for the District.

E1.1 Conduct a basic energy audit for commercial and residential structures in the District.

E1.2 Plot energy information in energy modeling software to serve as a baseline metric.

E1.3 Involve Energy Smart and other programs in audits of commercial buildings.

E1.4 Involve Neighborhood Energy Connection and other programs in audits of residential buildings.

E2. Expand solar energy use for commercial and residential structures.

E2.1 Conduct structural and roof condition surveys to assess a building's capability to support additional rooftop loading.

E2.2 Contract with a solar supplier for a solar assessment.

E3. Establish an energy retrofit / conservation program.

E3.1 Provide resources to residents and businesses on energy loans and rebates.

E4. Establish an educational program for energy conservation.

E4.1 Educate residents and business owners on energy consumption.

Melanie Conner - Getty Images

## Land Use

District del Sol recently engaged community members in a zoning study, resulting in the rezoning of the commercial district to T2 Traditional Neighborhood 2. T2 was determined to be the best fit for the District because it allows a mix of residential and commercial uses at heights and densities appropriate for a pedestrian friendly, transit-oriented corridor.

- Promote development that is compatible with an urban, mixed-use, transit-oriented commercial corridor.
- Prioritize retention of existing building stock over demolition.

### Land Use Objectives and Strategies

LU1. Promote development that is compatible with an urban, mixed-use, transit-oriented commercial corridor.

LU1.1 Encourage better utilization of land through a mix of uses, particularly near transit stops.

LU1.2 Concentrate businesses that provide goods and services to residents at the three commercial nodes.

LU1.3 Identify opportunity sites that could be assembled for redevelopment projects, while incorporating historic resources into new development.

LU1.4 Create a site assembly program to provide parcels of sufficient size to develop the types of projects identified in this plan.

LU1.5 Encourage the mixed-use redevelopment of properties on opportunity sites on Cesar Chavez and Robert streets, including housing, civic institutions, and destination businesses, including commercial offices.

LU1.6 Encourage multi-story building heights with multiple uses throughout District del Sol.

LU2. Prioritize retention of existing building stock over demolition.

LU2.1 Incorporate historic resources into new developments.

LU2.2 Conduct a condition survey of buildings along Cesar Chavez and Robert streets.

LU2.3 Realize the full economic potential of historic resources.

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## Existing Land Use

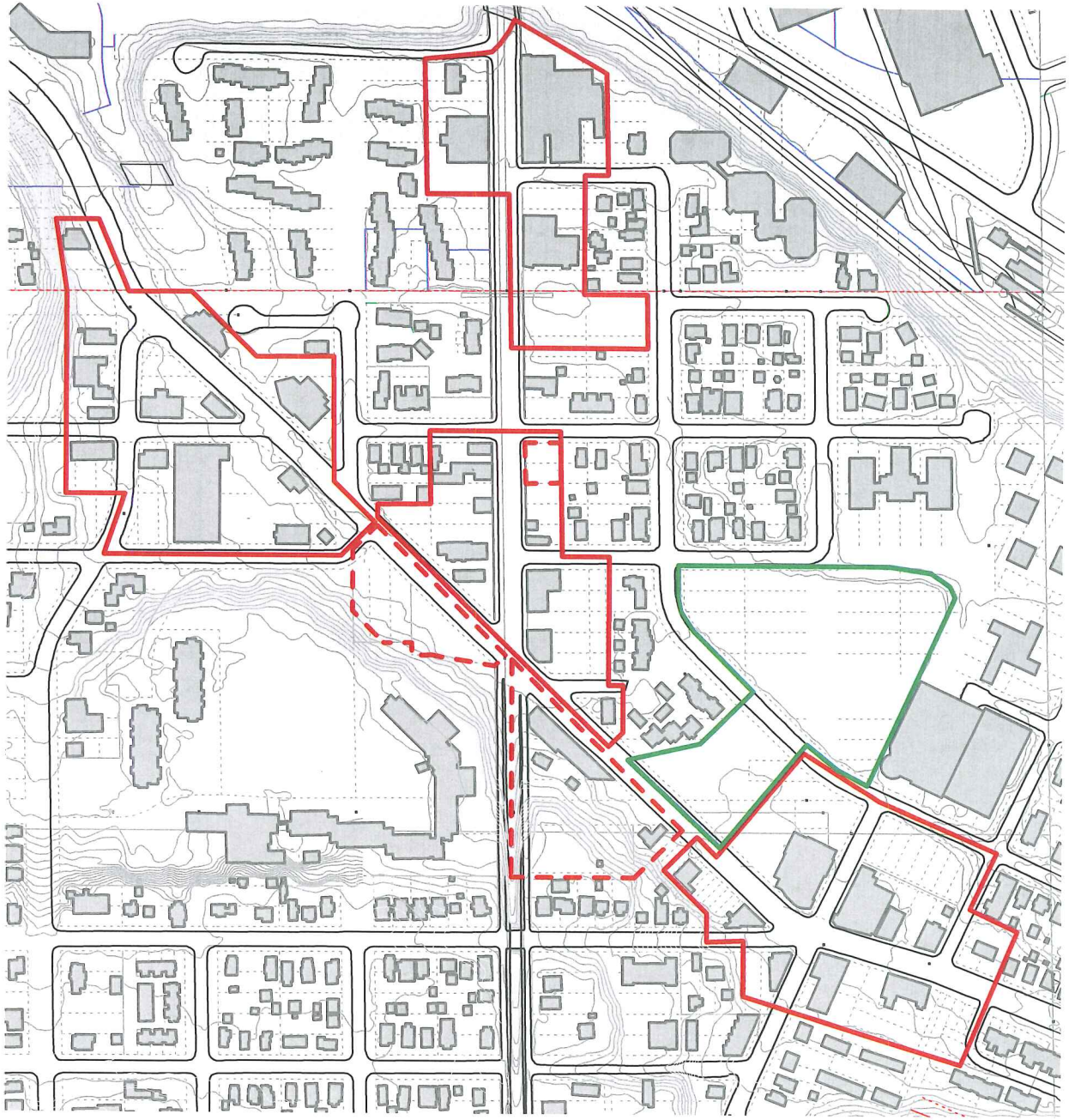
The current configuration indicates four areas of concentrated retail and commercial uses separated by residential uses. There is also Parque Castillo that fronts on Cesar Chavez Street and connects to a large recreational space to the northeast. In addition, there are three redevelopment sites which are strategically located in the vicinity of the Robert/Cesar Chavez intersection.

While the commercial nodes at Wabasha/Cesar Chavez and George/ Cesar Chavez intersections provide a lively pedestrian environment, the rest of the District offers little for the pedestrian.

Existing Commercial

Existing Park/Open Space

Redevelopment Sites



EXISTING LAND USE

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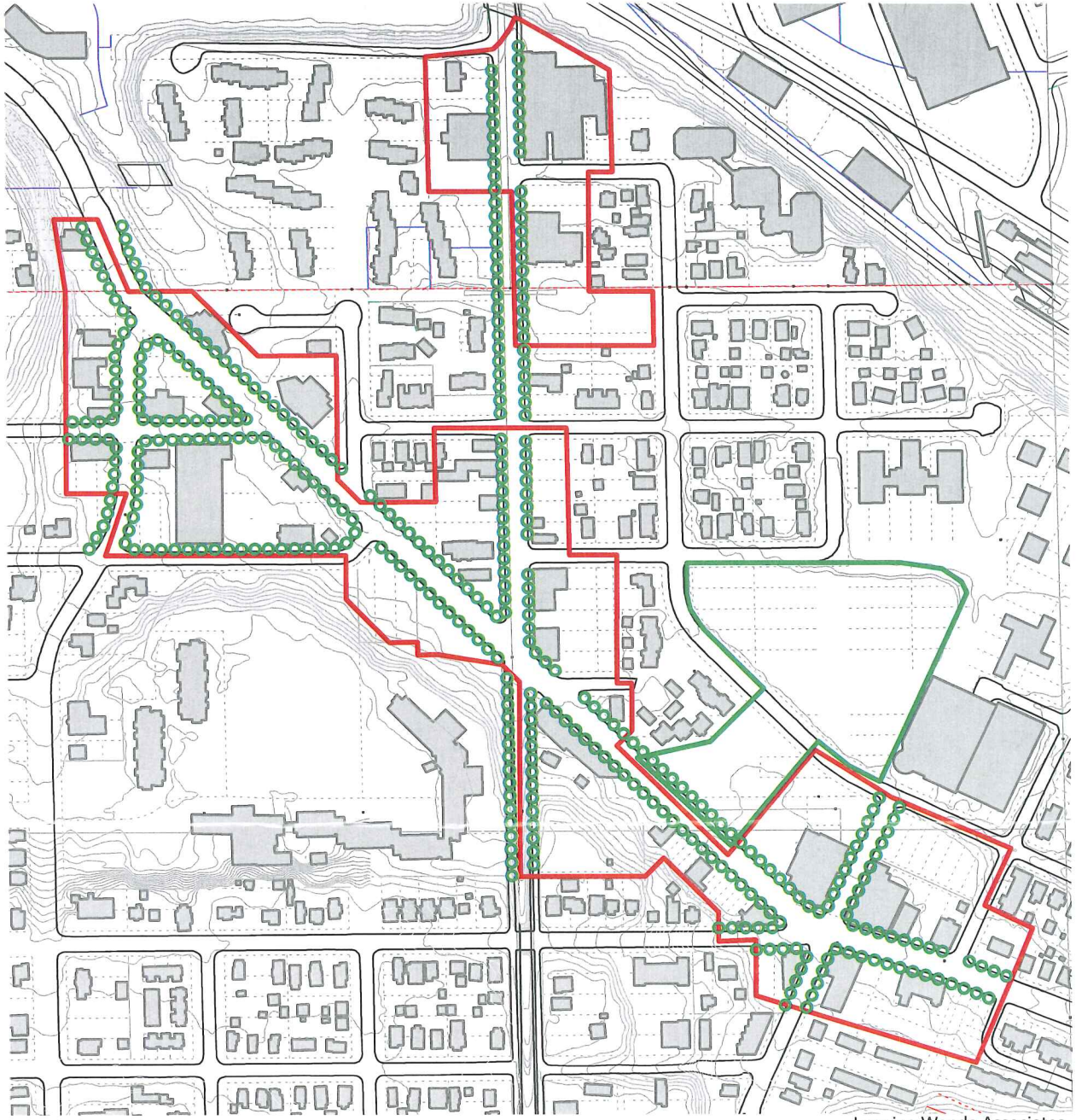
## Proposed Land Use

The opportunity for District del Sol is to develop the three redevelopment sites to reinforce the continuity of the District as a whole. Mixed-use development offers a variety of uses for the first floor spaces while incorporating additonal housing into the District's land use pattern. At the same time, these redevelopment sites provide infill structures to provide for a continuous pedestrian environment throughout the District.

Unified District del Sol

Improved Pedestrian Environment



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## Commercial Vitality

The District del Sol Plan boundaries are defined by the new T2 zoning district, which was adopted in 2010. Existing businesses are primarily small, independent retail operations. The ownership is approximately 50% Latino. The Latino influence has led to the revitalization of several buildings from early commercial brick storefronts to colorful stucco washes in vibrant colors. This vibrancy has been incorporated in subsequent streetscape, bus shelter, and public art projects, including murals. The Latino culture has also influenced the commercial district's branding and name, and has expanded to include other cultures such as Lebanese, Somali and Hmong communities. Commercial vitality objectives are:

- Support and retain the current business mix.
- Attract new businesses that complement the existing commercial mix.
- Create a strong business community.
- Continue to capitalize on neighborhood characteristics to create a strong identity and brand for the District.

### Commercial Vitality Objectives and Strategies

CV1. Support and retain the current business mix.

CV1.1 Continue the façade improvement program, targeting destination, commercial and institutional uses; if possible, concentrate loans within single blocks to achieve a greater aesthetic and economic impact.

CV1.2 Create programs to decrease business operating costs through energy efficiency improvements, stormwater management projects, and waste reduction implementation.

CV1.3 Continue and expand the District del Sol Buy Local program to encourage business and consumer support of local businesses.

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CV2. Attract new businesses that complement the existing commercial mix.

CV2.1 Attract businesses that will increase the diversity of neighborhood services available to neighborhood residents. *See the related Maxfield Research document for a detailed market study of the District del Sol corridor.*

CV2.2 Facilitate increased access to affordable food that responds to the preferences of the neighborhood's diverse residents.

CV3. Create a strong business community.

CV3.1 Connect business owners with existing programs and partners that offer building and storefront improvement financing, energy efficiency programs and technical assistance.

CV3.2 Ensure that the business retention and improvement programs previously provided by the Riverview Economic Development Association continue under the Neighborhood Development Alliance.

CV4. Continue to capitalize on neighborhood characteristics, including historic resources, to create a strong identity and brand for the District.

CV4.1 Promote District del Sol through a clear and visible branding strategy.

CV4.2 Maintain signage to identify District del Sol.

CV4.2.1 Refresh and expand the gateway installations in the western node (Wabasha/Cesar Chavez intersection) and at the Girl Scouts Bridge, and create new installations at the central (Robert/ Cesar Chavez intersection) and eastern (Ada/Cesar Chavez intersection) nodes of the District.

CV4.3 Continue implementation of the District del Sol paint program and encourage utilization of vibrant colors that reinforce the District del Sol brand.

CV4.4 Explore updating the District del Sol brand to incorporate new businesses.

CV4.5 Co-market and co-brand with partners such as Smith Avenue, other neighborhood organizations, media outlets and "Visit Saint Paul."

## Public Realm and Transportation

Over the years, efforts have been made to improve the pedestrian environment in the commercial district. These improvements have included pedestrian-scale lighting, decorative bus shelters, hanging planters, and artist-designed benches and trash cans. While most of these improvements have been made at the Wabasha and George Street nodes, the areas between, with vacant or under-utilized sites, are more challenging for the pedestrian. Public realm objectives are:

- Improve the pedestrian environment to make District del Sol a more inviting place to visit and do business.
- Connect the three commercial nodes.
- Incorporate planting and public art on buildings, in private open spaces, and in the public realm to reflect the culture of the District and celebrate its character.

### Public Realm Objectives and Strategies

PR1. Improve the pedestrian environment to make District del Sol a more inviting place to visit and do business.

PR1.1 Enhance the pedestrian bridge on Robert north of Cesar Chavez and the George Street bridge over Robert Street to create welcoming gateways.

PR1.2 Improve and strengthen pedestrian connections to the neighborhoods

PR2. Connect the three commercial nodes.

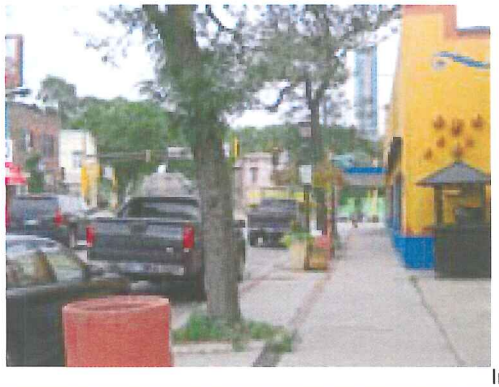
PR2.1 Identify spaces that can be developed as plaza areas along Cesar Chavez Street.

PR2.2 Consider a new street design for Cesar Chavez Street that widens the pedestrian zone and eliminates the center turn lane where possible.

PR2.3 Incorporate public plaza areas into the redevelopment sites on the south side of Cesar Chavez Street.

PR3. Incorporate planting and public art on buildings, in private open spaces, and in the public realm to reflect the culture of the District and celebrate its character.

PR3.1 Develop a program to work with business owners and private properties to encourage incorporation of plantings and/or public art.



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A series of pedestrian plazas could be developed throughout District del Sol as a method to improve the pedestrian environment and connect the four commercial/retail nodes together. These plazas could contain seating, native plants, pedestrian lighting and public art.

Potential plazas in orange

**Transportation Objectives**

In addition to improving the public realm for the pedestrian, adjustments and improvements are needed to accommodate and promote other transportation modes. Transportation objectives are:

- Eliminate confusion and increase safety for motorized vehicles and pedestrians at the Robert/Cesar Chavez intersection.
- Implement the Metropolitan Council's 2030 Transit Plan for Robert Street.
- Provide additional traffic calming strategies as traffic moves east/west through the District; enhance pedestrian mobility within the District.
- Provide an adequate supply of parking to meet demand within parameters defined by Traditional Neighborhood zoning.
- Accommodate bicycles throughout District del Sol.

**Transportation Objectives and Strategies**

T1. Eliminate confusion and increase safety for motorized vehicles and pedestrians at the Robert/Cesar Chavez intersection.

T1.1 Consider and test the viability of converting the northbound and southbound Robert Street frontage roads, between Cesar Chavez and George, to pedestrian walkways.

T1.2 Develop pedestrian plazas (landings) at the top and bottom of the pedestrian walkways --- on the northeast and northwest corners of the Robert/George intersection and the southeast and southwest corners of the Robert/Cesar Chavez intersection.

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T2. Implement the Metropolitan Council's 2030 Transit Plan for Robert Street.

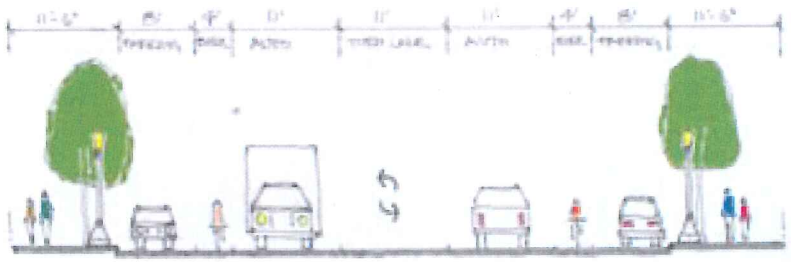
T2.1 Develop a northbound Bus Rapid Transit (BRT) station and a southbound BRT station at the intersection of Robert/Cesar Chavez.

T2.2 Integrate the two BRT stations with adjacent land use.

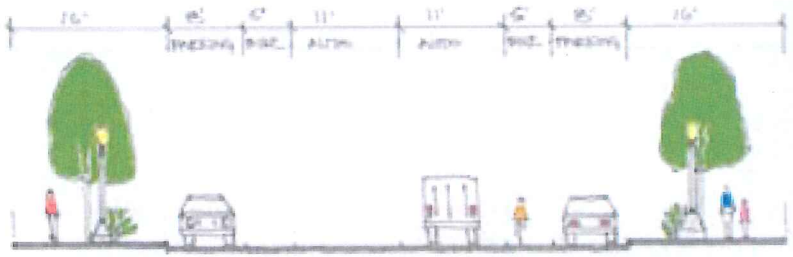
T3. Provide additional traffic calming strategies as traffic moves east/west through the District as opportunity and funding allow. Enhance pedestrian mobility within the District.

T3.1 Streets will continue to be designed utilizing current "Urban State Design Standards" as stated in the City of Saint Paul Comprehensive Plan.

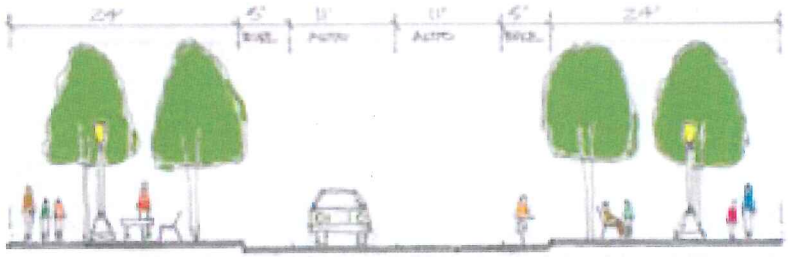
T3.2 Explore and test with local businesses, the relocation of on-street parking and, if successful, seek funding to widen the boulevard to utilize this area for pedestrian and greening purposes.



Existing Street Section - 80' ROW - 11'6" Pedestrian Space



Possible Street Section - 16'0" Pedestrian Space



Possible Street Section at "bump-outs" - 24'0" Pedestrian Space

Images by Lunning Wende Associates

T4. Provide an adequate supply of parking to meet demand within parameters defined by Traditional Neighborhood zoning.

T4.1 Encourage owners of parking lots to develop and implement a shared parking policy for the District.

T4.2 Promote timed parking limits along Cesar Chavez.

T5. Accommodate bicycles throughout District del Sol.

T5.1 Complete the bicycle system of on-street bike lanes throughout the District.

T5.2 Encourage business owners to install bicycle racks, subject to review, approval, and permit by the Department of Public Works.

T5.3 Encourage business operators to have City of Saint Paul bicycle maps available for distribution to customers.

Images by Lunning Wende Associates

## Open Space

District del Sol is fortunate to have a large park, Parque Castillo, fronting on Cesar Chavez Street. Parque Castillo has the opportunity to more fully contribute to the pedestrian environment along the corridor. Open space objectives are:

- Increase use of and access to Parque Castillo.
- Reflect community values of safety, respect for the natural environment and celebration of cultural diversity in parks and public space design.

### Open Space Objectives and Strategies

OS1. Increase use of and access to Parque Castillo.

OS1.1 Provide additional recreation facilities at Parque Castillo, such as a splash pad, band shell, enhanced play area or community-maintained garden.

OS1.2 Connect Parque Castillo to the District del Sol commercial area with a plaza, fountain or seating space accessible to adults and seniors. Consider dedicated space for food carts or a concession stand to reinforce a commercial/retail presence along Cesar Chavez Street.

OS1.3 Coordinate the planning and design of improvements to El Rio Vista Park and Parque Castillo to create a seamless park experience.

OS2. Reflect community values of safety, respect for the natural environment and celebration of cultural diversity in parks and public space design.

OS2.1 For all infrastructure improvements, engage community members with a public artist to facilitate a unique design that represents community character.

OS2.2 Plant and maintain native, bird- and butterfly-friendly plantings.

OS2.3 Improve safety through installation of pedestrian-scale, energy efficient lighting that meets Leadership in Energy and Environmental Design (LEED) standards for reducing light pollution.

OS2.4 Design parks and public spaces according to Crime Prevention Through Environmental Design (CPTED) principles, and ensure connectedness with transportation corridors.

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## Community Development

District del Sol should contain a range of housing and commercial types, sizes, ownership options, and construction styles to reflect the West Side's current development profile and the City of St. Paul's housing policy. All sites along Cesar Chavez and Robert streets should be assessed as to the viability of introducing mixed-use development. Development should take advantage of transit investment. Housing units should address the needs of seniors, families and individuals. Commercial space should be flexible to allow for a variety of uses, including public space. This is critical in a constantly changing market environment. All buildings should follow sustainable building programs, such as LEED NC 3, Minnesota Green Star or Green Communities. If applicable, a combination of systems should be used to ensure that both commercial and residential units incorporate sustainable building techniques. The goal is to build quality, sustainable homes and commercial spaces that will provide lasting value to the West Side. The community development objectives are:

- Incorporate a diversity of housing options along the District del Sol mixed-use corridor.
- Incorporate a variety of office/retail/event space within each development to maintain market flexibility and ensure active use of ground-floor space.
- Develop the commercial sites along Robert Street to reflect the future development of the street as a major multi-model transit corridor.

### Community Development Objectives and Strategies

CD1. Incorporate a diversity of housing options along the District del Sol mixed-use corridor.

CD1.1 Develop rental housing options appropriate to a commercial corridor, incorporating a variety of options accessible to all income levels.

CD1.2 Create ownership housing adjacent to the Robert Street east frontage road.

CD2. Incorporate a variety of office/retail/event space within each development to maintain market flexibility and ensure active use of ground-floor space.

CD2.1 Develop mixed-use designs (including housing) for properties located on the south side of Cesar Chavez Street and Robert Street.

CD2.2 Provide a range of commercial uses to facilitate a diverse and sustainable mix of start-up businesses, new locations for local and regional chains, and expansion opportunities for existing businesses.

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CD2.3 Develop key underutilized parcels and analyze underutilized buildings for adaptive reuse within the Robert and Cesar Chavez node to provide a connection between the eastern and western nodes of District del Sol.

CD2.4 Incorporate public/community space into new development as to ensure active use of ground-floor space.

CD3. Develop the commercial sites along Robert Street to reflect the future development of the street as a major multi-model transit corridor, while respecting the historic building stock.

CD3.1 Develop commercial and/or mixed-use buildings with designs and uses that complement public and bicycle transportation along this transit corridor.

CD3.2 Invest in existing or historic building stock.

CD3.3 Engage a public artist to work with community members on a unique design, for any development project, that celebrates the community's character; incorporate the design into new developments.

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## Public Art

Public art is a valuable component of the West Side neighborhood and is particularly concentrated along the District del Sol commercial corridor. There are over 35 murals, sculptures and streetscape enhancements that resulted from professional artists working with community groups. "Music and Movies" in Parque Castillo, programming at the Paul and Sheila Wellstone Center, and the Cinco de Mayo Fiesta are important sources for a broadly-accessible cultural experience and forum for community-building. These attractions draw visitors and customers to the commercial area, while also representing the residents and community members of the neighborhood. Public art objectives are:

- Utilize public infrastructure to infuse visual arts into the daily life of the community.
- Provide broad-based access to the arts through cultural events in parks and public spaces.

**Public Art Objectives and Strategies**

PA1. Utilize public infrastructure to infuse visual arts into the daily life of the community.

PA 1.1 Utilize gateways into District del Sol as opportunities for place-making public art.

PA 1.2 Ensure that new public art installations have a sustainable lifespan of 10 years or more by utilizing best practices, professional artists and high-quality materials suitable to Minnesota's climate; ensure that maintenance budgets for public art installations are funded.

PA 1.3 Create an asset management plan and funding strategy for the rehabilitation of existing, high-quality, place-making public art installations.

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PA 1.4 Reflect new immigrant experience and culture in new public art installations.

PA 1.5 Explore community engagement opportunities with artists as a component of all infrastructure improvements.

PA2. Provide broad-based access to the arts through cultural events in parks and public spaces.

PA2.1 Create an "Adopt an Event" program in District Del Sol where area institutions, associations, organizations and business/residents groups host and organize an arts/culture event during the year.

PA2.2 Engage artists and musicians in an annual art and music festival at Parque Castillo to showcase local artistic talent.

PA2.3 Create a public education program (or school curriculum) that uses District del Sol's murals to tell the story of the neighborhood - its history, cultural traditions and triumphs.

PA2.4 Reflect new immigrant experience and culture in new public art performances.

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