

Fitzgerald Park Precinct Plan



CITY OF SAINT PAUL
August 2010



CITY OF SAINT PAUL

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Table of Contents

Section	Title	Page
I.	Shaping the Future of an Urban Neighborhood	1
II.	The Neighborhood Today	3
III.	Planning Precedents	7
IV.	Fitzgerald Park Planning Process	9
V.	Illustrative Plan and Organizing Elements	12
VI.	Land Use	15
VII.	Design and Appearance	19
VIII.	Movement	21
IX.	Public Realm/Public Safety	25
X.	Natural Environment	27
XI.	Neighborhood Identity/Communication	29
XII.	APPENDICES	31



The Fitzgerald Park neighborhood is undergoing significant change, as development spreads from the core of downtown towards I-94. The study area is generally bounded by Jackson Street on the east, 7th Street on the south, Main Street on the west and I-94 on the north.

I. Shaping the Future of an Urban Neighborhood

Fitzgerald Park is a neighborhood in transition. What has traditionally been predominantly a neighborhood of cultural, civic, governmental and health institutions is increasingly becoming a place of residence. What has traditionally been a neighborhood overshadowed, figuratively and literally, by buildings and infrastructure of massive scale is experiencing intense interest in new development that promises to “put it on the map.” What has traditionally been a neighborhood of individual projects sited and designed to function on their own is increasingly becoming a neighborhood where context and “fitting in” are important. What has traditionally been a neighborhood without a formal identity is seeing residents, employees and visitors come together to share, communicate and organize.

It is this sense of change that inspires this precinct plan. Downtown Saint Paul is experiencing a rejuvenation unlike anything it has experienced in decades, and with this rejuvenation come incredible opportunities to create a sense of place and vitality in every part of downtown. Fitzgerald Park is uniquely poised to take advantage of this new energy. From St. Joseph’s Hospital to Minnesota Public Radio to The Pointe, recent investment is not only underway, but inspiring additional residential and commercial interest. The Fitzgerald Park Precinct Plan charts a course for the neighborhood that will make it a strong, vital, active, sustainable place for residents, workers, employers and visitors for many years to come.





II. The Neighborhood Today

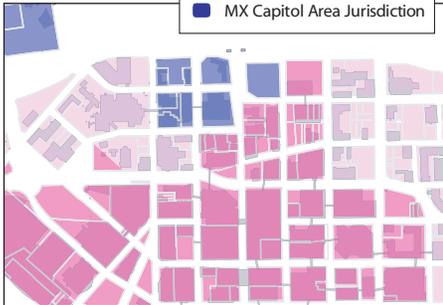
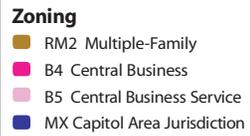
For purposes of this precinct plan, the Fitzgerald Park neighborhood is defined as the area bounded by Jackson Street on the east, 7th Street on the south, Main Street on the west and I-94 on the north. Overall, the neighborhood has a strong mix of residential, commercial, cultural, governmental, religious and institutional uses. There is a significant amount of surface parking in the neighborhood, especially along the freeway edge.

The character and scale of land use in Fitzgerald Park are influenced by neighborhoods to its east and west, with the Cedar/Minnesota row of blocks forming a “seam” where those influences meet. From Cedar Street west, the neighborhood is characterized by larger-footprint institutional uses (such as St. Joseph’s Hospital, Minnesota Public Radio, McNally Smith College of Music and the Elmer L. Andersen Office Building) that continue the scale and land use character of the urban entertainment district centered on Xcel Energy Center. From Cedar Street east, the neighborhood reflects the scale and land use character of Wacouta Commons. Residential uses predominate, and building footprints are smaller.

The 2000 U.S. Census contains a great deal of detailed information about the neighborhood’s demographics, economics, physical character and housing condition. However, since the Census was conducted, the neighborhood has seen significant changes in demographics fueled primarily by the renewed interest in living downtown—changes that are directly relevant to the issues and opportunities in Fitzgerald Park.

In 2000, the Fitzgerald Park neighborhood had a population of 2,467 residents (43% of the total number of downtown residents in 2000). The age profile was very similar to downtown as a whole, with the largest group being residents ages 18-64 (71%). The second largest group was residents age 65 and older, who comprise 19% of the neighborhood’s population. Households were small, with 67% of all households containing one person. Seventeen percent of residents were high school graduates, 18% had a post-high-school (bachelor’s or master’s) degree, and 3% had a professional school degree. Less than 1% had a doctorate degree.

Forty-nine percent of all residents were in the labor force. The distribution by occupation was similar to downtown as a whole, with 33% in management, professional and related occupations; 26% in sales and office occupations; and 15% in service occupations. Thirty-six percent of workers used a car, truck or van to get to work, and 86% of those drove alone (double the figure for downtown as a whole). Transit use was higher in Fitzgerald Park than the rest of downtown. The majority of all occupied housing units had no vehicle available, and 37% had one vehicle available. Median annual household income was \$17,719 (compared to \$29,359 for downtown as a whole), with one-third of households earning less than \$10,000 per year. Fifty-two percent of households earned between \$10,000-\$49,999 annually per year. Given the demographics of residents new to the neighborhood since 2000, median household income and the percentage of households earning greater than \$50,000 per year are both likely higher today. Just over one third of all households had an income in 1999 that was below the poverty level.



The study area contains zoning districts regulated by both the City of Saint Paul and the Capital Area Architectural and Planning Board.



The urban street grid is mostly intact in Fitzgerald Park, but the proportion of each block devoted to surface parking is greater in the eastern half of the neighborhood.

Ninety-four percent of all housing units were occupied in 2000, with 78% renter-occupied (slightly less than downtown as a whole) and 22% owner-occupied (slightly more than downtown as a whole). While the majority of housing units are still likely renter-occupied in 2005, adaptive reuse of the Rossmor and conversion of The Pointe of Saint Paul and Produce Exchange to owner-occupancy have added to the percentage of owner-occupied units. Fully 95% of all housing units are in structures of 20 or more units. In general, housing units in Fitzgerald Park are some of the newest in downtown. Housing units are small, with 32% having only one room. Nearly 66% of all residents moved into their unit within the last 10 years. The percentage of residents new to their unit is likely to be even higher in 2005, given the changes at Rossmor, The Pointe, and Produce Exchange.

In 2000, according to resident estimation of sales price, all owner-occupied units were in the \$50,000-\$99,999 range, with a median sales price of \$75,000 and median monthly housing costs of \$1,125. Again, given the sales prices of new units in the Rossmor, The Pointe and Produce Exchange, as well as the improving residential market in downtown as a whole, the median sales price has likely risen since 2000. In 2000, just over half of the renter-occupied units rented for less than



The Rossmor was recently converted from artist studios to residential use.

\$500 per month, and no rent was paid in 2% of all units (due to participation in Section 8 or other rent subsidy programs). The median gross monthly rent was \$404 per month, almost \$250 per month less than downtown as a whole.

The study area is zoned B4 and B5 (both Central Business District zones administered by the City of Saint Paul) and Mixed Use (administered by the Capital Area Architectural and Planning Board). The B4 and B5 zones have no height restrictions, or parking or setback requirements. The B4 zone has a maximum allowable floor area ratio of 8.0; the B5 zone has a maximum allowable floor area ratio of 5.0. Floor area ratio bonuses are granted for increasing setbacks, providing arcades and plazas, and stepping back upper floors.

The five blocks bounded by I-94, Minnesota Street, 10th Street, Cedar Street, Exchange Street and St. Peter Street are under the jurisdiction of the Capitol Area Architectural and Planning Board (CAAPB) for zoning and design review. They are zoned MX, Mixed Use, with a maximum allowable height of 145' and floor area ratio of 5.0 on the three blocks north of 10th Street, and a maximum allowable floor area ratio of 5.0 (with no height limit) on the two blocks south of 10th Street. All of the zones allow for a flexible mix of uses at urban densities appropriate to a downtown.

The original street grid is mostly intact in Fitzgerald Park, forming urban-scaled blocks of approximately 300 feet square. The west end blocks are larger, reflecting the single-use, large-footprint buildings that inhabit them. The expansion of Minnesota Public Radio currently underway will remove one block of 9th Street and create a superblock in the center of the neighborhood. In general, buildings range in height from 2-6 stories and have a direct relationship with the street and sidewalk. Taller buildings include The Pointe (35 stories), Elmer L. Andersen Human Services Building (9 stories), Gallery Tower (20 stories) and City Walk (27 stories).

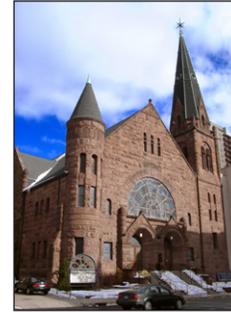
The neighborhood has a rich inventory of historically-significant buildings. Four buildings are listed on the National Register of Historic Places: Central Presbyterian Church (500 N. Cedar Street), Assumption Church and School (51 W. 7th Street/68 Exchange Street), Fitzpatrick Building (465-467 Wabasha Street), and St. Agatha’s Conservatory (26 E. Exchange Street). The Church of St. Louis (506 N. Cedar Street) is eligible for the National Register. Central Presbyterian Church and Assumption Church/School are also designated as local heritage preservation sites. The Church of St. Louis and Fitzpatrick Building were recommended for local designation in the Saint Paul Survey and Designation Project (2001). Four buildings were listed as “significant” in the Saint Paul Survey and Designation Project: Shubert Building (484-496 Wabasha Street), Fitzgerald Theatre (494 Wabasha Street), Public Safety Annex (100 E. 10th Street) and Public Safety Building (101 E. 10th Street). Several other buildings contribute to the historic character and sense of place of the neighborhood, even though they may not be eligible for formal recognition, including the Exchange Building (26 E. Exchange Street), Northern Furniture (81 E. 7th Street), Rossmor Building (500 N. Robert Street) and Produce Exchange Building (523 Jackson Street). All of these buildings lend a sense of solidity, permanence and human scale to the neighborhood.

Movement systems are varied. High-traffic arterials (7th and Jackson streets) and a freeway (I-94) form a border on three sides, and north-south streets in the neighborhood carry significant through-traffic. Fitzgerald Park is well-served by bus service, and light rail transit is planned for Cedar Street from the Capitol to 4th Street, with a stop near the intersection of 10th and Cedar streets. The skyway system barely penetrates the neighborhood, with connections into only one tier of blocks along 7th Street, and an independent skyway connecting McNally Smith College of Music, Minnesota Business Academy/Gallery Tower and St. Joseph’s Hospital. All streets have sidewalks, but street crossings are not always pedestrian-friendly. The pedestrian loop recommended in the *Downtown Development Strategy* moves through the

Fitzgerald Park neighborhood along 9th, Exchange and St. Peter streets. While Exchange Street between Wabasha and Cedar streets accommodates all modes of movement, the level of streetscape design attention it has received allows for it to be converted to an outdoor plaza for events at the Fitzgerald Theatre and McNally Smith, and for neighborhood festivals.

Given the growing interest in the Fitzgerald Park neighborhood as a place to live, work and play, the quality of its public realm is increasingly important. Currently, streets comprise most of the public realm. With much of the privately-owned ground plane devoted to building footprints and/or surface parking, there is very little room left for neighborhood greens, open space areas or parks. Lawns exist on the St. Joseph’s campus and next to Assumption Church. Pocket parks include the rain garden next to the Public Housing Authority’s offices at the intersection of St. Peter and 11th streets, the triangular green across Cedar Street from MPR, and the small park in front of McNally Smith. While these spaces are accessible to the public, they are not publicly-owned. The Capital grounds are directly north of the neighborhood but separated by the freeway trench.

In 2008, the Metropolitan Council selected Cedar and 4th streets as the alignment for the Central Corridor light rail transit (LRT) line through downtown Saint Paul. Downtown stations will be at 10th/Cedar, 4th/Cedar and Union Depot. The nearly \$1 billion investment in transit for Central Corridor presents significant opportunities to improve the pedestrian realm, intensify land use, achieve economic development and neighborhood revitalization goals, and improve livability. During the LRT planning and engineering process, the *Fitzgerald Park Precinct Plan* was used to guide decisions regarding streetscape and station design in the neighborhood. Once it was certain that the LRT project was proceeding and that a station would be located at 10th/Cedar, the community was re-engaged to determine what, if any, amendments should be made to the precinct plan to recognize and take full advantage of the impact of LRT on the neighborhood.



Central Presbyterian Church is one of three churches in the neighborhood listed or eligible for the National Register of Historic Places.

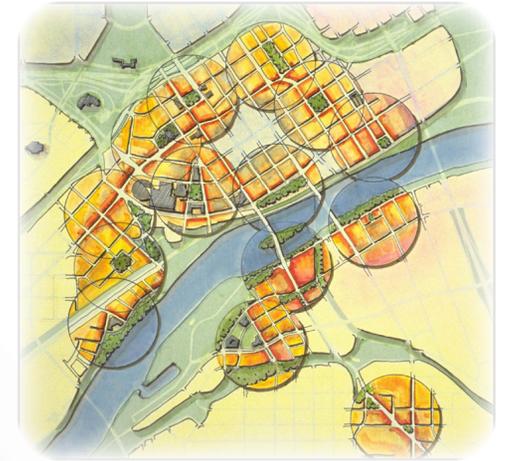
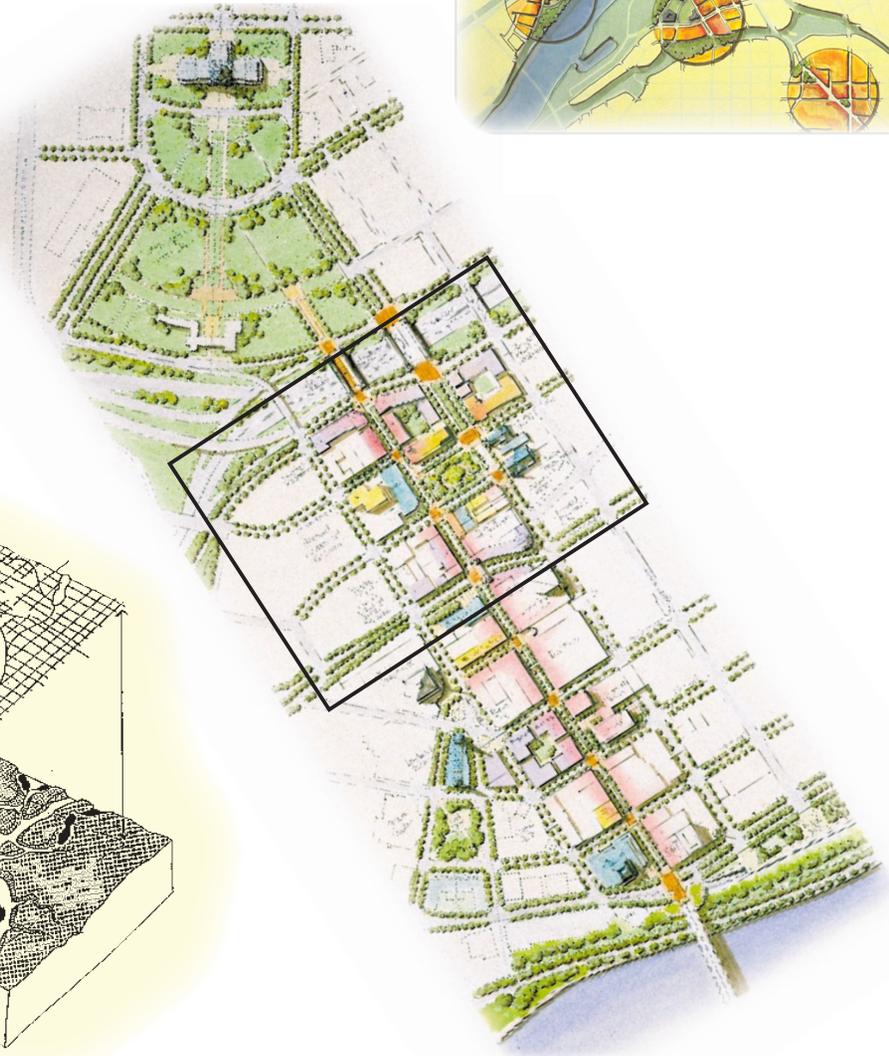
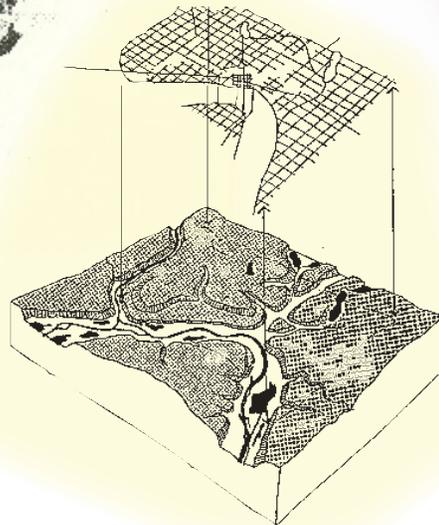
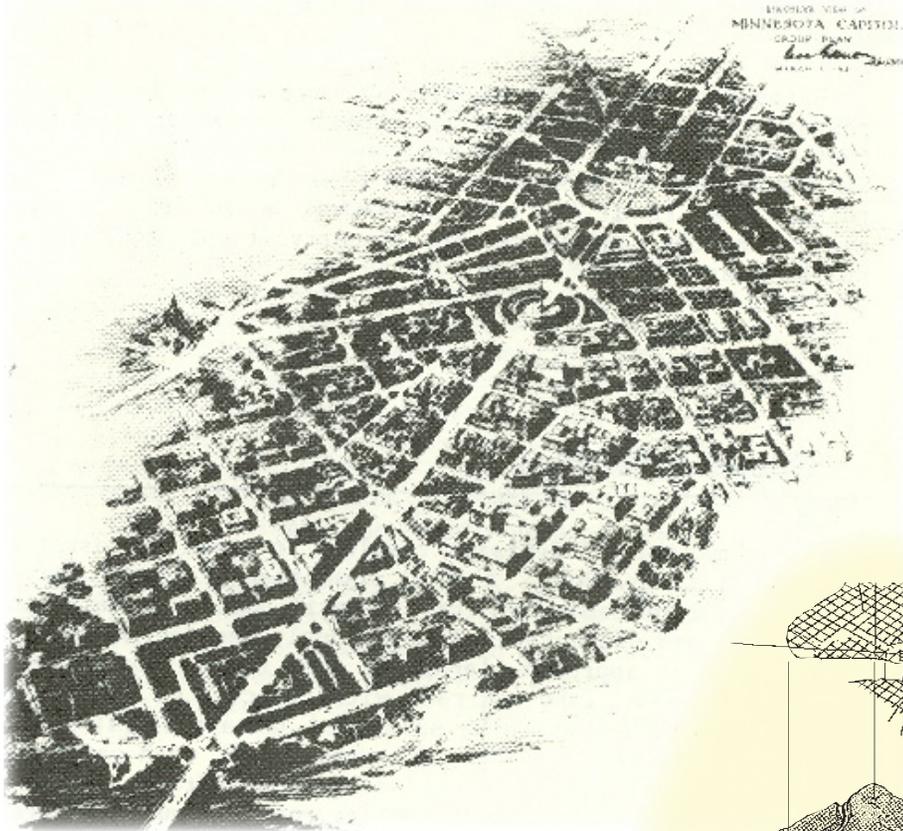


Exchange Street between Wabasha and Cedar streets is designed to be used for both traffic and community events.



This open space, owned by MPR, provides a green oasis on the edge of the neighborhood.

The Fitzgerald Park neighborhood has been the subject of planning efforts for years. From left to right, Cass Gilbert envisioned a grand boulevard down Cedar Street from the Capitol to the Mississippi River in the late 1880s; in 1994, the Design Center for American Urban Landscape envisioned a city that understands its relationship to the Mississippi River; and, in 1997, the neighborhood was identified in the Saint Paul on the Mississippi Development Framework as two of 14 urban villages in the downtown and central riverfront area, with a new park at its heart and significant infill development.



III. Planning Precedents

Saint Paul citizens, appointed officials and elected officials have been pondering the future of Fitzgerald Park for some time. In 1997, the *Saint Paul on the Mississippi Development Framework* was released. As Saint Paul's vision for the revitalization of downtown Saint Paul and the reconnection of the city to the Mississippi River, the *Framework* contains goals and objectives to guide the improvement of several "precincts" (or urban villages). In fact, the *Framework* was the first time the name "Fitzgerald Park" was used for this part of downtown. As early as 1997, the potential of this area to become a new neighborhood was recognized, as was the importance of a "park at its heart." The vision in the *Framework* was to create a new park (Fitzgerald Park) at Exchange Street as the center of a new urban village between the downtown core and I-94. This park would be a part of the "green structure" stretching from the Capitol lawn to the Mississippi River. The park was recommended for the site where McNally Smith College of Music sits today. While real estate dynamics took a different turn after 1997, the idea of creating a park at the heart of the neighborhood between 7th Street and the freeway has persisted.

The *Framework* also recommended a new urban village in this area, with a broad mix of uses, new residential infill development, better pedestrian connections to surrounding neighborhoods (such as Rice Park, North Quadrant and Lowertown) and a more vibrant street life. The revitalization of the Fitzgerald Park neighborhood was seen as vital to reconnecting the core with the Capital Area, and the park was seen as a critical central gathering place for this emerging neighborhood.

The *Saint Paul Downtown Development Strategy* (2003) specifically calls for a Fitzgerald Park Precinct Plan to be prepared through a partnership of the Saint Paul on the Mississippi Design Center, CapitolRiver Council, and Department of Planning and Economic Development. The type and scale of new development, housing opportunities and public realm

infrastructure were identified as issues to be addressed in the precinct plan. The *Saint Paul Downtown Development Strategy* also contains several strategies to guide the content of the plan, including:

- Strategy 4.1 Increase the number of housing units downtown.
- Strategy 5.6 Pursue mixed-use development of underutilized parcels along the frontage roads on both sides of Interstate 94 and along Wabasha, Cedar and Minnesota streets.
- Strategy 7.1 Ensure that downtown's parks, trails and open space system serve the needs of downtown's growing and diversifying population.
 - Strategy 7.1.2 Where possible, locate a village green as the focus of emerging and proposed urban villages.
 - Strategy 7.11 Designate and implement "park street" improvements on 5th, Wacouta, 9th, Exchange and St. Peter streets to connect Rice and Mears parks, Wacouta Commons and a future Fitzgerald Park.

A portion of the study area lies within the jurisdiction of the Capitol Area Architectural and Planning Board. The *Comprehensive Plan for the Minnesota State Capitol Area* (1998) calls this area "Fitzgerald Park," and identifies it as an important gateway between the central business district and Capital campus. *The Comprehensive Plan's* vision for Fitzgerald Park is "a high quality residential and cultural district centered on an urban park and convenient to downtown amenities and major employers." It contains several strategies to improve the connection between the Capitol and downtown through Fitzgerald Park, including pedestrian-oriented streetscape improvements along Cedar, Wabasha and Jackson streets; new housing development just south of the freeway; a new park as a focus for the emerging urban village; and preservation of historic building stock.



The *Downtown Development Strategy* designated a pedestrian loop connecting Rice and Mears parks, Wacouta Commons and a new park in the Fitzgerald Park neighborhood.

Since adoption of the *Fitzgerald Park Precinct Plan* in 2006, significant planning and engineering work has been done to make the Central Corridor light rail transit project a reality. In October 2007, the Saint Paul City Council adopted the *Central Corridor Development Strategy* (CCDS) as a chapter of the Saint Paul Comprehensive Plan. It is the guiding framework for how the City will take best advantage of the \$1 billion investment in LRT to revitalize adjacent neighborhoods, enhance the public realm, improve mobility, broaden the mix of uses within walking distance of one another, and establish Saint Paul as a leader in sustainable community design. The CCDS provides objectives and strategies in the areas of mobility,

land use, built form and public realm. For the Fitzgerald Park Precinct, the CCDS recommends integrating LRT with the neighborhood through an expansion of the network of “park streets,” creating and improving open spaces, opening up the ground level of buildings so that they relate to the pedestrian, rebalancing streets to be truly multi-modal, and maximizing the redevelopment of vacant or underutilized parcels along the LRT corridor. Many of these themes and strategies were part of the original *Fitzgerald Park Precinct Plan* adopted in 2006, but they have been emphasized in the amendments approved in 2010.



IV. Fitzgerald Park Planning Process

By late 2002, several institutions in the Fitzgerald Park neighborhood were planning expansions, and the housing market was accelerating. To begin to manage this change, the Design Center held a stakeholder workshop in January 2003 to discuss strengths, weaknesses, opportunities and threats. The key issues identified at the workshop included:

- Pedestrian and vehicular movement
- Scale, massing and height of new development
- New housing opportunities and appropriate mix
- Location and design of public open space
- Preservation of significant buildings
- Retention of institutional neighbors and appropriate mix of new land uses
- Street vitality
- Urban ecology
- Key redevelopment sites, including proposed land uses and design guidelines
- Relationship to the State Capitol

At the conclusion of the workshop and in the ensuing months, there was great interest on the part of the stakeholders to address these issues through a precinct plan. The CapitolRiver Council and a coalition of neighborhood institutions each requested that the Planning Commission initiate a precinct planning process, which the Planning Commission did in February 2004. The Commission directed that a task force be established to prepare the plan, and that it comprise residents; developers; key property owners; and representatives from neighborhood businesses and institutions, downtown-wide organizations, and the Capital Area Architectural and Planning Board. At the Commission's direction, the task force was co-chaired by a Planning Commissioner and a community representative designated by CapitolRiver Council.

The task force began meeting in April 2004. Two visioning workshops were held in late April to engage the larger community in a discussion of neighborhood strengths, issues and opportunities. Almost 100 neighbors—residents, employees, business owners, students, etc.—shared their hopes



and dreams for the future of Fitzgerald Park. The comments from the two workshops were grouped into six areas:

- 1) land use;
- 2) public realm/public safety;
- 3) movement;
- 4) design and appearance;
- 5) natural environment; and
- 6) neighborhood identity/communication.

Appendix 3 contains a summary of the workshops' results.



After the workshops, the task force adopted a vision statement and set of precinct plan development goals for each of the six areas. The vision statements and goals formed the basis for the remainder of the task force's work, and they are the core ideas of the precinct plan.



A second community visioning workshop was held in May 2004. For this workshop, a team of consultants, and Design Center and City staff worked with the task force and larger community to refine the ideas from the April workshop and begin to flesh out alternative future development scenarios for the study area. Nearly 75 neighbors brainstormed ideas on what mix of land uses would be appropriate for future development, how bikes and pedestrians could be better accommodated in the neighborhood, where a central park or series of small parks might be located, and what the scale of new development should be. At the end of the week-long workshop, task force members were asked to score the three alternatives as to how well they addressed the vision and goals for land use, public realm/public safety, movement, design and appearance, natural environment and neighborhood identity/communication. Several subsequent task force meetings were spent discussing the pros and cons of each alternative, as well as a cost-benefit analysis of the preferred alternative. Of particular interest were the recommendations regarding the location of a new park and the possible realignment of 9th Street. The final recommendations in the precinct plan reflect the considerable time and thought the task force spent reaching consensus on some very difficult issues.

A draft precinct plan was presented to the task force in February 2006. Changes were made to the draft based on task force comments, and a second draft of the plan was presented to the larger community at a meeting co-sponsored by the task force and CapitolRiver Council (CRC) in March 2006. The task force made final changes to the plan based on this input and sent the final plan to the CapitolRiver Council. CRC approved the plan for forwarding to the Planning Commission in April 2006. Following public hearings at both the Planning Commission and City Council, the Fitzgerald Park Precinct Plan was adopted as an amendment to the Comprehensive Plan in August 2006.

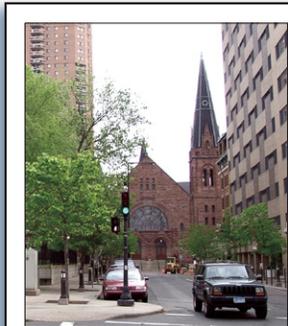
In 2010, CapitolRiver Council convened its Long Range Planning Committee to work with staff from the Saint Paul on the Mississippi Design Center and Department of Planning and Economic Development to review the *Fitzgerald Park Precinct Plan* in light of the certainty of LRT coming through the neighborhood and a station at 10th/Cedar, and to determine if any changes should be made to the precinct plan to reflect the presence of LRT. The committee recommended amendments to the plan to the CapitolRiver Council board in April 2010, which then sent them on to the Planning Commission. The Planning Commission held a public hearing on the proposed amendments in June 2010, and forwarded its recommendations to the Mayor and City Council. The City Council adopted the amendments in July 2010.

V. Illustrative Plan and Organizing Elements

Gallery Atrium converted to shared community space.

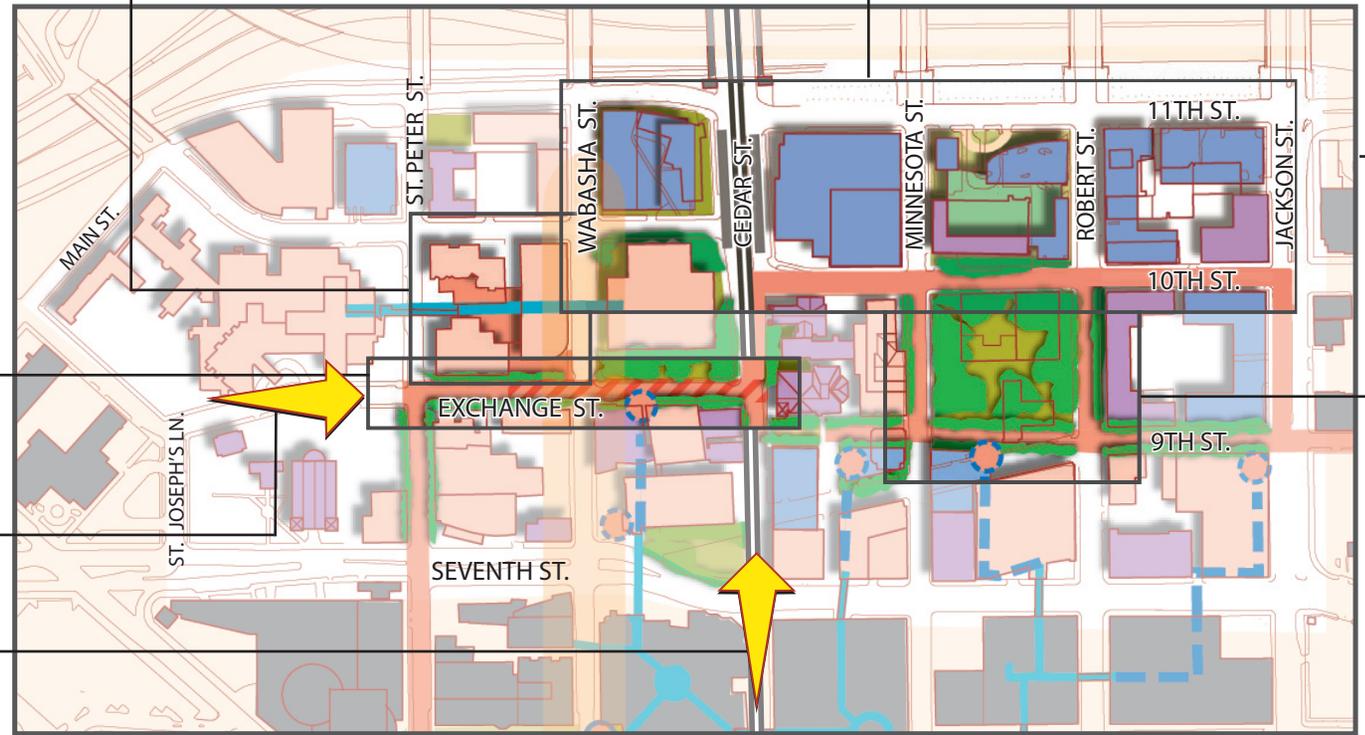
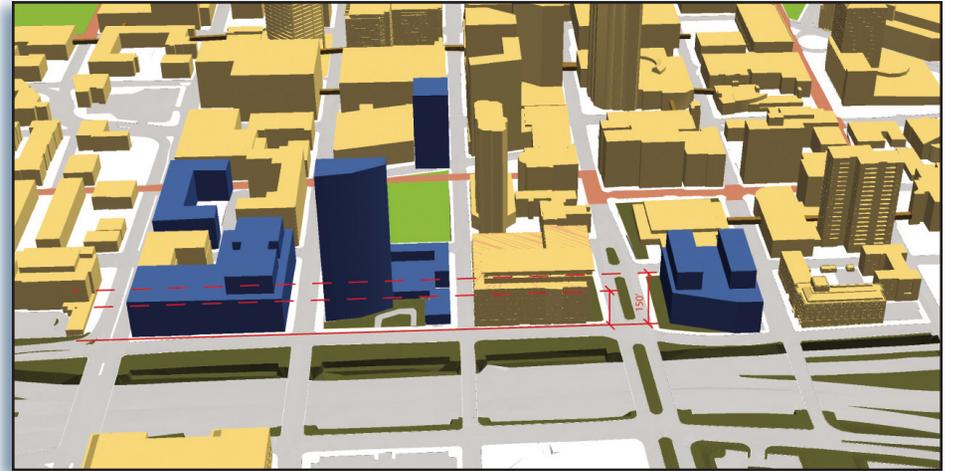


Exchange Street designed to double as an event plaza.



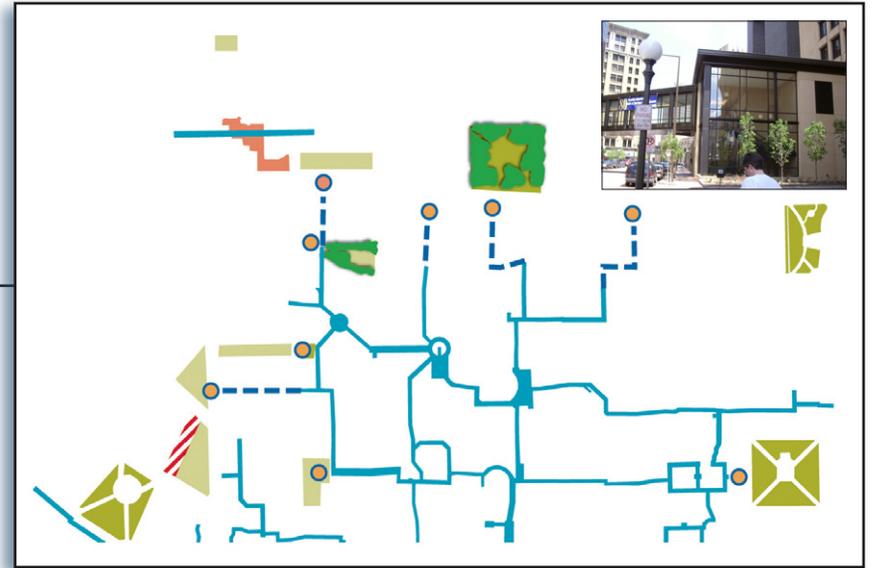
Protection of key views.

New development along the freeway that transitions in scale from downtown to the Capital complex.

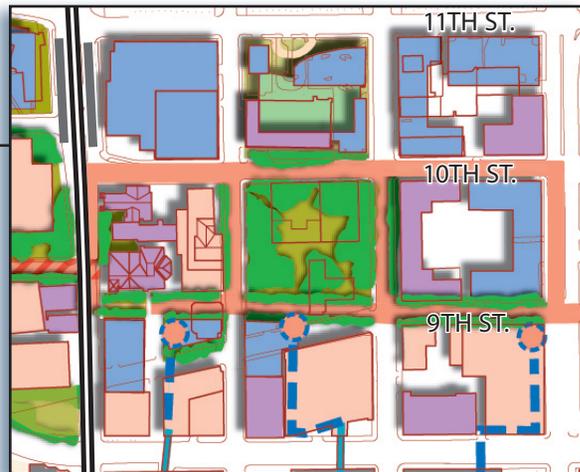




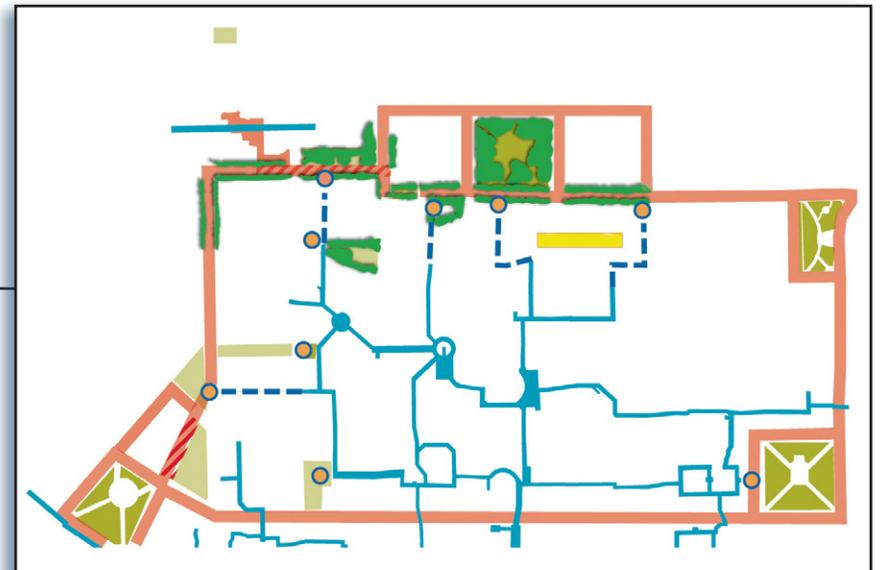
A balanced street environment that works for pedestrians, cars, buses and bikes.



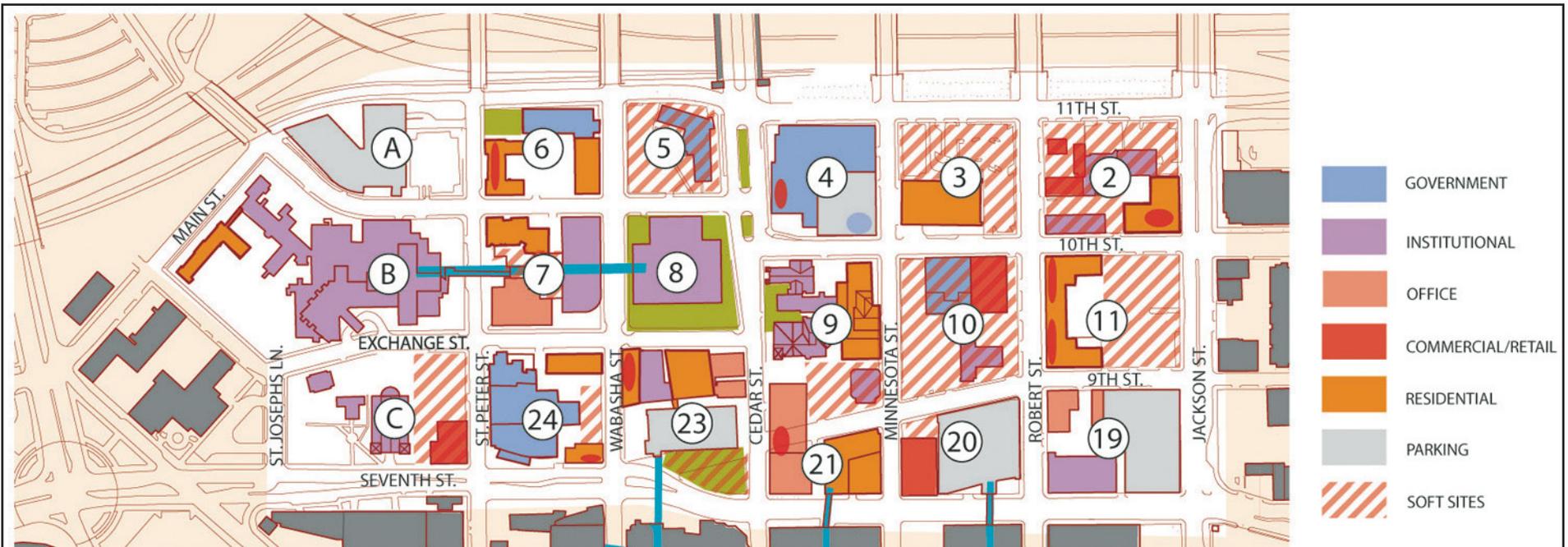
Skyway extensions that connect to ground.



A new "park at the heart."



A pedestrian-friendly loop connecting the downtown parks.



BLOCK	BLOCK A	BLOCK B	BLOCK C	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	BLOCK 7
EXISTING LAND USE	St. Joseph's Parking	St. Joseph's	Assumption Church Service /Retail	ALANO Cred. Union Residential Service /Retail	Pub. Safety Parking	DHS Fire Station Parking	Public Health Parking	PHA Offices PHA Hsg. Colonade Parking	Mn. Bus. Acad. Gallery Condos Gallery Med.
PROPOSED LAND USE	Hospital expansion	Hospital expansion	Assumption Church Mixed Use	Res./Retail (all) or w/No. 1/2 State Gov.	Residential	No Change	Res./Retail (all) or w/No. 1/2 State Gov.	No Change	Add: Comm. Center

BLOCK	BLOCK 8	BLOCK 9	BLOCK 10	BLOCK 11	BLOCK 19	BLOCK 20	BLOCK 21	BLOCK 23	BLOCK 24
EXISTING LAND USE	Music Tech	St. Louis Ch. 1st Pres. Ch. Pointe of St. P. Naomi Cntr.	Pub. Safety Anx. Pedro's Lugg. Parking Child Care	Rossmor Lofts	Parking Urban Acad. Comm.	Parking Northern Furniture	MPR Citywalk Condos	Parking Fitzgerald Thtr. Residential Retail Office	Juv. Detent. Juv. Courts Retail Residential
PROPOSED LAND USE	No Change	9th St. realignment & Naomi Cntr. relocation	Park (for planning purposes only) Realign 9th St.	Expanded Residential Retail Parking	No Change	Res./Comm. Structured parking Realign 9th St.	No Change	MPR triangle as open space or pot. bldg. expansion	No Change

VI. Land Use

Vision: *Fitzgerald Park is a diverse, mixed-use, human-scaled neighborhood that celebrates culture, education and the arts, while providing for the needs of a growing residential population during all hours of every day and evening. First-floor uses activate the street. New retail and service businesses utilize small storefronts so that streets and sidewalks are pedestrian-friendly.*

Development Strategies:

1. The existing mix of uses in the neighborhood—housing, offices, retail and services, educational, health care, religious and cultural—should be retained and strengthened.
 - a. A balance between residential and commercial uses should always exist.
 - b. Retail stores, entertainment venues and restaurants should be encouraged to stay open after 5:00 p.m. on weekdays and on weekends.
 - c. Those who work, attend school or enjoy cultural events in the neighborhood should be encouraged to live in Fitzgerald Park, providing a ready residential market and helping to sustain neighborhood viability over time.
2. Existing businesses consistent with the vision of the neighborhood should be retained to the greatest extent possible. If business relocation is necessary in order to realize this plan’s vision, an attempt should be made to re-establish the business within the Fitzgerald Park neighborhood or the larger downtown district.
3. New development should be mixed-use, within each building to the greatest extent possible, but always within each block.
4. New development on Blocks 2, 3 and 5 should provide a mix of residential, office and retail uses, with the market determining the final mix. If continued expansion of the State office campus into downtown is desired, Block 5 is the preferred location.
5. New uses should broaden the economic and demographic diversity of the neighborhood.
 - a. The first priority for new business development should be to fill vacant commercial (including office) space, such as in the Gallery Professional Building.
 - b. Recruitment efforts should be focused to provide businesses that better serve neighborhood residents and provide places for them to gather, such as a movie theater, grocery store and coffeehouse. These uses are appropriately located either within the immediate Fitzgerald Park neighborhood, or within walking distance of the precinct.
 - c. The “soft” site on Block C should be redeveloped with a mix of commercial, residential and park/garden uses. Building height, massing and configuration should vary by street face, in order to relate to the height, massing and configuration of existing buildings across St. Peter, Exchange and W. 7th streets.
6. Street-level uses should be of a type that engage the street and sidewalk.
 - a. Neighborhood retail and service uses should be provided in small storefronts along Wabasha and St. Peter streets, in keeping with the pedestrian character and scale of the neighborhood.
 - b. Neighborhood cultural institutions should engage with the life of the street. Possibilities include storefront performance spaces (e.g. music cafes) and small retail shops (e.g. Prairie Home Companion store).
 - c. Active at-grade uses should be encouraged throughout the precinct, but especially at key redevelopment sites (such as the Penfield and Public Health block) that have the greatest potential to capitalize on the traffic generated by LRT and to support a more vibrant streetscape adjacent to the LRT station.



Redevelopment of the Public Safety Building block will provide new housing in a 35-40-story tower and convert a portion of the historic Public Safety Building to townhomes.



New housing in the neighborhood can take several forms, such as townhomes and high-rise towers.



7. In general, parking should be provided underground to allow for maximum densities appropriate in a downtown.
 - a. Existing public parking should be better-managed to provide for the needs of guests and patrons of cultural venues. Rather than adding more spaces, existing spaces should be better-signed, convenient and reliable.
 - b. Structured parking should be provided in mixed-use buildings, with active, non-auto uses on the ground floor. Single-use parking structures are discouraged; where they are necessary, they should be lined with buildings occupied by people.
 - c. On-street parking should be retained, and parking restrictions should complement adjacent short-term uses, such as neighborhood retail and service establishments.

8. A diverse range of housing types and prices should be available in Fitzgerald Park.
 - a. The neighborhood's existing affordable housing stock should be preserved.
 - b. New housing should provide housing types not currently available in the neighborhood, such as townhomes.



New infill development along I-94 is proposed to be mixed-use and no taller than 150 feet, except in the case of the new tower on the Public Safety Building block.



The Fitzgerald Park neighborhood is blessed with historic architecture, a strong pedestrian realm on some street segments and stunning views of major landmarks. These characteristics set the tone for overall neighborhood design and appearance.



VII. Design and Appearance

Vision: *Fitzgerald Park is a human-scaled neighborhood that is clean, beautiful and well-maintained, where historic buildings are preserved and new buildings are designed to be compatible with them.*

Development Strategies:

1. Buildings of historical and/or architectural value should be retained, protected and preserved.
 - a. Local designation of the Church of St. Louis (506 N. Cedar Street) and Fitzpatrick Building (465-467 Wabasha Street) should be pursued, as recommended in the Saint Paul Survey and Designation Project (December 2001).
 - b. Individual local designation studies should be prepared for those buildings identified as “significant” in the Saint Paul Survey and Designation Project, including the Shubert Building (484-496 Wabasha Street), Fitzgerald Theatre (494 Wabasha Street), Public Safety Building (101 E. 10th Street) and Public Safety Annex (100 E. 10th Street).
 - c. Other buildings in the neighborhood that contribute to its unique sense of place should be retained, even though they may not meet National Register and/or local criteria for listing or designation. These buildings include, but are not limited to, the following:
 - Northern Furniture (81 E. 7th Street)
 - Rossmor Building (500 N. Robert Street)
 - Produce Exchange (523 Jackson Street)
 - Mary Hall/Catholic Charities (215 W. 9th Street)
 - The Colonnade (538 St. Peter Street)
 - d. Existing buildings of historic and/or architectural value should be incorporated into new development. The Public Safety Building should be retained when the block is redeveloped.
 - e. Adaptive reuse should be encouraged.
 - f. Demolition should be the last resort when considering redevelopment of a site that involves a significant structure.

2. New construction should be compatible in height, scale, texture and quality with existing historic buildings, while introducing new building types, designs and contemporary architectural styles.
 - a. On the west end of the neighborhood, building scale and type should relate to the W. 7th/Xcel entertainment district.
 - b. On the east end of the neighborhood, building scale and type should relate to the Wacouta Commons Urban Village.
 - c. The maximum height of new buildings on Blocks 2, 3 and 5 should be 150 feet, including HVAC equipment. Taller buildings may be permitted where necessary to further the visions and strategies in this plan, and as long as a strong relationship to the street is maintained.
 - d. The maximum height of new buildings on other “soft” sites in the neighborhood should be determined on a project-by-project basis, taking into consideration permitted floor area ratios and proximity to the higher-density downtown core.
 - e. New housing development should provide a mix of units in both high-rise “towers” and lower-rise units with direct street access.
3. All new buildings should relate to the pedestrian at street level, with clear-glass windows on the ground floor, pedestrian-scaled signage, building entrances at grade, etc. In this regard, special attention should be paid to institutional buildings, such as St. Joseph’s Hospital and McNally Smith, as such facilities have more potential to present a monolithic, pedestrian-unfriendly face to the rest of the neighborhood.
4. Key views along public rights-of-way should be preserved, especially views of the Capitol along Wabasha and Cedar, and of Central Presbyterian Church along Exchange Street.
5. New buildings should incorporate lush and colorful landscape elements, consistent with the goals of *Blooming Saint Paul* to beautify the city, mitigate the environmental impacts of urban development, and increase public safety.



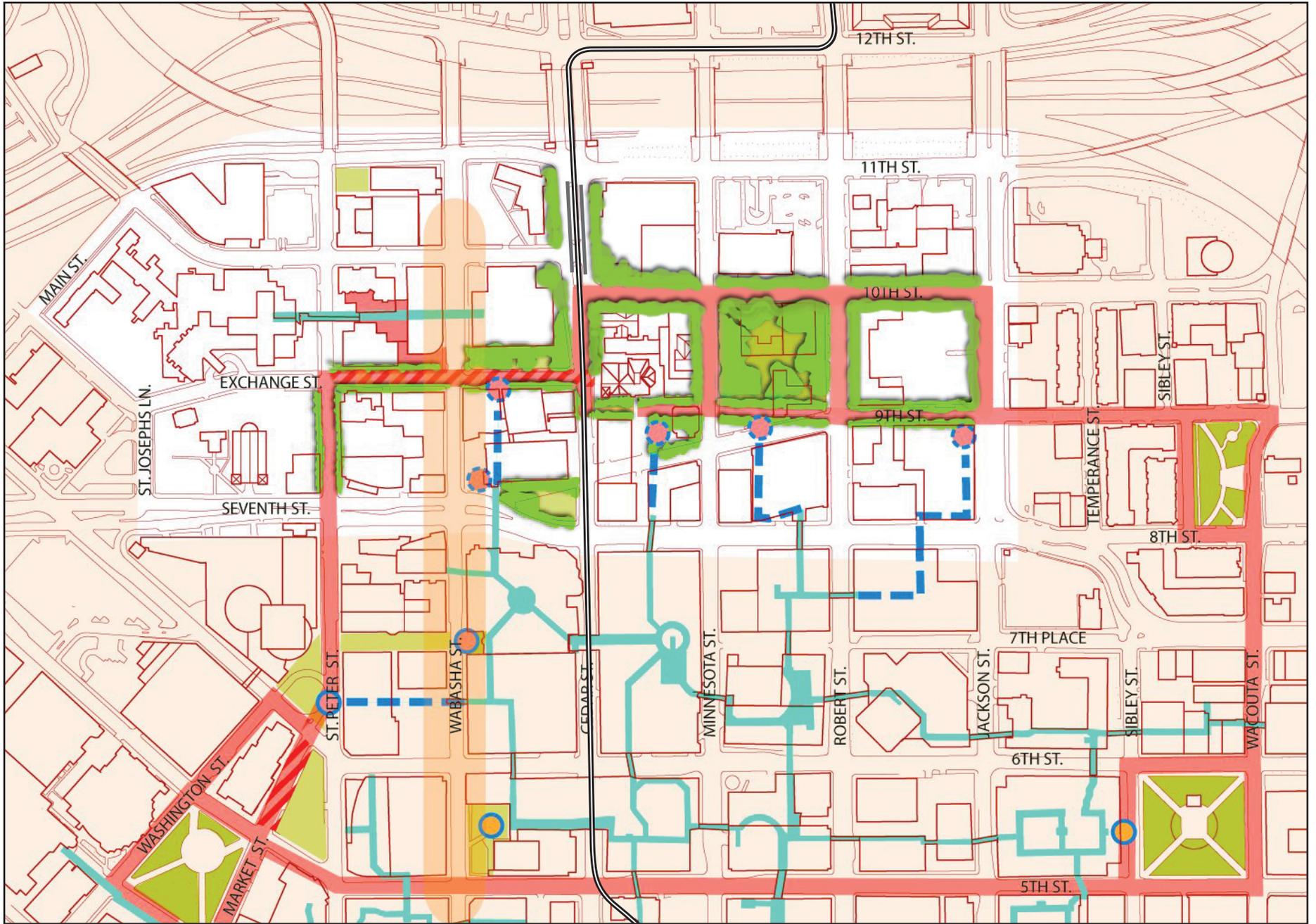
The historic Public Safety Building will be retained when the block is redeveloped.



The new Public Housing Authority offices relate to the pedestrian at street level with first-floor windows and doors; a building base, middle and top; and a rain garden.



Development on the east end of the Fitzgerald Park neighborhood should relate to the scale of development in the Wacouta Commons Urban Village.



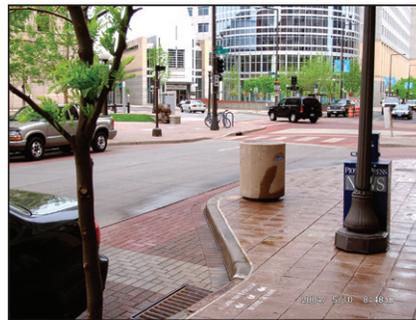
The pedestrian loop connecting downtown's parks comes through the Fitzgerald Park neighborhood on 9th and Exchange streets.

VIII. Movement

Vision: Fitzgerald Park is a neighborhood with a pedestrian-friendly street character and block pattern that also has safe and convenient connections to the skyway system. The needs of pedestrians, bikes, cars, transit and those of limited physical mobility are balanced and met.

Development Strategies:

1. The Fitzgerald Park portion of the downtown pedestrian loop should be built.
2. The needs of pedestrians, cars, bikes, transit and those of limited physical mobility should be met in a balanced way.
 - a. All streets should be comfortable and safe for pedestrians and those of limited physical mobility. Street trees (in structural soil), pedestrian-scaled lighting, ornamental paving and a minimum 12' sidewalk should be extended into the neighborhood.
 - b. The City and Minnesota Public Radio (MPR) should cooperate in the construction of a pedestrian-only pathway between Central Presbyterian Church and the new MPR building. Limited landscaping and pedestrian-scale lighting should be provided, with consideration given to liability, security and maintenance concerns. Should Naomi Family Center ever close at its current location, the pathway should be extended east on a straight line to Minnesota Street along the south side of the ramp for The Pointe. East of MPR, the street should be a full-service street for both vehicles and pedestrians.
 - c. The skyway system should be open during regular, predictable hours and for more hours into the evening. Safe, convenient and visible access into and out of the system should be provided during all hours it is open.
 - d. Transit routes should be well-marked, and transit stops should be comfortable and convenient for the rider.
 - e. Light rail transit should be implemented to increase transit options, beautify Cedar Street and provide an impetus to redevelopment.



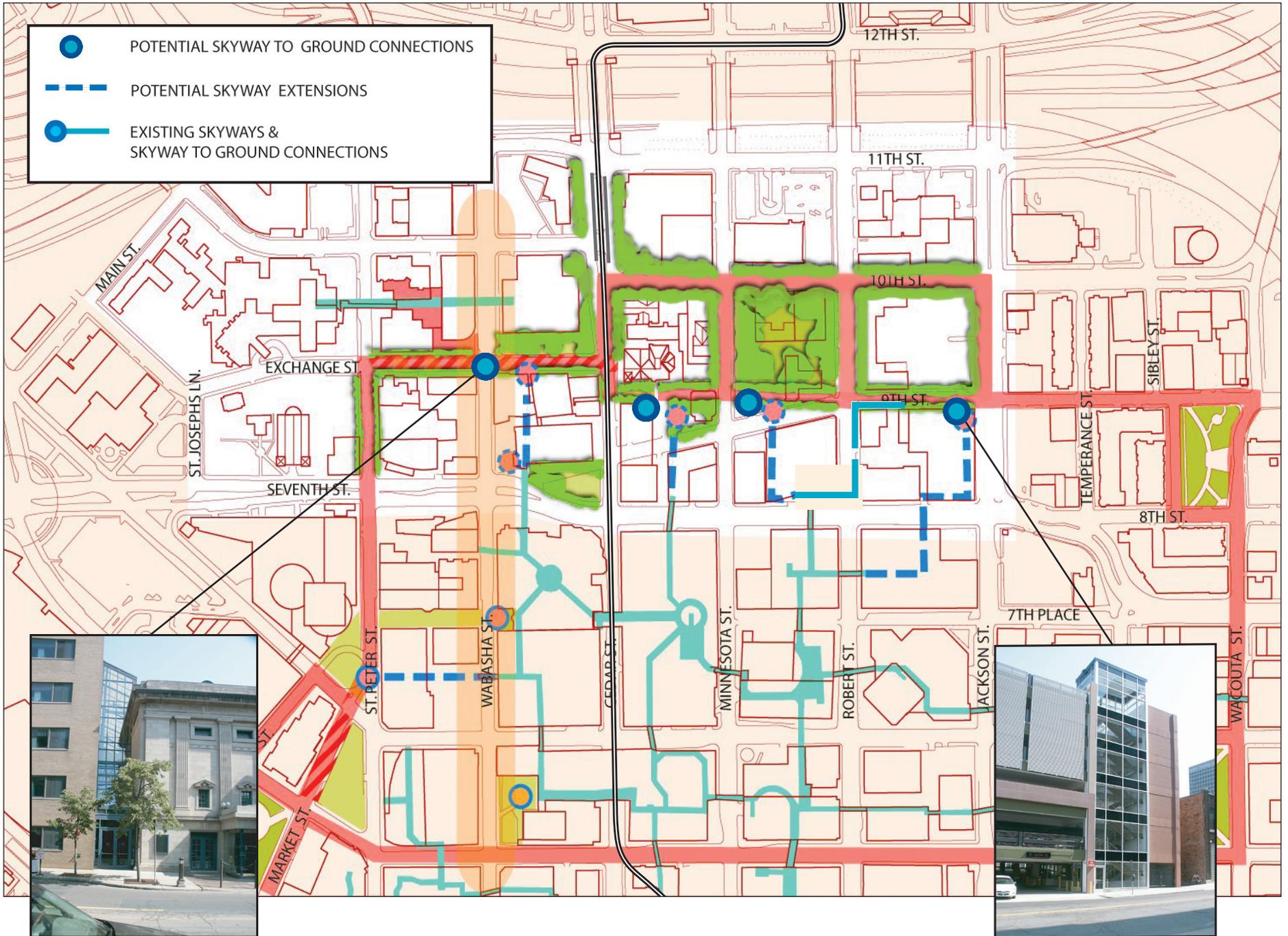
Crosswalks, bumpouts, ornamental paving and pedestrian lighting will help improve pedestrian safety and comfort on neighborhood streets.



Light rail transit will improve both transit access and the quality of the streetscape along Cedar Street.

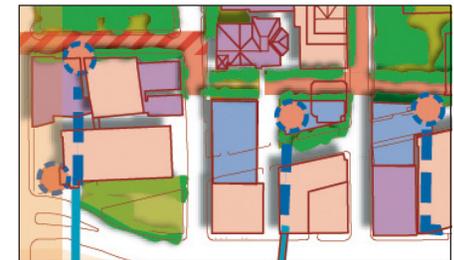


Should Naomi Family Center ever close, there is an opportunity to extend 9th Street west to connect with the pedestrian pathway between MPR and Central Presbyterian Church. The skyway could be extended to this site and brought to the ground in a new green plaza.



Extensions of the skyway system into the Fitzgerald Park neighborhood should be explored, with skyway-to-ground connections clearly marked and visible.

- f. On-street parking should be retained and, where possible, added.
3. Ninth Street should be realigned between Robert and Minnesota streets to provide an edge to the new full-block park and provide a larger redevelopment site north of the former Northern Furniture building. The street should be extended west of Minnesota Street should Naomi Center ever close at its current location, where it would connect to a pedestrian-only pathway between Minnesota Public Radio and Central Presbyterian Church.
 4. The existing block pattern should be retained to encourage pedestrian movement at street level.
 - a. All existing street segments should remain open; no further street closings should be permitted to accommodate new development.
 - b. The extension of Exchange Street west to 5th/6th streets should be explored.
 - c. Building extensions over public rights-of-way should be avoided wherever possible.
 5. Bike movement and storage throughout the neighborhood should be improved.
 - a. Bike storage lockers should be provided within parking ramps and near major institutions, such as at St. Joseph's, Department of Human Services, Minnesota Business Academy and McNally Smith.
 - b. Ninth Street should be improved to allow a safe and convenient connection to the regional trail system.
 - c. All neighborhood streets should be bike-friendly and signed for "Share the Road."
 6. Traffic calming techniques, as well as streetscape amenities, should be installed on 7th and Jackson streets to make them less of a barrier between the Fitzgerald Park neighborhood and adjacent areas. Possible improvements should include bump-outs at key intersections, clearly-marked crosswalks, and planted medians and/or boulevards.
 7. The narrowing of the curb-to-curb width of Wabasha Street between Exchange Street and I-94 should be explored.
 - a. Between 10th and 11th streets, three lanes of approach, plus on-street parking, should be maintained, to allow for access to I-94/I-35E and 12th/Rice, and a dedicated right turn on to 11th Street.
 - b. Reclaimed space should be used for landscaping and other pedestrian amenities.
 8. Extensions of the skyway system should be considered.
 - a. A northerly extension of the path that currently terminates at the World Trade Center parking ramp should be explored to serve the Shubert Building and Fitzgerald Theatre, where a vertical connection should be built to bring the path to grade at Exchange Street.
 - b. A northerly extension of the path that currently terminates at City Walk/MPR should be explored if the Naomi Family Center site is redeveloped at some point in the future.
 - c. A northerly extension of the path that currently terminates at the 7th Street parking ramp should be explored to serve the Northern Furniture building and any new building north of Northern Furniture. A vertical connection should be provided to bring the path to grade at 9th Street across from the new park.
 - d. A northerly extension of the path through the Block 19 parking ramp (7th/Jackson) should be explored with a vertical connection provided to bring the path to grade at 9th Street.
 - e. Vertical connections, legible signage and more visible skyway entries should be provided to better connect the sidewalk- and skyway-level pedestrian path systems.
 9. Ninth and 10th streets should be strengthened as east-west connections between LRT and the precinct with pedestrian amenities (lighting, landscaping, etc.), signage and active at-grade uses. The pedestrian loop should be expanded to include 10th Street.



If the skyway system is extended into the Fitzgerald Park neighborhood, vertical connections to the street need to be visible to the pedestrian.



A new full-block park and a series of smaller parks along 9th and Exchange streets are proposed for the neighborhood.

IX. Public Realm/Public Safety

Vision: *Fitzgerald Park is a neighborhood that has a central green or park where residents and visitors alike can meet and share the common experience of being a part of the neighborhood. Streets, sidewalks, plazas and parks are visible, well-maintained, safe and welcoming.*



Development Strategies:

1. Neighborhood streets, sidewalks and public spaces should be well-maintained through regular clean-up, maintenance, repair and improvement. An Adopt-A-Block program is one way to achieve this.
2. Ornamental paving, marked crosswalks, pedestrian lighting, wider sidewalks and street trees (in structural soil) should be extended north of 7th Street to improve the pedestrian experience and overall neighborhood appearance.
3. Ninth, 10th, Cedar between MPR and Exchange, Exchange and St. Peter streets should be redesigned as “park streets.”
4. Exchange Street between Cedar and Wabasha streets should be redesigned as a “convertible” street to allow for large community gatherings.
5. A full-block park should be built on the block bounded by 10th, Robert, 9th and Minnesota streets. The park should be designed, in part, to provide for the active recreation needs

of the burgeoning residential population in the neighborhood. While a park is the preferred future use of this block, until such time as the City is able to take the necessary actions to assemble land and build a park, parcels on the block may be used for any legal use permitted under their current zoning classification, provided that the proposed use meets all applicable conditions and/or standards.

6. Smaller parks and/or gardens should be provided wherever possible throughout the neighborhood to create a connected system of publicly-accessible green spaces.
 - a. The small park in front of the McNally Smith College of Music on Exchange Street should be improved to better connect it to the street and provide a neighborhood gathering place. Future ownership of the park should be evaluated once redesign priorities are established by the neighborhood.
 - b. The atrium in the Gallery Professional Building should be enhanced as a community gathering space.
7. Public art should be provided as an integral part of the experience of the public realm.
 - a. Where suitable sites already exist, such as at the Minnesota Business Academy, public art works should be installed.
 - b. As new public spaces or buildings are sited and designed, public art should be an integral part of the design and planning process. Opportunities include the new park and winter garden, the proposed LRT station at Cedar and 10th streets, and the Public Safety Building block.
8. Landscaping should be part of all public realm improvements, consistent with the goals of *Blooming Saint Paul* to beautify the city, mitigate the environmental impacts of urban development, and increase public safety.
9. A comprehensive lighting plan should be prepared for the neighborhood to increase safety and improve the pedestrian character of neighborhood streets.



Exchange Street should be redesigned as a convertible street to allow for large community gatherings.



A redesigned Gallery Atrium will provide a gathering place for neighborhood residents.



Public art enlivens the street and enhances the pedestrian experience.

- a. Pedestrian-scaled globe lighting should be installed (either in new fixtures or by retrofitting existing fixtures). The globe style should be consistent with that used in the Rice Park area. These lighting improvements should be made in conjunction with other streetscape improvements, such as benches, landscaping and ornamental paving.
 - b. Public spaces should be adequately lit.
10. The 10th Street gateway should be enhanced to signal it as a major entrance to the neighborhood. Landscaping, ornamental lighting, marked crosswalks and wayfinding signage should be provided.
 11. Above-ground utility lines should be buried wherever possible in conjunction with new construction.
 12. An adequate level of community policing should be maintained.

- a. Neighborhood-based crime prevention efforts should be implemented.
 - b. Police officers should be encouraged to live in the neighborhood.
13. A Mobility Enhancement Area should be created adjacent to the 10th/Cedar LRT station. As with the other Mobility Enhancement Areas along the Central Corridor line, the intent is to prioritize the movement of pedestrians and cyclists to and from LRT, increase a sense of personal safety, and facilitate transfers between different transport modes. The Mobility Enhancement Area should be designed with an enhanced streetscape, wayfinding, arts and cultural expression, and a landscaping strategy that integrates pedestrians, cyclists, buses and LRT, and generally improves the experience of using transit.
 14. Public realm improvements should be designed to create an “urban room” at the 10th/Cedar LRT station.



This urban room should be a high-quality public space capable of integrating the needs of a wide range of users and accommodating pedestrians, cyclists, transit and cars. This will also improve the visibility of Cedar Street as a gateway to both the precinct and downtown.



Within the 10th/Cedar Mobility Enhancement Area, streetscape enhancements, wayfinding and increased landscaping will facilitate the flow of pedestrians and cyclists to and from LRT, improve the appearance of this important gateway to downtown, and elevate the experience of using transit.



The station area at 10th/Cedar is designed as an “urban room,” a high quality public space where pedestrians, cyclists, transit and cars interact.

X. Natural Environment

Vision: *Fitzgerald Park is a “green” neighborhood that manages the visual, noise and air quality impacts of its location overlooking a major freeway and connected to the Mississippi River.*

Development Strategies:

1. Trees and landscaping should be planted wherever possible on public and private property.
 - a. Crime Prevention Through Environmental Design (CPTED) principles should be followed in siting all landscaping.
 - b. Trees should be planted in structural soil.
 - c. Native plant species should be used wherever possible.
 - d. Private property owners should increase greening opportunities in all areas around and on top of their buildings (green roofs).
2. All planting efforts should include a maintenance plan to ensure their longevity in the urban environment.
3. New buildings should embrace “green” principles and strive for Leadership in Energy and Environmental Design (LEED) certification.
4. Taller buildings should be set back from property lines to allow for solar penetration to the street.
5. Natural stormwater management techniques should be used wherever possible.
6. Lighting for streets, sidewalks and buildings should be designed to avoid light pollution.



Green roofs that support native plant communities are increasingly being built to lessen a building’s impact on the environment.



Natural stormwater management techniques can help soften the urban environment.

XI. Neighborhood Identity/Communication

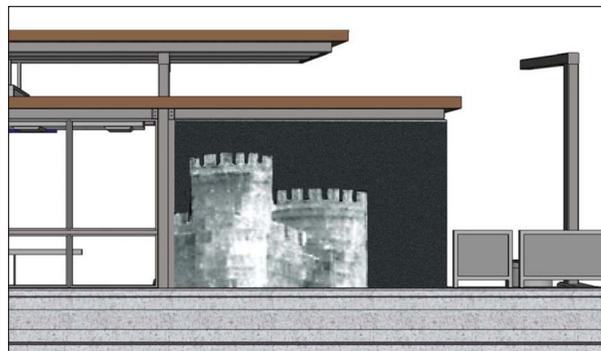
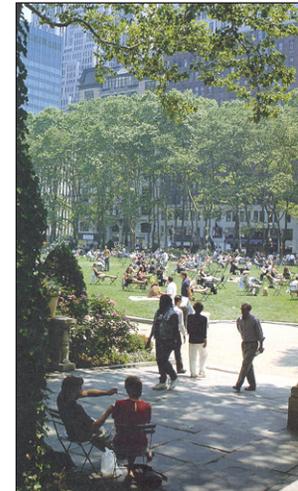
Vision: Fitzgerald Park is a neighborhood that has a strong sense of place and identity, with numerous opportunities for communicating, marketing and publicizing neighborhood news. Public places to gather and share information are abundant.

Development Strategies:

1. Opportunities should be created for neighbors to share information, discuss concerns and celebrate community events.
 - a. The Fitzgerald Park Block Club should continue its activities and broaden its outreach.
 - b. A clearinghouse for neighborhood news, events, new resident orientation, publicity, neighborhood signage, etc. should be established.
 - c. A formal vehicle for news and communication should be established, such as a neighborhood newspaper, newsletter or special section in an existing publication.
 - d. Parks, plazas and the new winter garden should be used as venues to bring neighbors together.
 - e. New retail businesses, such as a coffeehouse or neighborhood market, should be encouraged to act as gathering places for neighborhood residents.
2. The neighborhood should work to “brand” the area consistent with the key initiatives of this precinct plan.



Assumption Church is a landmark that helps define the neighborhood.



The 10th/Cedar station will feature glass and stone mosaic murals of past ice palaces by Minneapolis artist Janet Lofquist.

Appendices

Title

PAGE

1	Meeting Summary from January 2003 Workshop	32
2	Results of January 2003 Workshop—Land Use.....	33
3	Results of January 2003 Workshop—Design & Appearance.....	34
4	Results of January 2003 Workshop—Movement.....	35
5	Results of January 2003 Workshop—Issues & Opportunities.....	36
6	Figure—Ground.....	37
7	Land Use.....	38
8	Parking Inventory and Traffic.....	39
9	Movement & Public Realm	40
10	Downtown Development Strategy—Land Use	41
11	Downtown Development Strategy—Public Realm.....	42
12	Downtown Development Strategy—Transit.....	43
13	Downtown Development Strategy—Bike & Pedestrian System	44
14	Key Themes from 4-29-04 Citizen Workshop	45
15	Plan Chronology.....	51



The January Workshop focused on the area identified as "Fitzgerald Park" in the Saint Paul on the Mississippi Development Framework. Over 25 people gathered at the Design Center to discuss the issues, needs and opportunities facing the portion of downtown between Seventh and the Capitol and west of Jackson to Cleveland Circle. A few presenters explained their plans for different projects.

The afternoon workshop featured:

- 1) a briefing of current plans, activities and projects in the immediate area by those currently involved in the area;
- 2) a discussion and recording of the key strengths, weaknesses, opportunities and threats (SWOT) facing the area; and
- 3) a pin-up presentation/discussion with key stakeholders to define where we are today, where we want to go (options) and what steps need to be taken from here.

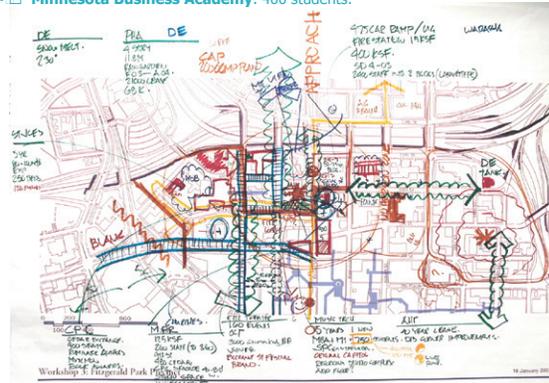
The Workshop results, summarized here, are being distributed to a wider group of stakeholders for comment and input. These findings will be discussed at the February 14 Adjunct Team Meeting and presented at the quarterly Saint Paul Riverfront Corporation board meeting.

CURRENT PLANS, PROJECTS AND SUCCESSES

Recent project announcements by MPR, PHA and DHHS and longer-term plans by local institutions make this discussion timely and hopefully constructive. Most of the group stayed for the entire workshop, taking notes feverishly and genuinely surprised at the amount of activity and investment planned for this area in the very near future. An initial listing of plans, projects and current successes includes:

- **American History Theater.** 40 year lease on northern portion of Music Tech building. Plans to emphasize 10th and Cedar entrance.
- **Cedar Exchange** performances. Performing Arts organization in historic Central Presbyterian Church. Beautiful 900 seat house with excellent acoustics. Ruminator Books Authors Series, Music Man, Book Awards and Dale Warland Singers.
 - Needs stage lighting and air conditioning
 - improvements.
- **Central Corridor Light Rail Transit**
LRT on Cedar. Connects to 12th/Robert to north, 4th St./Union Depot to South, station between 10th and 11th.
- **District Energy.** Provides district heating from new riverfront cogeneration plant to the south and district cooling from new cooling tank to the west. Has some experience in snow melt systems and is interested in exploring a precinct-wide application. Water is delivered at 230 degrees F.

- **Exchange Street Festival.** - June 8, 2003
- **Fitzgerald Theater** performances. Leased by MPR, with 160 events annually. Current home of Prairie Home Companion.
- **Garrison Kiellor** Block Party. 3000 people attend October event.
- **Minnesota Business Academy.** 400 students.



- **Minnesota Public Radio Expansion**
Master plan for four parcels existing building; replace 480 Cedar; close 9th street; connect Fitzgerald Theater and future development of triangle park; 125,000 sq ft expansion with increase from 260 staff to 360. Utilizes existing investment in studio space and news room.
- **MusicTech.** Site of original state capitol. 350 students, many of whom live in the area. Significant investment in recording studios. Could add a floor to the existing building (the former east science museum).
- **Saint Paul Fire Station.** 15,000 square foot fire station at the corner of 10th and Minnesota to replace existing facility in Public Safety building between Robert and Jackson.
- **Saint Paul Public Housing Authority.** New 68,000 square foot, four-story office building scheduled for completion in 2004. Includes a corner rain garden at Wabasha and 10th and 21,000 square feet of ground floor space for lease.
- **St. Josephs Hospital Expansion.** Five year, \$80 to 100M expansion plan, including parking, emergency facilities and medical office building. 250 beds and 1,200 employees.
- **State of Minnesota Dept of Health and Human Services.** Design to be completed in spring for 400,000 square foot office building. Includes 475 car parking facility and allowance for fire station.
- **Wabasha West streetscape improvements.** Over the next five years, the streetscape pattern developed for Wabasha will be constructed on Wabasha and St. Peter from 6th Street to 10th Street, including the 10th and Exchange Street blocks. Seventh Street from Kellogg to Wabasha will also be redone.



STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

This discussion sought to better define the boundaries of the precinct and, in a classic sense, differentiate between internal, to the precinct, strengths and weaknesses and external opportunities and threats. This distinction is important because the future of this area has to be resolved between immediate neighbors as well as outside influences. We had mixed results defining the boundaries. An immediate core focused on Cedar and Exchange was immediately recognized. The precinct certainly extended north to the expressway and south to Seventh, but the eastern and western edges were less clear. Does the precinct extend all the way east to the North Quad? Is there yet another precinct between the two? On the west, does it include Dorothy Day and Cleveland Circle, or does it stop short? We will continue to ask these questions as we proceed. What do you think? Why?

Given our central focus, the following internal strengths, weaknesses, opportunities and threats include:

Strengths:

- Lack of skyway system means people are on the street and views aren't obstructed
- Scale: block pattern and building scale are now pedestrian scale
- Places of assembly: MBA, FT, CP, MPR
- Success of org/ "residents"
- Arts & Culture
- People on street
- Variety students, etc
- Doesn't close at 5:00
- Historic buildings that exhibit exceptional building craftsmanship, particularly in masonry detail
- Lower traffic volume, pedestrian streets
- Proximity to Capitol, residential neighborhood
- Hospital investment commitment

Weaknesses:

- Potential elimination of Mary Hall facade on west side of precinct
- Possible scale change with future development
- East and west ends are less defined
- People don't know-brand "Cedar/Exchange"
- Mix of housing; too much low and affordable, not enough market rate
- Difficult to match high standard of existing architecture in new construction

- Lack of restaurants, retail
- Loss of parkettes
- 7th barrier
- Loose low-cost surface parking
- Lack of community gathering places

External opportunities include:

- LRT on Cedar
- Big investment
- Capital Area expansion
- Exchange St.-brand
- Street level
- Out state training groups using the north side venues and hotels
- Conf Center at Embassy St.
- Visual Clues
- Walk incentive
- Opportunity to connect capitol to downtown
- Population #s

Threats:

- LRT vibration may effect MPR - MusicTech equipment
- Capital area expansion may be single use, large scale buildings
- Tendency to internalize building design rather than embrace the street and larger neighborhood connection
- Funding mechanism
- Local culture and likelihood of embracing winter walking or other winter outdoor activity
- Development and land use Decisions on the east and west ends
- Budget cutbacks and building philosophy
- Street level vitality
- Perceived security problems post 9-11

PIN-UP

Most of the group stayed for the entire discussion of current plans and the SWOT, making a pin-up recap mostly unnecessary. However, several newcomers joined us and a general review ensued. The group had some preliminary discussions about what planning options should be pursued during the precinct planning work. The following will be forwarded for consideration by the task force.

1. Define a future vision of the area based on current views and policies plus an awareness of the changes are occurring and planned.
2. Aggressively define the role and function of the precinct as mixed use institutional, entertainment and residential neighborhood, then thoroughly brand and promote the place.
3. Consider changing the name from "Fitzgerald Park" to "Exchange Street" or "Place".

Next steps for this conversation include:

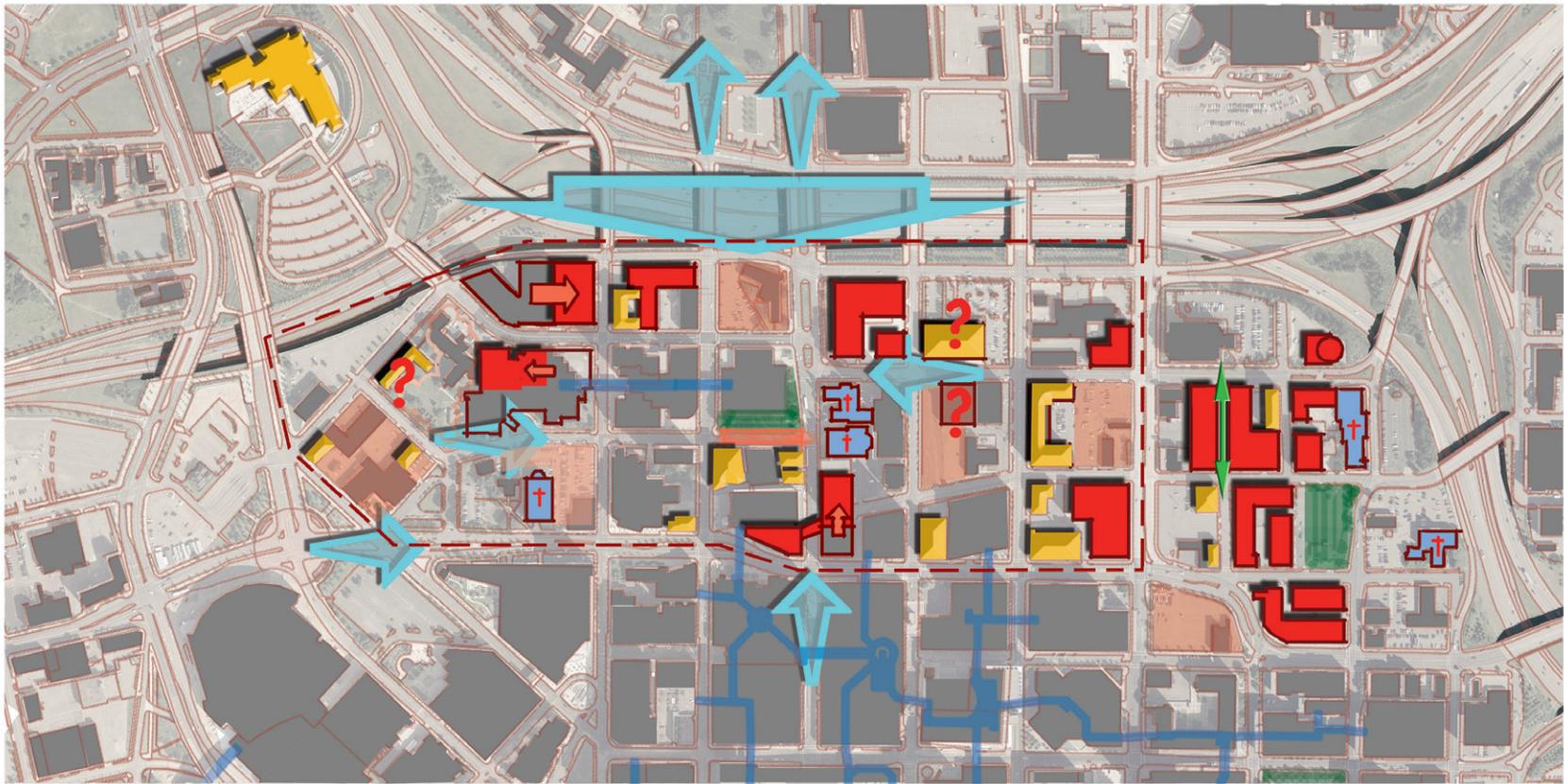
- Your feed back
- Adjunct Team discussion on February 14;
- Consideration by the Planning Commission in forming the Fitzgerald Park Precinct Planning Task Force
- Commencement of the Fitzgerald Park Precinct Plan in April



Participants:

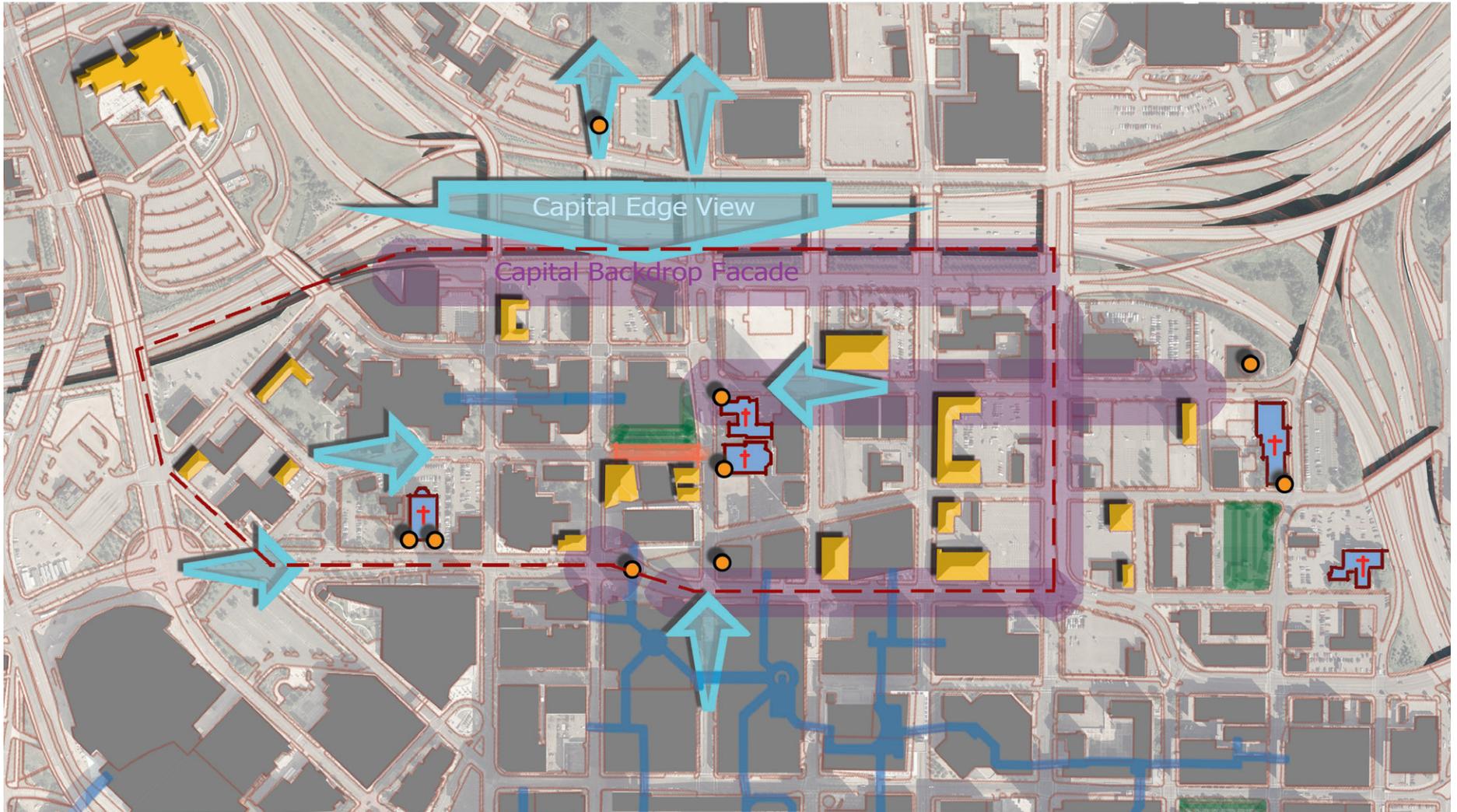
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| <input type="checkbox"/> Tim Agness, City of St. Paul | <input type="checkbox"/> Mark Basten, City of St. Paul | <input type="checkbox"/> Connie Coleman, Cedar Exchange | <input type="checkbox"/> Tim Griffin, Design Center | <input type="checkbox"/> Doug Maust, District Energy | <input type="checkbox"/> Linda Nelson, DHHS |
| <input type="checkbox"/> Tom Bailey, DHHS | <input type="checkbox"/> Scott Batulis, HealthEast | <input type="checkbox"/> Don Creighton, MPR | <input type="checkbox"/> Nancy Homans, City of St. Paul | <input type="checkbox"/> Irene Mbiti, St. Paul Housing Authority | <input type="checkbox"/> Jeff Nelson-Francois, MusicTech College |
| <input type="checkbox"/> Bake Baker, HGA | <input type="checkbox"/> Wes Chapman, State Admin | <input type="checkbox"/> Jim Davy, BWBR | <input type="checkbox"/> Adam Johnson, SPRC | <input type="checkbox"/> Linda McCracken-Hunt, Studio Five | <input type="checkbox"/> Gregory Page, SPRC |
| <input type="checkbox"/> Kay Baker, HealthEast | <input type="checkbox"/> Joan Chinn, City of St. Paul | <input type="checkbox"/> Margot Fehrenbacher, City of St. Paul | <input type="checkbox"/> Paul Mandel, CAAP Board | <input type="checkbox"/> Architecture | <input type="checkbox"/> Brian Sanderson, MPR |

Appendix 1 - Meeting Summary from January 2003 Workshop



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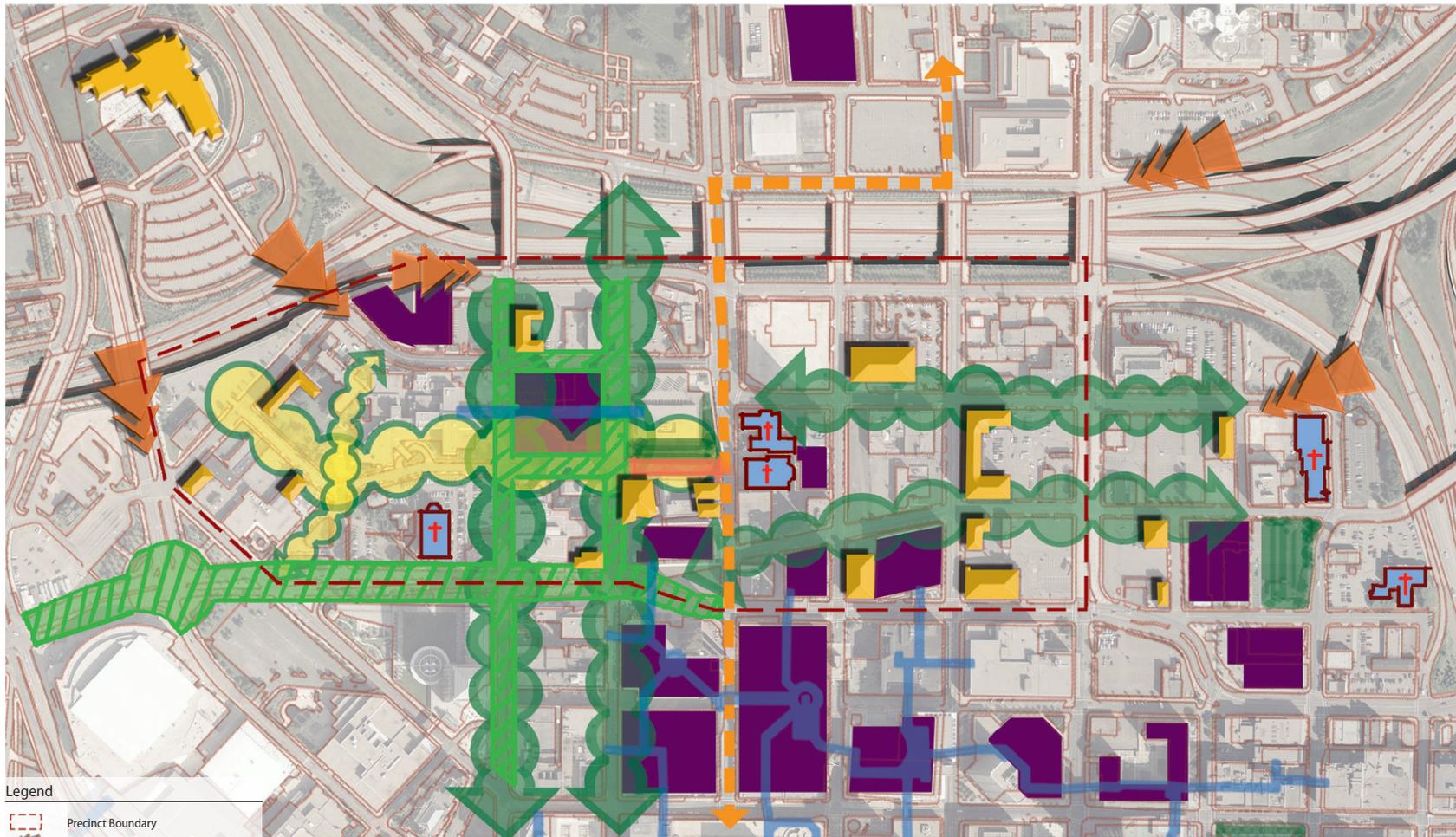
- Precinct Boundary
- Skyways
- ← Views
- Historic or Landmark Buildings
- Historic Churches (5)
- Parks/ Plazas
- New or Proposed Development
- Soft Sites
- Existing Buildings
- Parking Structures
- ↔ Temperance Street Extension



Legend

- Precinct Boundary
- Skyways
- ← Views
- Historic or Landmark Buildings
- + Historic Churches (5)
- Parks/ Plazas
- Image Opportunity Area
- Focal Point (steeple, tank, etc.)
- Existing Buildings
- Parking Structures

Appendix 3 - Results of January 2003 Workshop - Design & Appearance



- Legend
- Precinct Boundary
 - Decelerating Traffic from Freeway
 - Future LRT Route
 - Skyways
 - Key Route for Ped.-way
 - Routes w/ Potential for Ped.-way
 - "Wabasha West" Streetscape Extension
 - Historic or Landmark Buildings
 - Historic Churches (5)
 - Parks/ Plazas
 - Existing Buildings
 - Parking Structures

Appendix 4 - Results of January 2003 Workshop - Movement



Legend

- | | | | |
|--|--------------------------------------|---|-----------------------------------|
|  | Heart of Precinct |  | Historic or Landmark Buildings |
|  | Influence Area of Precinct Heart |  | Historic Churches (5) |
|  | Precinct Boundary |  | Parks/ Plazas |
|  | Decelerating Traffic from Freeway |  | Image Opportunity Area |
|  | Future LRT Route |  | Focal Point (steeple, tank, etc.) |
|  | Skyways |  | New or Proposed Development |
|  | Key Route for Ped.-way |  | Soft Sites |
|  | Routes w/ Potential for Ped.-way |  | Existing Buildings |
|  | "Wabasha West" Streetscape Extension |  | Parking Structures |
|  | Views |  | Temperance Street Extension |

Appendix 5 - Results of January 2003 Workshop - Issues & Opportunities



Appendix 6 - Figure/Ground



1. St. Joseph's Parking Ramp
2. St. Joseph's Hospital
3. Assumption Church
4. Zina Mini Mart, Rau Mitt, Dominoes, UN Bank Co. and vacant space
5. Ramsey County Juvenile Justice Center
6. Curfew Center
7. Viking Apts., Katsu Sushi and Latter Rain Flower Shop
8. Exchange High Rise
9. Gallery Building
10. Gallery Towers Condominiums

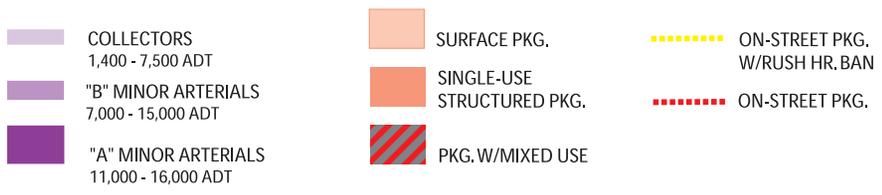
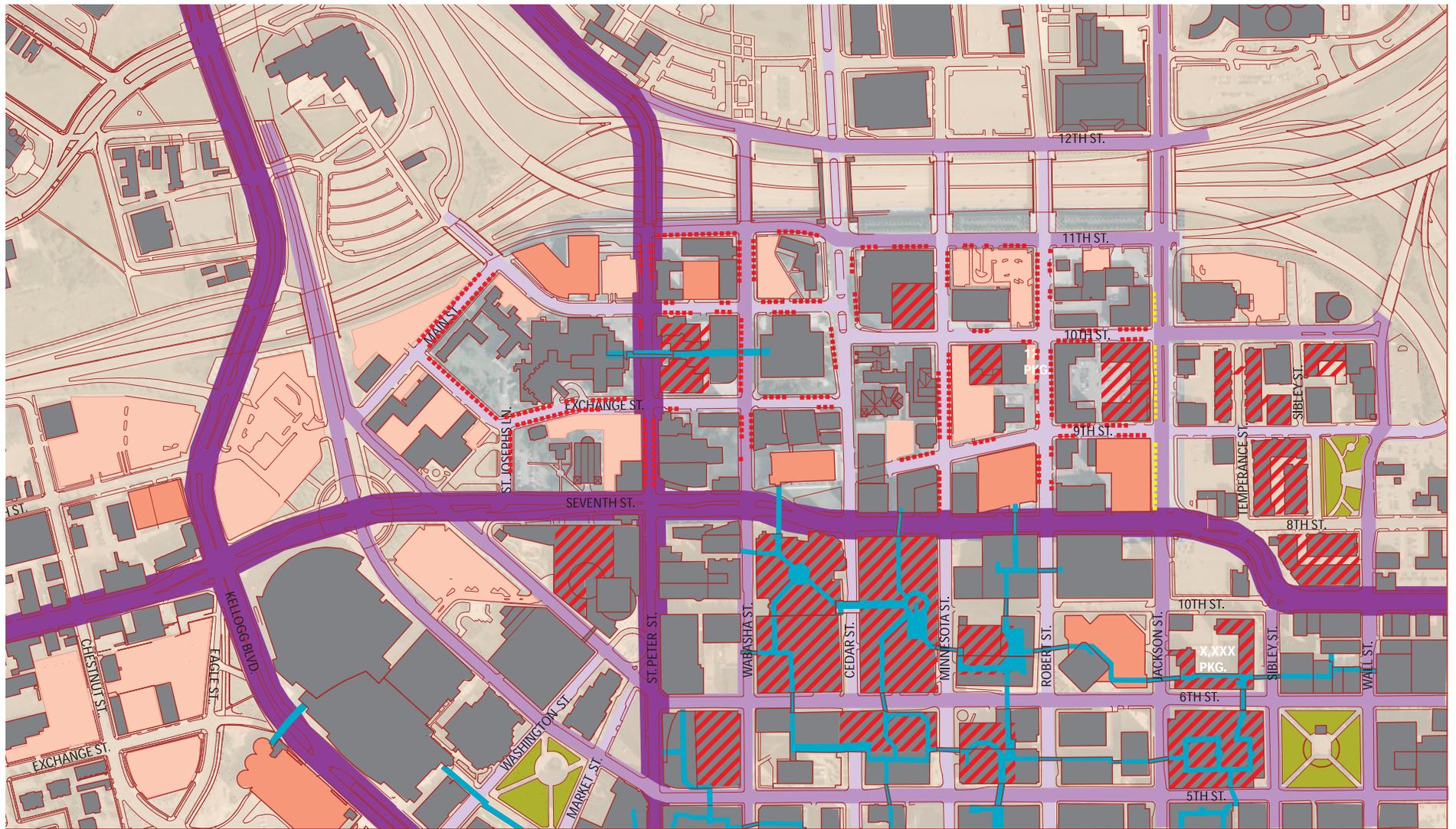
11. Minnesota Business Academy
12. Colonnade Building: Balloon World, House of Hair and Turning Heads
13. Public Housing Offices and pkg. ramp
14. 545 Wabasha
15. Ramsey County Public Health Center
16. Music Tech
17. Fitzgerald Theater
18. Central Towers Presbyterian Senior Housing
19. Exchange Building
20. World Trade Center/Mn. Childrens' Pkg. Ramp
21. Mn. Dept. of Human Services

22. St. Louis' Catholic Church & Rectory
23. Central Presbyterian Church
24. The Point of Saint Paul Condos
25. Union Gospel Mission Hsg.
26. MPR
27. Citywalk Condos
28. Public Safety Bldg.
29. Public Safety Annex Bldg.
30. Pedro's Luggage
31. Union Gospel Missions Child Care
32. Modern Furniture Co.
33. Robert St. Parking Ramp
34. BP Gas Station

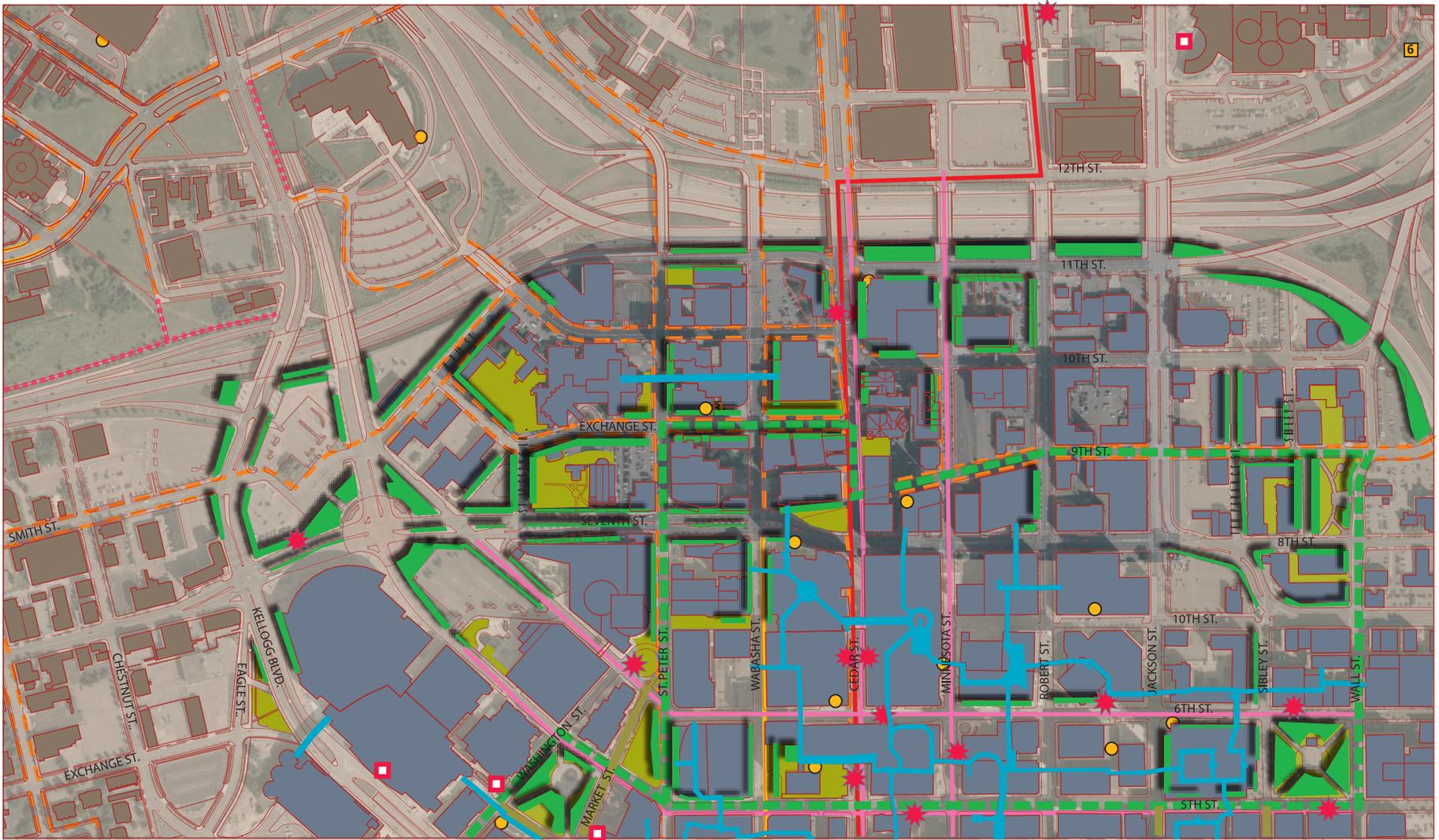
35. T. C. Fields' Insurance & Bonds
36. Alamo Kitchens
37. Produce Exchange
38. Rossmore Bldg.: Lofts, Atlas Staffing, Keys Café, Calvary Chapel, Bail Bond, AM Luggage, Nikita Cafe and vacant space
39. 10th & Jackson Lofts
40. City and County Credit Union
41. The Lowell
42. Urban Academy
43. Office Bldg. - vacant
44. Municipal Parking Ramp

- OFFICE
- RETAIL/COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- GOVERNMENTAL
- PARKING
- ★ FOCAL POINT
- HISTORIC BUILDING

Appendix 7 - Land Use

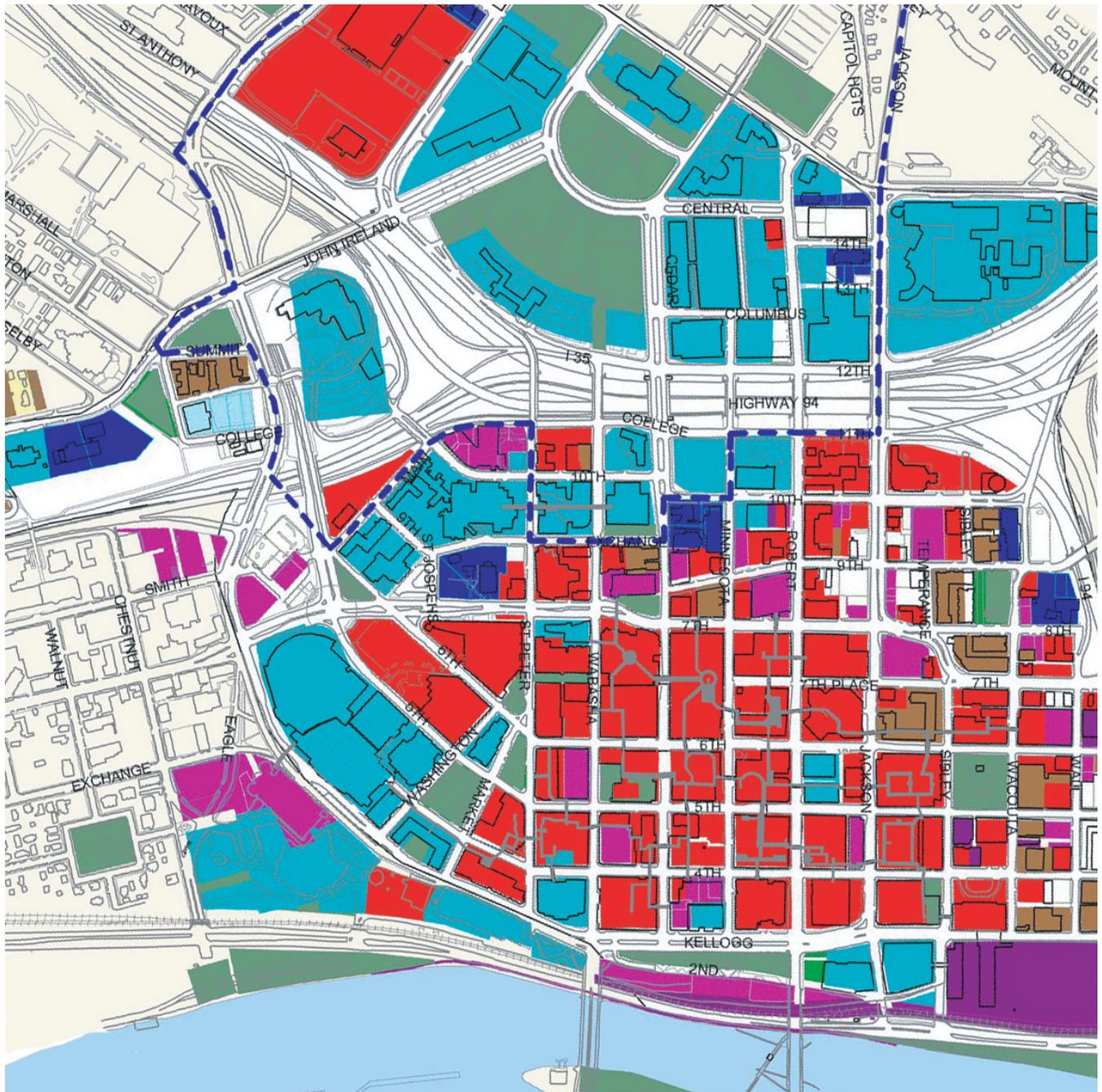


Appendix 8 - Parking Inventory and Traffic

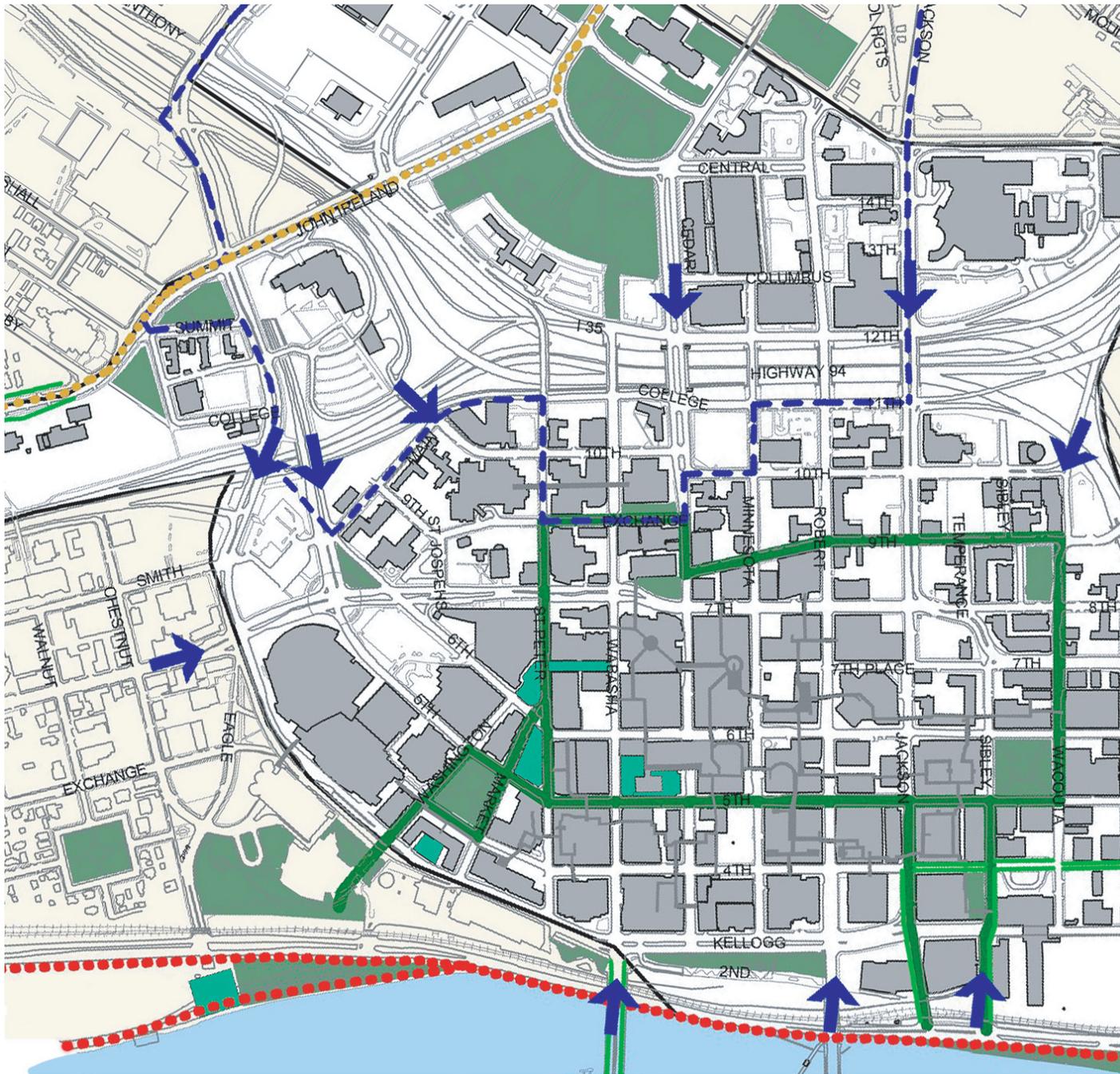


- | | | | |
|---|-----------------|---|--------------------|
|  | Bike Trails |  | Future LRT |
|  | Bike Racks |  | Pedestrian Loop |
|  | Bike Lockers |  | Taxi Station |
|  | Bus Lanes |  | Parks & Open Space |
|  | Transit Shelter |  | Tree Canopy |

Appendix 9 - Movement & Public Realm

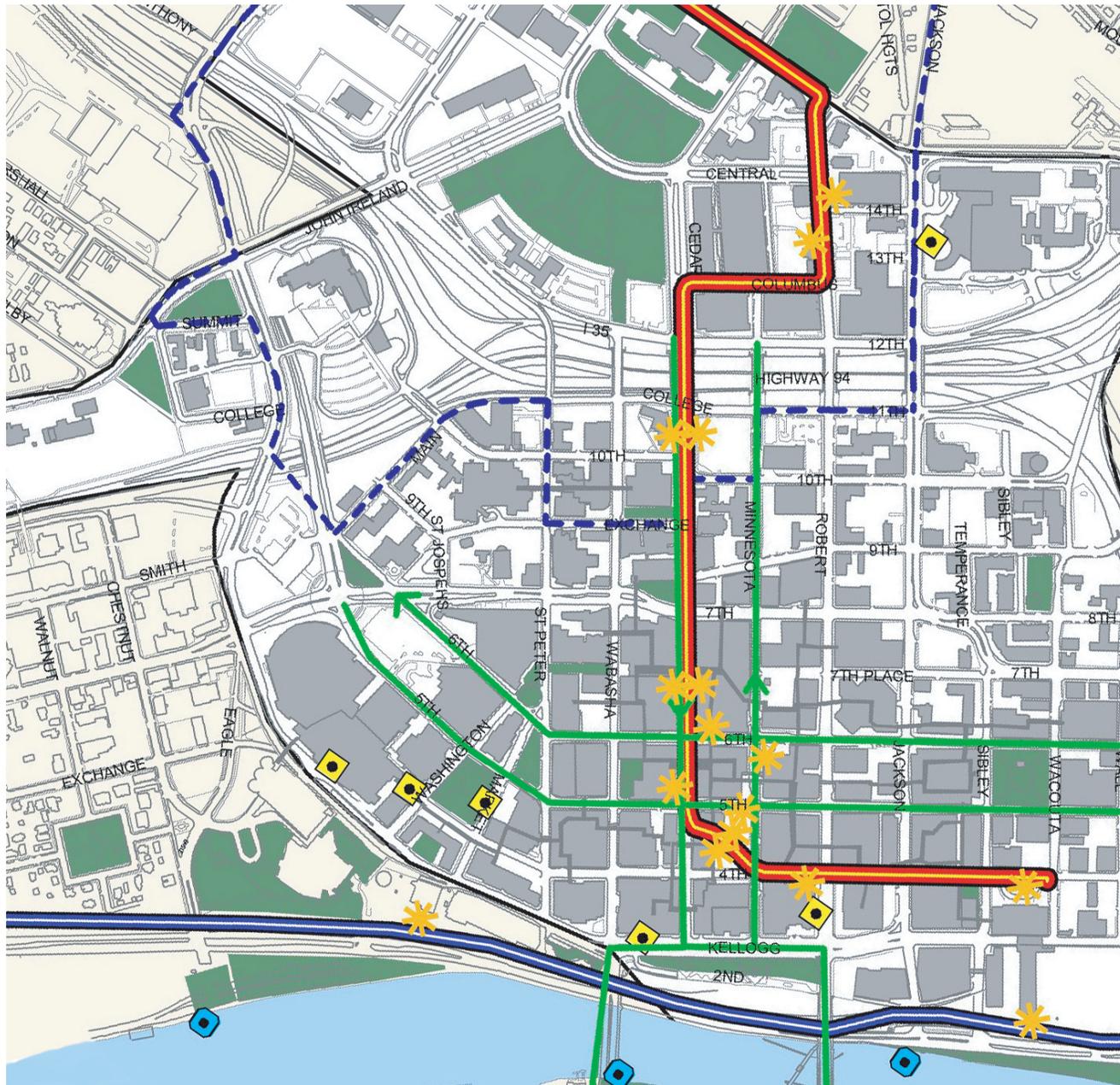


Appendix 10 - Downtown Development Strategy - Land Use



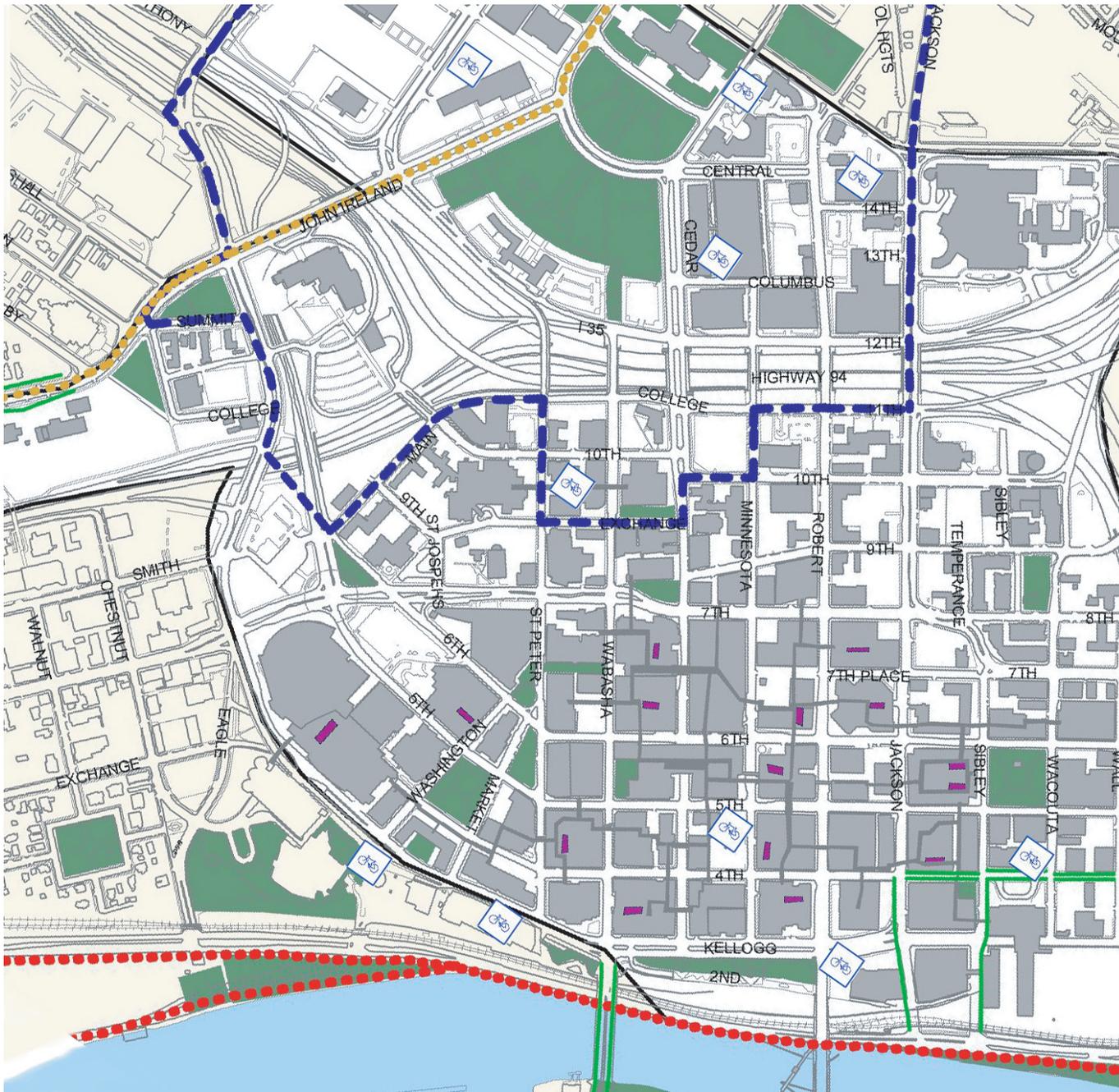
- Legend**
- - - Capital Planning Area
 - District 17
 - Skyways
 - Area Outside District 17
 - ➔ Entrances
 - On-street Bike Lanes
 - ⋯ Regional Bike/Ped Trail
 - ⋯ Prop. Bike/Pedestrian Path
 - Pedestrian Walkway
 - Park Loop
 - Parks
 - Public Plazas
 - Farmers Market

Appendix 11 - Downtown Development Strategy - Public Realm



- Legend**
- Capital Planning Area
 - District 17
 - Skyway
 - Structures in Dist. 17 - 1996
 - Parks and Plazas
 - Area Outside District 17
 - * Major Transit Stops
 - Major Bus Routes
 - Prop. Cmtr. & H.Speed Rail
 - Prop. LRT Alignment
 - Taxi Stands
 - Prop. Water Taxi Stops

Appendix 12 - Downtown Development Strategy - Transit



- Legend
- Capital Planning Area
 - District 17
 - Skyway
 - Structures in Dist. 17 - 1996
 - Area Outside District 17
 - Parks and Plazas
 - Bike Lockers
 - On-street Bike Lanes
 - Regional Bike/Ped Trail
 - Proposed Bike/Ped Trail
 - Pedestrian Walkway

Appendix 13 - Downtown Development Strategy - Bike & Pedestrian System

Land Use

Key Themes

- * Maintain and increase diversity of land uses, including arts and cultural amenities
- * Proximity to businesses that serve resident needs
- * Desire for pedestrian-friendly, street-level retail
- * Balance between residential and commercial uses
- * Small businesses more appropriate
- * Create 24/7 neighborhood
- * Housing mix

Workshop Results

- + Access to a variety of uses, including History Center and skyways
- + Drug store, post office, grocery
- + Candyland, Ordway
- + Mickey's Diner
- + **Arts, cultural and economic amenities and diversity - businesses, residential, theaters, churches, libraries, museums, Landmark Center**
- + Many places to assemble - e.g. Minnesota Business Academy, Fitzgerald Theater, MPR
- + Doesn't close down after 5:00 p.m.
- + Hospital investment
- + Alano Society - proximity to client base
- + Central location
- + Access to government
- + **Close to Farmers' Market, hotels, theaters, doctors, work, restaurants, Capitol**
- + **Convenience due to so many needs being within walking distance**
- Need to retain the arts
- **Affordable movie theaters**
- **Need to inventory and keep existing small businesses**
- Tax levels
- **No professional sports venues - too big**
- Need to motivate property owners to lease or activate vacant space
- Retail connections to other retail areas
- Affordable housing
- **Need for more retail and restaurants, including department store, \$1 store, grocery store with late hours, small businesses**
- **Restaurants, retail stores, services that don't stay open after 5 p.m. or on weekends**
- **Lack of pedestrian-friendly street-level retail**
- Mix of housing - too much low-income and affordable, not enough market-rate
- **Need for liquor store**
- Need for more support for existing entertainment venues and restaurants
- Density of social service agencies
- Potential loss of buildings by eminent domain
- **High commercial vacancies throughout downtown**
- Balance commercial, residential needs of area
- Uncertainty about future given ? about stadium
- New development needs to be mixed-use - e.g. impact of single-use State office buildings
- **Parking is difficult, unreliable, expensive and discourages retail**
- Lack of public year-round gathering place - coffee houses, deli, etc.
- Physical and economic impact of new State office buildings, and impact on neighborhood vibrancy
- **Who drives retail?**
- No requirement for on-site parking as building conversions occur - crowds streets with double-parkers
- Gallery Tower atrium reuse
- Concentration of buildings/uses that don't generate property tax revenue
- Need for community center
- Rumors of Musictech expansion - impact on Great American History Theater
- Potential elimination of Mary Hall due to hospital expansion
- East and west ends less defined
- Large areas of land being used for low-cost surface parking
- How to handle significant amount of investment planned

Appendix 14 - Key Themes from 4-29-04 Citizen Workshop

Design and Appearance

Key Themes

- * Retention, preservation, adaptive reuse of historic buildings
- * Neighborhood beautification
- * Height and scale of new buildings, and compatibility with historic architecture
- * Human-scaled

Workshop Results

+ Human-scale and pedestrian-friendly

- + Steeples - nice architectural form
- + View of Capitol
- + Diverse blend of old and new architecture
- + Great neighbors
- + Feel comfortable, safe
- + **Charm, texture, scale, historic character of older buildings - e.g. churches, Public Safety Building**
- + No skyways - people are on the street and views are unobstructed
- + Pedestrian-scaled block pattern, building scale
- + Success of organizations, residents
- + Variety of residents, including students
- + Historic buildings exhibit exceptional building craftsmanship
- Historic preservation - adaptive reuse of historic buildings - e.g. Public Safety Building
- **Whether a Twins stadium fits**
- Billboards that block views
- Monotony of building types
- Maintaining and increasing property values
- Need for Adopt-A-Block to keep neighborhood clean
- Visibility of resources in neighborhood and need for better exterior signage- e.g. History Theater
- Need for neighborhood beautification

- Height, scale of new buildings
- Appearance of gateways, especially 10th Street
- Potential scale change with future development
- Difficult to match high standard of existing architecture in new construction
- Tendency to internalize building design rather than embrace the street and larger neighborhood connections
- Impact of budget cutbacks on building quality
- Need for uniform streetscape
- Need for visual clues



Appendix 14 - Key Themes from 4-29-04 Citizen Workshop

Movement

Key Themes

- * Pedestrian-friendly street character and block pattern
- * Balance of accommodations for pedestrians, transit (bus and LRT), bikes, cars
- * Improvement, extension of skyway system
- * Connections with adjacent areas - east/west, north/south
- * Parking

Workshop Results

- + Bicycle paths
- + Skyways
- + Pedestrian connections - e.g. can walk to restaurants, Capital Mall
- + Bus service
- + Walkable, compact downtown, including proximity of river
- + Lower traffic volumes mean pedestrian-friendly streets
- + Freeway access
- + On-street parking
- + Transportation - can get anywhere in the Twin Cities from here

- Skyway issues - extension of system; need for longer, regular, predictable hours

- Bikes on sidewalks
- Consider tunnel as alternative to skyways
- Confusing traffic circulation
- Trolley - connecting circulator
- Planning for and impact of light rail transit
- Adequate public parking
- Regional connections to places like Minneapolis, Bloomington
- Extension of street improvements (Wabasha West)
- Alternatives to auto-dominance, e.g. pedestrian/bike-only areas
- Transit needs to be provided for downtown residents; bus stops need to be placed where they are more convenient to riders
- Inadequate bike accommodations (lockers, bike lanes, etc.)

- Need good access to parking for History Theater patrons
- Closing streets creates barriers to movement - e.g. 9th Street
- **Connections:**
 - north-south to Capitol and river**
 - east-west to connect Wacouta Commons, Fitzgerald Park, Cleveland Circle**
- General pedestrian safety, including pedestrian-friendly street crossings (especially at 9th/Minnesota since traffic lights were removed)
- 7th Street is a barrier
- Light rail transit vibration may affect MPR and Musictech, but is also a major benefit in terms of transit connections
- Street-level vitality
- Need to give people incentives to walk
- Potential use of streets for events



Public Realm/Public Safety

Key Themes

- * Importance of central gathering place
- * Street and sidewalk maintenance, cleanliness, vitality
- * Need for a park
- * Importance of community policing, safety

Workshop Results

- + 7th Place
- + Harriet Island and Mississippi River
- + Parks
- Lack of public art
- **Lack of clean, well-maintained streets and sidewalks year-round, including cigarette butts, broken sidewalks**
- **Need for green space, gardens, a park**
- Need to maintain and increase property values
- Lack of comprehensive lighting plan for safety and beautification
- Lack of designated spot for pets
- Reuse of public atrium in Gallery Tower building
- Street people, begging
- **Need to maintain good level of community policing (friendly and responsive), extend hours for police protection**
- Crimes against residents
- Lack of public restrooms
- Impact of Level 3 sex offenders
- Street-level activity lacking, due to lack of street furniture and amenities, impact of skyways on liveliness of public realm
- Need for vibrant night life and low crime within precinct as well as throughout downtown
- Skyway safety at night
- Return of mounted police?
- Perceived security problems post-9/11



Natural Environment

Key Themes

- * Freeway impact
- * Noise

Workshop Results

- Freeway noise and barrier between downtown and Capitol
- Noise of sirens



Neighborhood Identity/Communication

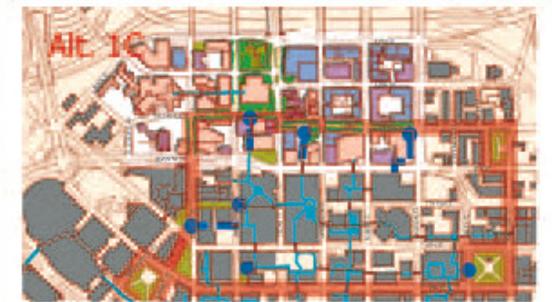
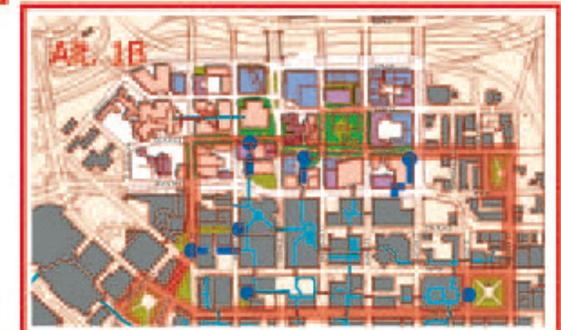
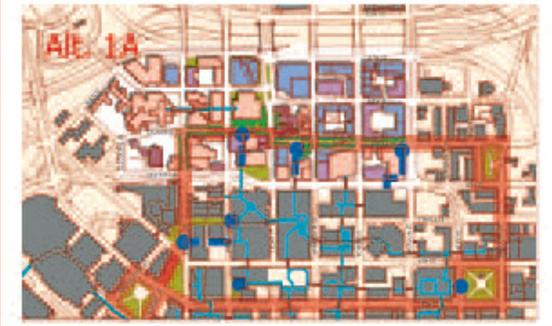
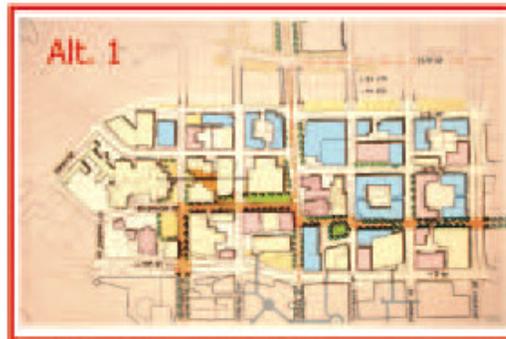
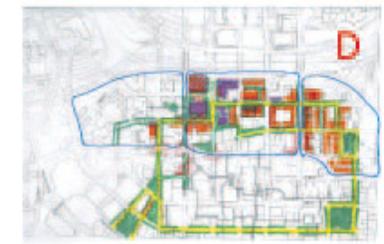
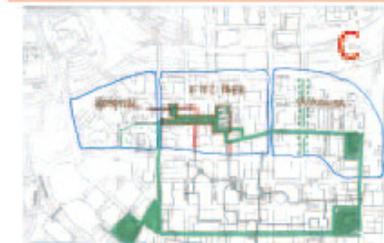
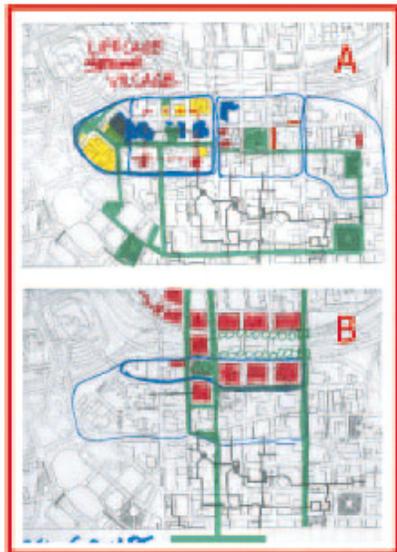
Key Themes

- * Neighborhood communication, publicity, marketing
- * Places to gather and share

Workshop Results

- Need for venue, place to publicize neighborhood resources
- **Need for neighborhood communication and publicity (via signage, neighborhood newspaper, event publicity) about neighborhood resources, events, restaurants - for residents and visitors - and to give the neighborhood an identity**
- Engage businesses, developers in plan implementation
- Loss of Skyway News
- **Need for block club**
- Lack of community gathering places





Appendix 15 - Plan Chronology

Acknowledgments

Many thanks to the hundreds of citizens who gave their time and energy to prepare the Fitzgerald Park Precinct Plan. It was a privilege to give voice to your vision for the future of your neighborhood.

Fitzgerald Park Precinct Plan Task Force

Bob Spaulding, Resident, Co-Chair
Matt Mejia, Planning Commission, Co-Chair
Brad Schaeppi, PAK Properties
Paul Mandell, Capitol Area Architectural and Planning Board
Kay Baker, St. Joseph's Hospital
Virginia Nugent, Great American History Theatre
Bill Buth, Building Owners and Managers Association
Kath Ouska, Minnesota Department of Administration/
State Architects Office
Pat Wolf, Commercial Real Estate Services
Mark Houge, CRESA Partners
Ellen Watters, Saint Paul Area Chamber of Commerce
Brian Sanderson, Minnesota Public Radio
Tony Bol, Minnesota Public Radio
Lee Koch, Capital City Partnership
Jon Gutzmann, Saint Paul Public Housing Agency
Irene Mbiti, Saint Paul Public Housing Agency
Christine Podas-Larson, Public Art Saint Paul
Patrick Whalen, McNally Smith College of Music
Zara Kinnunen, McNally Smith College of Music
Jerry Neff, Minnesota Business Academy
Bud Kleppe, The Pointe
Rod Halvorson, City Walk
Peter Brown, Alatus Partners
Sister Marie Henri Grenier, The Colonnade
Matthew Schneider, Produce Exchange
Greg Horan, Central Towers
Bob Clough, Central Towers
Marge Romero, Cedar Exchange/Central Presbyterian Church
Gladys Morton, Resident/Planning Commission
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Alaya Sexton, Produce Exchange/Vitality
Carl Pedro, Pitera & Associates

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Nancy Adair	Linda Fleming	Sylvia Lokken	Tom Sandberg
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Eugene Bauer	Veronica Haessig	Richard Miller	Susan Thomas
Sandy Beitsch	David Hallgren	Paul Mohrbacher	Jean Tom
Daniel Benson	Connie Hill	Janet Montez	Al Uhl
Joanne Benson	Alice Hurley	Mike Moody	Kathy Underwood
Ruth Blackman	Richard Kinde	Oletha Munroe	John Welckle
Olive Boese	Mike Klassen	William Munroe	Suyapa Weston
Barbara Caron	Becky Klay	Edie Naiman	Tate Weston
Charles Coad	Mary Krueger	Delores Newton	Sandy White
Bob Connor	Violet Ledo	Betty Obermeier	Jeannie Williams
Perry deStefano	Alice Lehman	Carla Petersen	Matt Wiltermuth
Laura Ecklund	Nancie Limn	Dean Potter	Elaine Wray
Eileen Eikill	Lynette Lisell	Emma Robbins	Frank Wray

CapitolRiver Council Long-Range Planning Committee

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Larry Englund	Mark Karason	Jim Miller	Bob Spaulding
Tim Griffin	Bud Kleppe	Katie Sabaka	

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