2.20 Seek clarification from the Minnesota Legislature on the language of Minnesota Statutes 242 and 469 to improve the process of transferring tax forfeit properties between Ramsey County and the City and/or the Housing and Redevelopment Authority. $

Currently the City and the Housing Redevelopment Authority have the right of first refusal on all tax forfeit properties either for public use or for redevelopment purposes. Changes in state legislation are needed to define more clearly the issues resulting from varying interpretations of the statutes that affect both the process and transfer issues; the objective is to streamline the process so it is more effective and efficient.

Regulation

The *Saint Paul Zoning Code* is both strategic and flexible in its approach to how land in industrial districts is used. It permits a wide variety of manufacturing and other industrial uses. Contrary to the stated intentions of industrial districts, many non-industrial uses are also permitted. Practically, industrial districts have been designed to accommodate businesses and facilities that might not be welcome in other areas of the city. There are concerns that industrial land will be developed with non-industrial uses, which often produce a higher rate of return on an investment than industrial uses. In response, many cities prohibit residential uses in industrial areas; others do not prohibit non-industrial uses but limit their size and number and require that they be subject to discretionary review. The policies in this section are intended to facilitate the stability of Saint Paul's industrial and employment base.

2.21 Prepare regulations for conditional use review of specified uses (to be identified in a study of principal uses permitted in industrial districts) for the purposes of ensuring compatibility of non-industrial uses with the primary industrial function of the district and of protecting the employment base. $

Some non-industrial uses are compatible with industrial uses, while other permitted uses may weaken the industrial character of the district and its employment base. The study is intended to determine how conditional use review for specified uses will be used to protect the industrial character of these districts. It will address the following issues:

- Maintenance of the city's industrial employment base;
- Benefits to existing and future industrial uses;
- Significant adverse impacts on nearby industrial uses; and
- Significant alterations to the overall industrial character of the area, based on the existing proportion of industrial and non-industrial uses and on the effects of incremental change.

2.22 Revise the list of principal uses permitted in industrial districts to ensure compatibility with the primary industrial function of the district for the purpose of protecting the employment base. $

The *Saint Paul Zoning Code* permits a wide range of non-industrial uses in industrial districts. Non-industrial uses undermine the viability of the industrial

Saint Paul's location as a transportation, manufacturing, and distribution center for the northwestern United States for more than 100 years, and the downsizing of many of these businesses, has left the city with a large amount of contaminated property. Since the 1980s approximately 1,000 acres of brownfields have been investigated, cleaned up, and redeveloped by the City and the Port Authority for light industrial, commercial, and residential uses. This effort has resulted in approximately 4,000 jobs at firms operating on redeveloped brownfields and a significant property tax base increase. Remediation and redevelopment of brownfields in Saint Paul is far from done. Local, state, and federal programs to remediate brownfields, developed during the last 20 years, have been effective but they are also complex and under-funded. Public financial and programmatic assistance is necessary to overcome the extra cost and perception problems associated with the remediation and reuse of brownfields.

sector and the city's employment base. The study will determine how the list of principal uses can be revised to strengthen the industrial sector.

2.23 Establish site plan review standards for the I1, I2, and I3 districts for the purposes of providing for the efficient use of land and enhancing the aesthetic quality of the district.

TN development standards incorporated into the IR district enhance the appearance and functionality of an industrial development so the district is compatible with nearby commercial and residential areas. Efficient use of a parcel will yield greater numbers of jobs for each acre of development than inefficient use.

Brownfields Remediation

Brownfields are abandoned, idled, or under-utilized industrial and commercial properties. Brownfields should be remediated before they can be redeveloped because of actual or suspected environmental contamination. Industrial buildings and property, rail yards, petroleum tank farms, old dumps, dry cleaning establishments, printing establishments, and painting establishments, often become brownfields. Because of the cost of cleanup, many brownfields remain undeveloped. Redevelopment of a brownfields site is more expensive than development on uncontaminated property because of the investigation and cleanup obligation.

The social and economic vitality of a city, especially employment opportunities for its residents, is adversely affected if underdeveloped or vacant properties are not redeveloped, while the redevelopment of brownfields restores and enhances a city's employment and property tax base. An additional benefit of brownfields redevelopment is the reuse of existing infrastructure capacity.

2.24 Create a brownfields redevelopment group within the Department of Planning and Economic Development (PED).

The brownfields redevelopment group will do the following:

a. Prepare an inventory of brownfields sites. To assemble the inventory, the brownfields redevelopment group will use information in databases assembled by the Minnesota Pollution Control Agency (PCA) and the United States. Environmental Protection Agency (EPA), as well as Sanborn maps describing how buildings and sites were used historically;
b. Prepare a brownfields redevelopment strategic plan that includes a comprehensive approach to remediation and redevelopment of brownfields; the strategic plan will include, but not be limited to, applications for funding from local, state, and federal agencies, as well as tools for redevelopment and remediation using cost effective means, particularly leveraging development financing by the private sector;
c. Provide developers and property owners, particularly those not aware of financial and programmatic assistance available for brownfields redevelopment, with information about