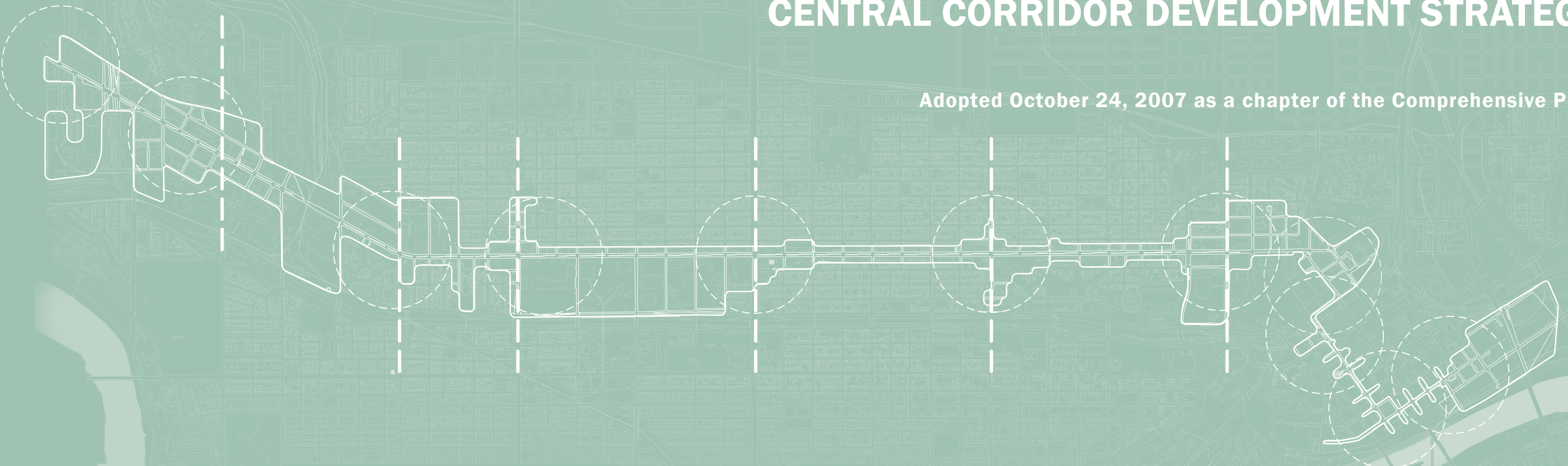


City of Saint Paul CENTRAL CORRIDOR DEVELOPMENT STRATEGY

Adopted October 24, 2007 as a chapter of the Comprehensive Plan



Where We Are Today

What We Want

What It Should Look Like

How We Get There



ZAN ASSOCIATES

URBAN STRATEGIES INC



The Central Corridor represents a tremendous opportunity and challenge for Saint Paul. If the community takes full advantage of plans to construct light rail transit (LRT) on University Avenue, linking downtown Saint Paul with the University of Minnesota and downtown Minneapolis, the result will be stronger businesses, more vibrant neighborhoods and a more beautiful urban place.

While constructing the light rail line is a multi-jurisdictional effort, planning for the related physical, economic and social development of the Central Corridor is the City of Saint Paul's responsibility. This document, the Central Corridor Development Strategy, establishes a vision and set of strategies for how the Central Corridor should grow and change over the next 25 – 30 years in response to the LRT investment.

The work represented here is the result of a nine-month process of community involvement, discussion and review. To guide this work, Mayor Chris Coleman asked the Planning Commission to establish two community-based task forces, one focused on University Avenue, the other on the downtown core and Capitol area. These task forces each include 15-20 people who are representative of area residents, businesses and communities of color, as well as those with interest and expertise in areas such as affordable housing, real estate, urban design, finance, sustainability and transit-oriented development. The task forces were assisted by City of Saint Paul staff and a consultant team led by Urban Strategies, Inc.

The Central Corridor Development Strategy will frame dozens of individual decisions that will be made in the Corridor over the next decade and beyond. It will guide public decisions about land use and zoning, capital investments and the delivery of city services. And it will guide private decisions relative to buying homes, and locating and expanding businesses. It will challenge the community to think about incorporating alternative strategies into redevelopment activities, connecting transit with pedestrian and bicycle routes, enhancing the role of the arts in neighborhood life, and preparing a skilled work force to build the rail line itself. The Strategy will not include all the detail, but it will create a framework for more detailed planning in the future. This will include work on regulatory changes and station area planning, as well as special studies and initiatives related to inclusionary housing, parking management, strengthening local businesses, public art, bicycle-pedestrian connections and more.

Thank you for your interest in the Central Corridor!

We thank all of those who contributed to create the the Central Corridor Development Strategy and in particular:

University Avenue Central Corridor Task Force

Reynaldo Aligada, Co-Chair Area Resident

Veronica Burt Central Corridor Equity Coalition

Julie Causey, Co-Chair Western Bank

Betty Charles Shear Pleasure Salon

James Erkel Minnesota Center for Environmental Advocacy

Joan A. Grzywinski Central Corridor Partnership

Courtney Henry McDonalds Restaurants

Vatou Her Vatou Her Insurance Agency, Inc.

Seltu Jones Public Artist

Richard Kleinbaum Area Resident

Juan Linares Latino Economic Development Center

Byron Moore St. James AME Church

Marilyn Porter, Co-Chair Planning Commission

Nieeta Presley Aurora/Saint Anthony Neighborhood Development Corporation

Jonathan Sage-Martinson Sparc

Robert O. Straughn Area Resident

Mai Thor Area Resident

Bao Vang Area Resident

Anne White District Councils Collaborative

Brian Winkelaar IBEW Local 110

Capitol/Downtown Central Corridor Task Force

Ta-coumba Aiken Lowertown Artist

John Bennett University Bank

Michael Burns District Energy St.Paul

Larry Englund Area Resident, Capitol River Council

Jose Gonzalez Bush Foundation

Jerry Hersman Green Tree Servicing LLC

Kim Hyers Area Resident

Pat Lamb Area Resident

Rhys Ledger Teamsters Local Union No. 120

Craig Lien Welsh Companies

Phil Mason Ecolab

Paul Mohrbacher, Co-Chair Science Museum of Minnesota

Michael Noble Fresh Energy

Susan Rani Rani Engineering Inc.

Deborah Rathman AIA Saint Paul

Steve Schmidt Xcel Energy

Kristina Smitten, Co-Chair Planning Commission

Diane Thormodsgard US Bank

City of Saint Paul Staff

Melvin Carter Mayor's Office

Christina Danico Department of Planning & Economic Development

Donna Drummond (Team Leader) Department of Planning & Economic Development

Shawntera Hardy Department of Planning & Economic Development

Nancy Homans Mayor's Office

Anne Hunt Mayor's Office

Michael Klassen Department of Public Works

Shoua Lee Department of Planning and Economic Development

Allen Lovejoy Department of Public Works

John Maczko Department of Public Works

Jake Rife Department of Planning & Economic Development

Jessica Rosenfeld Department of Planning & Economic Development

Joe Spah Department of Public Works

Joe Spencer Mayor's Office

Va-Megn Thoj Mayor's Office

Lucy Thompson Department of Planning & Economic Development

Sarah Zorn Department of Planning & Economic Development

Consulting Team

Bryan Bowen Urban Strategies

George Dark Urban Strategies

Melanie Hare (Project Lead) Urban Strategies

Craig Lametti Urban Strategies

Monique Mackenzie SRF Consulting Group Inc.

Jeff Patterson Colliers Turley Martin Tucker

Gail Shillingford Urban Strategies

Rodger Skare Colliers Turley Martin Tucker

Charleen Zimmer ZAN Associates

Adjunct Staff

Tim Griffin Saint Paul on the Mississippi Design Center

Paul Mandell Capitol Area Architectural and Planning Board

The City of Saint Paul gratefully acknowledges financial support from the McKnight, Saint Paul, and Bigelow Foundations which helped fund this community planning process.

Table of Contents

1	Where We Are Today	
	1.1 The Opportunity	- 01 -
	1.2 What is the Central Corridor	- 03 -
	1.3 The Corridor Today	- 05 -
	What We Heard	- 05 -
	Moving Through the Corridor	- 06 -
	Market Conditions	- 07 -
2	What We Want	
	2.1 The Vision	- 11 -
	2.2 Principles	- 12 -
	2.3 Objectives & Strategies	- 13 -
	2.4 90 Initiatives for the Corridor	- 17 -
3	What It Should Look Like	
	3.1 Public Spaces & Places	- 29 -
	3.2 Defining Areas of Change and Stability	- 37 -
	3.3 Towards a Transit Supportive Corridor	- 39 -
	3.4 In the Downtown	- 59 -
	3.5 At Stations	- 77 -
4	How We Get There	
	4.1 A Transit Opportunity Zone	- 83 -
	4.2 Regulatory Framework Recommendations	- 85 -
	4.3 Implementation - 21 Community Building Strategies	- 91 -
5	Glossary of Terms	- 97 -