

# South St. Anthony Park Small Area Plan and 40-Acre Study

*An Amendment to the Land Use  
Chapter of the Comprehensive Plan*



Adopted by the Saint Paul City Council  
on July 28, 1992



## **South St. Anthony Park Small Area Plan and 40-Acre Study**

### **Introduction**

The South St. Anthony Park Small Area Plan and 40-Acre Study looks at land use, zoning, and related development issues for the areas around two key intersections in St. Anthony Park: 1) Raymond and University Avenues; and 2) Raymond Ave. and Energy Park Drive. The plan was developed by a neighborhood-based task force appointed by the Saint Paul Planning Commission. The task force's recommended strategies for land use, zoning, and redevelopment are intended to guide new development to insure the best mix of residential, commercial, and industrial activities, and to preserve the neighborhood integrity of South St. Anthony Park.

### **Raymond Ave./University Ave.**

This is primarily a commercial area, with industrial uses predominating to the south and the South St. Anthony residential neighborhood bordering it on the north. Just beyond Highway 280 to the west is the currently developing Westgate office-industrial park and the recently rehabbed Court International office building. Neighborhood-oriented retail businesses are focused along Raymond Ave. north of University. Important assets for the area include its direct access to Interstate 94 and Highway 280, and its location midway between the two downtowns.

The community's vision for this area is to: 1) create a more identifiable office/retail node; 2) encourage a smoother transition of land uses on the block north of University Ave. and west of Raymond Ave.; 3) retain and enhance the area's warehouse district character; 4) improve the area's attractiveness and friendliness to pedestrians; 5) promote and support the development of an arts district; and 6) preserve and build upon the character of the area's historic structures. Key recommendations to achieve these goals include:

- Rezone the blocks adjacent to the Raymond Ave./University Ave. intersection from industrial (I-1 and I-2) to commercial (B-3) use.
- Encourage redevelopment of soft areas in the block north of University and west of Raymond with office/commercial uses; in particular consider residential over office/commercial/artist studios uses for the north half of the block on Territorial Road.
- Develop shared use parking lots in identified areas to address the existing parking shortage.
- Emphasize adaptive reuse of existing buildings, rather than wholesale clearance and redevelopment.

- Strengthen the Raymond Ave. retail area by attracting more neighborhood retail and service businesses, creating an off-street parking area for retail customers, and implementing coordinated facade and streetscape improvements.
- Encourage redevelopment and reuse of buildings for arts activities where appropriate.
- Enforce design requirements for new construction and redevelopment addressing building and parking lot setbacks, facade treatments, signage, and landscaping to preserve and enhance the pedestrian-oriented character of the area.

### **Raymond Ave./Energy Park Drive**

The community's vision for this area is to create a north-south land use and transportation link along Raymond Ave., joining together the North and South St. Anthony Park neighborhoods. The presence of the two Burlington Northern R.R. mainlines, and the predominance of industrial uses in between create a sense of separateness now between the two neighborhoods. The community hopes to create a link or sense of connection by: 1) strengthening and maintaining the residential neighborhood centered around Everett Court; 2) supporting the neighborhood commercial development on the northwest corner; 3) encouraging redevelopment of the remaining area with attractive office or light industrial uses; 4) implementing a plan for a small park on the southwest corner; and 5) implementing design requirements for new construction and redevelopment. Key recommendations to implement this vision include:

- Rezone the Everett Court residential area from industrial (I-1) to residential (RM-2).
- Support the Park Crossing housing development southeast of Raymond Ave. and Energy Park Drive.
- Amend the West Midway-South St. Anthony Park Redevelopment Plan to include this area and authorize recommended redevelopment activities.
- Encourage redevelopment of the southwest corner with attractive office/light industrial uses if the trucking firms there relocate in the future.
- Enforce design requirements addressing building/parking lot design and placement, and site landscaping for new development and redevelopment in the area.

### **Questions?**

Please direct any questions about the plan, or requests for additional copies of the plan, to Donna Drummond of the St. Paul Department of Planning and Economic Development at 266-6556.

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Approved by the South St. Anthony Park  
Small Area Plan Task Force  
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