

**FEATURES OF FINAL CONCEPT PLAN
HARRIET ISLAND/DISTRICT DEL SOL OPPORTUNITY SITE
SMART GROWTH TWIN CITIES**

FINAL PLAN

(Adopted August 13, 2003, City Council Resolution 03-747)

General Plan Features

- Historic street grid reinstated, reducing the need for utility relocation and building demolition, and providing a fine-grained, pedestrian-scaled development pattern.
- Bluffside trails and other new trails connect District del Sol and Harriet Island, as well as providing a unique regional amenity.
- New “Red Steps” reconnect Harriet Island Park the River, and St. Paul Cathedral on the opposite bank.
- New park north of Wood Street creates residential activity focus for and link between District del Sol, West Side Flats and Harriet Island, and provides much-needed soccer fields.
- Bike lanes along Wabasha, Concord and Plato facilitate use of alternative transportation modes for commuting and recreation.
- A new or rerouted bus line stops at major points along Wabasha and Concord, which have high-quality bus shelters; possible future upgrade to streetcar or Bus Rapid Transit service (not light rail, but smaller, lighter more local-scale vehicles – e.g. Portland, Oregon and Melbourne, Australia).

Harriet Island Area

- “Green fingers” connect the neighborhoods to the bluff and the river, as well as providing groundwater recharge “rain gardens.”
- Three historic warehouses in Harriet Island retained and reused as loft-style housing or employment.
- Existing property lines respected for the most part, so that the area can redevelop parcel by parcel (some government intervention would be required for certain items).
- Park and plaza south of Harriet Island Park Levee Gateway connects the park to the new development.
- New parking ramp used by Department of Agriculture allows more development on that site and redeveloped Health Partners site.
- Employment uses throughout mixed-use district near Wabasha St. in Harriet Island.
- Residential district at western section of Harriet Island.
- Mixed-use blocks at southeast corner of Wabasha and Plato.
- Retail in mixed-use buildings lines Wabasha, connecting downtown St. Paul, Harriet Island, and District del Sol.
- Site for a commercial recreational attraction at the levee and Wabasha, with mixed-use frontage along Wabasha.

- City-owned parking garage near recreational attraction, shared by office and retail developments as well as recreational attraction.

District del Sol

- Infill along Concord St., infill and rehab around the Wabasha & Concord intersection, and mixed-use development on the Ice Arena parking lot strengthen upper Concord.
- Create a node at the Concord & Robert intersection including a drugstore anchor.
- Mixed-use buildings with ground-floor retail along Robert St. connect District del Sol to West Side Flats, excluding east side of Robert St. between Colorado Street and Wood Street.
- Local charrette vision for Concord/State/George Five-Points node, including new mixed-use clinic building built to the street and new street beside park.