

city of saint paul
planning commission resolution

file number 12-70

date November 16, 2012

WHEREAS, the *West Side Flats Master Plan and Development Guidelines (Master Plan)* was adopted in 2001 to guide the development of a mixed-use urban village on the West Side Flats in the area bounded by Wabasha Street on the west, the Mississippi River on the north, Robert Street on the east and Plato Boulevard on the south; and

WHEREAS, the *Master Plan* was a collaboration of the West Side Community Organization, Neighborhood Development Alliance, Riverview Economic Development Association, Saint Paul Riverfront Corporation, Saint Paul on the Mississippi Design Center and City of Saint Paul; and

WHEREAS, the *Master Plan* refined the urban design principles laid out in the *Saint Paul on the Mississippi Development Framework*, applying them to the 40-acre vacant and underutilized West Side Flats Urban Village along the Mississippi River across from downtown Saint Paul; and

WHEREAS, the *Master Plan* contains a thoroughfare plan, regulating plan, building typology plan, parking plan, stormwater management plan and public realm plan; and

WHEREAS, in 2004, the West Side Flats Urban Village (bounded by Wabasha Street on the west, the Mississippi River on the north, Robert Street on the east and Plato Boulevard on the south) was rezoned to T3M Traditional Neighborhood with a Master Plan, and the *West Side Flats Master Plan and Development Guidelines* was re-adopted by the City Council as part of the T3M zoning of the area; and

WHEREAS, experience with the *Master Plan* for the past decade has led staff to question whether it is providing the right type and level of direction in a time of market volatility and limited public funding capacity; and

WHEREAS, there are four issues necessitating an update of the *West Side Flats Master Plan and Guidelines*: 1) urban design and land use; 2) stormwater management; 3) sanitary sewer capacity; and 4) expansion of the planning area to address potential development pressure east of Robert Street; and

WHEREAS, City staff and the West Side neighborhood wish to expand the planning area to include the area bounded by Robert Street on the west, the Mississippi River on the north, Lafayette/Hwy. 52 on the east and Plato Boulevard on the south; and

WHEREAS, the *Great River Passage Master Plan*, currently being considered as an addendum to the Saint Paul Comprehensive Plan, contains recommendations for the expanded planning area; and

moved by Spaulding

seconded by _____

in favor Unanimous

against _____

WHEREAS, City staff would like to explore zoning options in order to ensure that zoning in the expanded planning area is consistent with the revised *Master Plan*; and.

WHEREAS, on October 12, 2012, the City of Saint Paul Department of Planning and Economic Development issued a Request for Proposals from qualified multi-disciplinary consultant teams to assist PED in updating the *West Side Flats Master Plan and Development Guidelines*, with the work to be completed no later than December 31, 2013.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby initiates the update of the *West Side Flats Master Plan and Development Guidelines* for the area bounded by Wabasha Street on the west, the Mississippi River on the north, Robert Street on the east and Plato Boulevard on the south; and

BE IT FURTHER RESOLVED, that the Planning Commission expands the area to be covered by the *West Side Flats Master Plan and Development Guidelines* to include the area bounded by Robert Street on the west, the Mississippi River on the north, Lafayette/Hwy. 52 on the east and Plato Boulevard on the South; and

BE IT FURTHER RESOLVED, that the Planning Commission authorizes the creation of a community task force to advise the work of the consultant team and City staff in updating the *Master Plan*; and

BE IT FURTHER RESOLVED, that this task force shall be appointed by the Planning Commission after an open call for members, and shall be co-chaired by a Planning Commissioner and a community representative; and

BE IT FINALLY RESOLVED, that the Planning Commission also hereby initiates a zoning study for the area bounded by Robert Street on the west, the Mississippi River on the north, Lafayette/Hwy. 52 on the east and Plato Boulevard on the south.