

# Phalen Corridor Development Strategy Summary

## Amendment for Middle Section (Edgerton to Earl)

Addendum to The Comprehensive Plan for Saint Paul

Recommended by the Planning Commission - August 13, 2004

Adopted by the City Council – October 27, 2004

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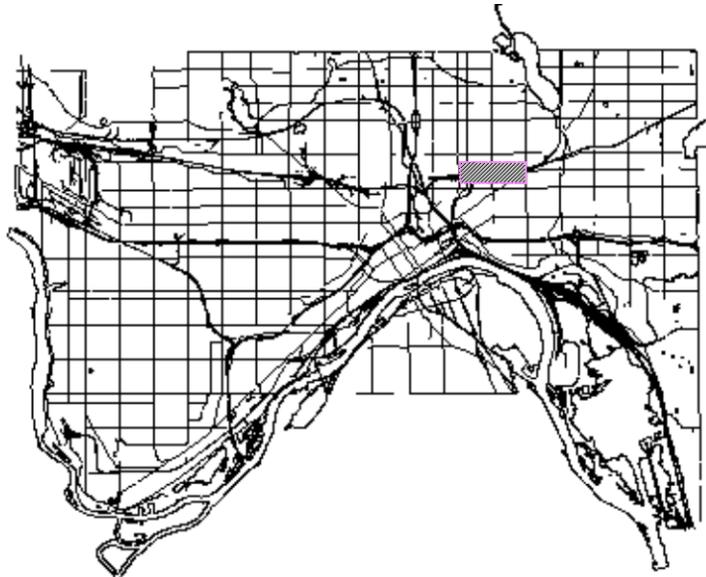
*This summary appends to the Comprehensive Plan the vision and strategies of the Phalen Corridor Development Strategy Middle Section (Edgerton to Earl). The Middle Section Plan further refines the land use concepts outlined in the Summary of the Phalen Corridor Development Strategy, which was adopted by the City Council on April 4, 2001.*

### The Phalen Corridor Development Strategy

The objective of the *Phalen Corridor Development Strategy* is to enhance, stabilize and sustain the economic, social and physical prosperity of Saint Paul's East Side. Its focus is industrial development and jobs. Its goal is to construct a new road, Phalen Boulevard, in the rail corridor that stretches from I-35E, near downtown, to the Lake Phalen area in order to open up approximately 100 acres of under-utilized land for industrial development.

### Location

The area addressed in the *Phalen Corridor Development Strategy* includes land within approximately 1/4 mile either side of the future Phalen Boulevard, which runs along a rail corridor between I-35E and Johnson Parkway on Saint Paul's East Side. The *Middle Section* amendment encompasses the area between Edgerton and Earl streets (west to east) and, generally, York and Bush streets (north to south).



## **Neighborhood Development Objectives**

The *Phalen Corridor Development Strategy* includes development objectives for neighborhoods in the Corridor. These objectives are a broad sketch of how the overall goals of jobs, housing, environmental protection and the creation of neighborhood connections can be translated into specific development plans for the three Phalen Corridor neighborhoods.

As design and construction of Phalen Boulevard proceeds from I-35E and Williams Hill eastward to Johnson Parkway and Phalen Village, the City (PED and Port Authority) meets with the affected neighborhoods to develop more specific ideas for development and redevelopment in the area. These ideas will include industrial opportunities, commercial revitalization and housing opportunities. The result of this planning process will be a preliminary master plan for that neighborhood. These preliminary master plans will be refinements of the *Phalen Corridor Development Strategy* and will be adopted by the Planning Commission and City Council as addenda to the Comprehensive Plan.

Implementation of the master plans may be influenced by conditions unique to each site, including soils and pollution, as well as current market conditions. Therefore, implementation will include discussions with neighborhood residents regarding specific site development issues.

## **Middle Section - Neighborhood Development Objectives**

The middle section of the Phalen Corridor, from Edgerton to Earl streets, is a link between the neighborhoods that border it. Strategies to strengthen this area include housing and recreation opportunities that will improve existing development as well as draw people from other areas of Saint Paul and the larger Twin Cities region.

## **Specific Action Strategies and Implementation Steps**

### Payne Avenue/Phalen Boulevard Area

- < Create new mixed use development at the intersection of Payne Avenue and the new Phalen Boulevard. The mix will include new housing and commercial opportunities and infill housing where appropriate.
- < Provide for the rehabilitation and revitalization of existing commercial and residential properties. Zoning for residential districts, where the predominate existing land use is single family housing, is intended to preserve existing single family homes and, secondly, to focus the redevelopment of new multi-family housing types. Both approaches are part of the broad objective of the *Phalen Corridor Development Strategy* to enhance, stabilize and sustain the prosperity of the Phalen Corridor.
- < The Saint Paul Housing and Redevelopment Authority (HRA) sent out a Request for Qualifications (RFQ) in January 2003, to find a developer or group of developers who will work to create specific projects in consultation with the City/HRA and the community. The HRA has been selected Sherman Associates Inc. as the developer for the two areas north of the Payne Avenue bridge over Phalen Boulevard. No developer was selected for the areas south of the bridge.

### Arcade/Phalen Boulevard Area

- < Construct the access road from Phalen Boulevard to Arcade.
- < Create a recreation and open space area on the site previously occupied by the brewery grain elevators. Possible uses include: tennis courts, middle school-sized soccer field, unprogrammed open space, volleyball courts, hillside seating, handball courts and bocce ball courts. Plans also include a playground north of John A. Johnson Achievement Plus Elementary School, stormwater ponding, and a park building to be used as a trailhead and an environmental classroom for the elementary school. The City will assist in implementing the connections between the recreation and open space area and the playground area adjacent to the elementary school.
- < Provide for a new Tier II skateboard park near and under the Arcade Street bridge.
- < Support the applicable recommendations of the Arcade Station Area Plan section of the Riverview Transit Corridor Plan and the Arcade Small Area Plan.

### Forest-Earl Area

- < Support the applicable recommendations of the Arcade Small Area Plan.
- < Provide for the rehabilitation and revitalization of existing commercial and residential properties. Zoning for residential districts, where the predominate existing land use is single family housing, is intended to preserve existing single family homes and, secondly, to focus the redevelopment of new multi-family housing types. Both approaches are part of the broad objective of the *Phalen Corridor Development Strategy* to enhance, stabilize and sustain the prosperity of the Phalen Corridor.

## **Priority Actions for City Participation**

The following actions have been identified as priorities of the community that require leadership or significant participation by city government. Community groups and city departments should implement the projects identified in this summary by applying for city resources in competitive processes such as the Capital Improvement Budget (CIB) and Sales Tax Revitalization program (STAR), and working through the regular operating programs of relevant city departments.

1. Change the zoning of property in the area in accordance with Map B-Proposed Zoning (Map A depicts existing zoning).
2. Work with public and private entities to implement the land use plan shown in Map C-Proposed Land Use. This includes projects resulting from the RFQ process.
3. Seek funding for the recreational uses and refine the development concept shown in Map D-Phalen Corridor Recreational Development.
4. Support retention of 3M's presence in the area, including a shift to a research/manufacturing emphasis.

## **Planning Commission Findings**

The Planning Commission finds that the *Middle Section Amendment to the Phalen Corridor Development Strategy Summary* is consistent with The Saint Paul Comprehensive Plan and other adopted City policies.

## **Planning Process**

Organizations involved in the creation of this plan include: Planning Commission, District 4 and District 5 Community Councils, the Phalen Corridor project, the East Side Neighborhood Development Company, the Railroad Island Task Force, Friends of Swede Hollow, John A. Johnson Achievement Plus Elementary School, East YMCA, Payne-Arcade Business Association, East Side Area Business Association, and ECON Weed and Seed. Block clubs in the area were represented, as were individual businesses. City and County officials also participated.

Meetings of some of these groups began in May 2002. In September 2002, the Planning Commission created the Middle Section Task Force to provide a framework for the discussions and recommendations. The task force met biweekly during the fall to discuss alternatives for the Payne/Phalen area. These alternatives were included in the Request for Qualifications. Monthly meetings followed to review the development concept for the remainder of the area, including the recreational uses planned in the Arcade area. Task force members and interested persons who signed up on a mailing list were notified of the meetings and participated in discussions. Approximately 55 people participated in these meetings.