

Amendments to West Side Master Plan attached to this ordinance – City Attorney’s office to place these amendments into the proper legal form

Page 5, numbered bullet 7) – Build on existing strengths: Take best advantage of the West Side Flats’ unique location, existing industrial business and jobs base, physical setting.....

Page 9, ¶1, Line 7: ...involvement of the residential and business community throughout the planning process. As a result of listening to the community.....

Page 15, numbered bulleted box 9), Line 3: ...district east of Robert Street to ~~provide~~ retain and grow high-paying job.....

Page 26, ¶3, Line 11 thru 13: a broader mix of land uses, retention and growth of jobs, ~~higher development densities~~, and appropriate transitions between neighborhood and employment land uses. For the area east of Robert Street, this Plan recognizes the value of existing industrial businesses to provide high-paying employment opportunities, and supports their retention and improvement.

Page 26, first ¶ under MIXED-USE CORRIDORS, Lines 6 thru 8: Above street level, Wabasha Street is anticipated to have predominantly residential uses, while Robert Street is anticipated to ~~be~~ have predominantly residential uses facing the street on the west side of the street, and office/high technology uses facing the street on the east side of the street (above street level).

Page 28, under EMPLOYMENT CENTER

Delete entire section under Employment Center and replace:

Riverview Business Center, east of Robert Street, has significant growth potential for existing and new businesses. The goal for existing industrial businesses with well-paying jobs, high tax base, and related economic benefits is to retain and grow their operations. New living wage business opportunities will be identified over time, and may include sustainable creative enterprises/maker economy businesses on underutilized sites that complement the larger “powerhouse” industries. This area has significant growth potential. Reinvigorating the West Side’s economy could also include attracting innovative, high technology companies that will value the proximity to an emerging urban village and the river corridor’s natural amenities.

The City and the Port Authority will continue to work to retain these valuable businesses that make up such a key part of the economic fabric of Saint Paul. The vision for the West Side Flats includes retaining the current industrial land uses and zoning, retaining and growing high-paying industrial jobs, and building closer relationships between these businesses and the neighborhood residents regarding employment, improving the look and feel of the area through tree planting, stormwater management, and other efforts that are important to these two fundamentally important parts of the West Side community.

Page 28, right hand column, under MAJOR PARKS AND OPEN SPACES

Delete third bullet at top of right hand column and reference to Eva Street greenway.

¶2, Lines 1 thru 4: While the Riverfront Esplanade is largely in place, the ~~two~~ proposed greenways along the freight line (west) and ~~Eva Street (east)~~ are is a concepts that will need to be explored further to

address the relationship to an active rail line, ~~park/recreational needs of Employment Center,~~ property acquisition, and the.....

Page 31, LU7: Selected buildings may be adaptable for smaller artisanal, high-paying creative enterprises that promote entrepreneurship.....

Page 31, LU8: Title: Promote redevelopment of vacant and underutilized sites to benefit existing businesses, attract new businesses, and create an Employment Center ~~that is more urban in character.~~

Page 31, LU8, ¶1, Lines 3 thru 8: ~~Many existing businesses have large surface parking lots that are no longer needed and could be put to more productive uses.~~ Redevelopment of large surface parking lots and other sites with development potential offer opportunities to grow businesses, and add businesses, ~~and reduce the negative impacts of the predominance of parking lots existing today.~~ Redevelopment should be consistent with the retention and expansion of existing businesses that provide livable wage and high-paying jobs, tax base, and other economic benefits.

Page 31, LU9, Delete the last sentence.

Page 31, LU10, Delete the last sentence.

Page 32, 2nd bullet: urban parks and open spaces, including the West Side Flats Greenway, ~~Eva Street Greenway and Park,~~ and urban plazas:

Page 38, ¶1, Delete the last sentence (part of line 8, then 9 thru 11)

Page 38, ¶3, Lines 2 and 3: street grid within the West Side Flats, ~~both west and east~~ of Robert Street.

Page 38, Bullet #15: limited curb-cuts to maintain continuity along block faces and avoid interrupting pedestrian flows west of Robert Street

Page 41, second bullet, delete reference to Indiana Avenue, Fairfield Avenue, and Alabama Street.
Under 2nd bullet, Lines 6 thru 8: Eva and State are planned to be ~~“green fingers”~~ green streets providing north and south connections for the greater West side community to the river.

Page 48, delete the 4th bullet in the left-hand column

Last ¶, add new sentence onto the end. Parks and open spaces land acquisitions should be accomplished by purchase from willing sellers when possible.

Page 49, remove Eva Street park from the map, as well as the grid streets (Indiana, Fairfield, & Eaton)

Page 50, POS1), delete the last sentence

Page 50, POS4), add to last sentence: public space, involving all stakeholders, including owners of private industrial land, in the solutions.

Page 52, ¶12, Line 7, add a new sentence: ...valuable urban land. There are also opportunities to work with industrial landowners to incorporate stormwater retention systems on private land thru innovative public-private partnerships. In addition to their core....

Page 54, under GREEN INFRASTRUCTURE STRATEGIES, add a new bullet: public-private stormwater retention partnerships

Page 62, under PA4), Lines 3 thru 5: Bringing artists in early is a stimulus for other types of livable wage and high-paying developments, such as cafes, brewpubs, coffeehouses, and arts venues.

Page 65, ¶1, Line 8: West Side Flats Greenway, ~~Eva Street Park~~, and....

Page 66, remove Eva Street Park from the illustrative plan bird's eye perspective

Page 67, under STREETS, Line 6, add a new sentence: Intersection bump-outs and other streetscape amenities that limit truck radius turns from docks along State Street and Eva Streets are not recommended.

Page 78 – delete entire page 78 of street design criteria for the removed grid streets east of Robert

Page 81, under LANDSCAPING, 2) A minimum of two tree species should be planted per block face, or block face equivalent. Add a new numbered item: 10) Explore with private businesses opportunities to introduce trees into the industrial area.

Page 83, under SITE DEVELOPMENT, Line 2: residential, commercial, industrial, civic, and Employment Center uses,.....

Page 84, under LANDSCAPING,

- 2) Landscaped plazas, courtyards, ~~and gardens,~~ and parking lots should be incorporated into site design.
- 4) Landscaping should be placed along exterior building walls to provide shade and cooling, including industrial buildings.

Page 84, under SERVICE, DELIVERY AND STORAGE AREAS

- 2). Landscaping and architectural screening should be used to minimize visual impacts of service, delivery and storage areas, and surface parking lots.

Page 86, #8), Line 2: A single, large, dominant building mass should be avoided in mixed-use and residential developments. Where large structures....

Page 90, #8), Line 3: and colors. ~~Even though these buildings store automobiles,~~ they should appear...

Page 90, add a new numbered bullet: 13) Surface parking lots should incorporate trees in stormwater trenches or other innovative stormwater retention features.

Page 91, add a new numbered bullet: 14) The City should work with private businesses in the Employment Center to explore partnerships for stormwater retention and re-use.

Page 95, under RECOMMENDED AMENDMENTS TO CITY POLICIES AND REGULATIONS

4) Rezone the parcels on the east side of Robert Street between Fillmore Avenue and Plato Boulevard to ~~T3M-ITM~~. Robert Street.....

5). Under bullet numbered 5) - Lines 6 thru 9 on Page 95 and Line 1 on Page 96.district. ~~The intent of the IT district is to provide areas for a mix of business types, including light industrial, office, and commercial that are compatible with nearby residential and traditional neighborhood districts, park, and parkways. The intent is to retain existing industrial businesses in a livable-wage, jobs-rich center for economic activity. The IT zoning district will enable a broader mix of businesses, in the area, and regulate future business development to be more compatible with the future urban village along the riverfront and to the west.~~

Remove references to the grid street pattern and delete map depictions of Eaton, Fairfield and Indiana Streets to the east of Robert Street, and delete references to and delete map depictions of Eva Street Park on all maps, including the maps on Pages 27, 32,37, 43, 46, 49, 56 thru 59 (on Page 58, remove the B with a circle identifying the park), 64, 66, 99, and A-31 thru A-33.

Page 100, under LAND USE & DEVELOPMENT

2) Evaluate the financial feasibility of City or Port Authority acquisition of vacant properties to assemble land for future master developer(s).

Page 101, under STREET SYSTEM, bulleted number 3) As redevelopment occurs, design, acquire right-of-way for, and construct recommended new streets west of Robert Street.

Page 102, under PARKS & OPEN SPACES, bulleted numbers 3) and 5) delete both of these bullets

7) Prioritize dedication of funds for park development, rather than land, in the West Side Flats to finance land acquisition and construction of the West Side Flats Greenway in the mixed-use and residential zone.

Page 102, under GREEN INFRASTRUCTURE, bulleted number 1)along the linear greenways. Development of these greenways should involve participation from all stakeholders, including the abutting property owners.

Page 105, under FINANCING

First bullet: Public ownership of ~~land, and~~ street rights-of-way, and public spaces

14th bullet: Business Improvement District (BID) for parking, streetscape, and wayfinding improvements with participation in development and operation of the BID from affected businesses.

15th bullet: Saint Paul Port Authority, e.g. offer energy saving retrofit assistance to existing businesses, energy financing programs, brownfield remediation

Page 108, under PHASE III

Delete bullet #1.

Delete bullet #3

Page 108, delete all of Phase IV (*grid street east of Robert and Eva Street Park*)

Insert:

Increase job density

Increase land use diversity, allowing for employees to live within walking distance of employment

Design streets to provide for all modes, including cars, bikes, pedestrians and transit

Plant trees along Eva and State Streets, and Fillmore Avenue

Page 108: Remove all references to years on the entire page