

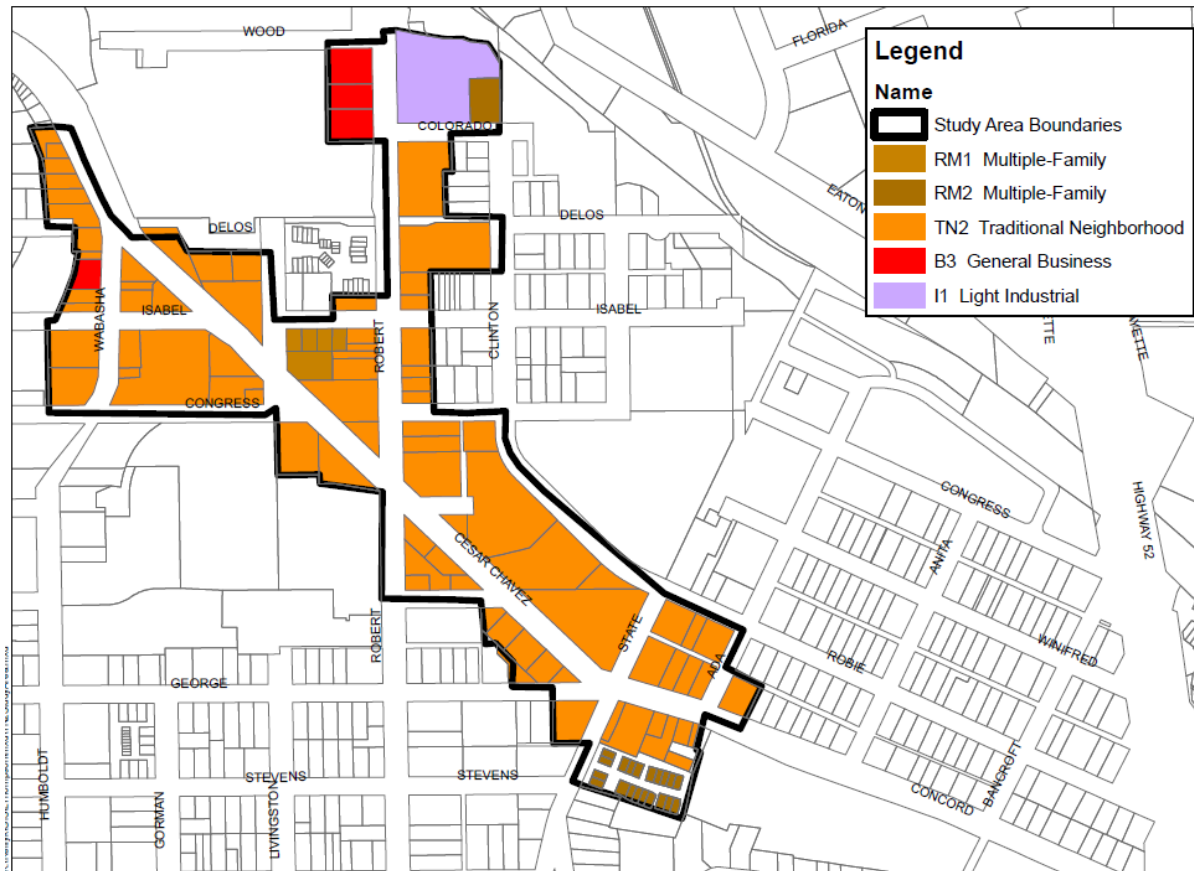
El Rio Vista Recreation Center

100 feet 25m

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District del Sol: Small Area Plan

Robert St and Cesar Chavez St Intersection



Why this intersection?

- Highlighted in 1999 small area plan
- Most highly travelled intersection in West Side
- Center of District del Sol Commercial Corridor
- Private market unable to address site redevelopment challenges
- Robert Street corridor planning for commuter transit line by 2030



Phase III



Phase II



Phase I

Planning team

Consultant team

Lunning Wende : Concept/design

- Scott Wende
- Bob Lunning
- Sean McFarland

Maxfield research: Market research and proforma development

- Mary Bujold

Biko Associates: Traffic study

- Bill Smith
- Harold Skjelbostad
- Erin Jerabek

West Side Collaborative

- Riverview Economic Development Association
- Neighborhood Development Alliance
- West Side Citizens Organization

City of Saint Paul Planning and Economic Development



Who is Guiding Planning Efforts?

Planning Task Force Members

- **Roxanne Young**, REDA Commercial Development Manager, WSCO board member, West Side resident, City of St. Paul Planning Commission*
- **Karen Reid**, NeDA Executive Director, REDA commercial development committee, WSCO riverfront and development committee*
- **Elena Gaarder**, WSCO Executive Director*
- **Kate Reilly**, Planner, City of St. Paul PED*
- **Jim Gilbert**, REDA board Chair, West Side resident, REDA commercial development committee
- **Tomas Silva**, owner of El Burrito Mercado, REDA commercial development committee
- **Mingo Mendez**, REDA commercial development committee
- **Monica Bryand**, WSCO board, West Side resident
- **Ellen Miller**, WSCO board, West Side resident
- **Don Oberdorfer**, WSCO board, West Side resident
- **David Wickiser**, City of St. Paul Planning Commission

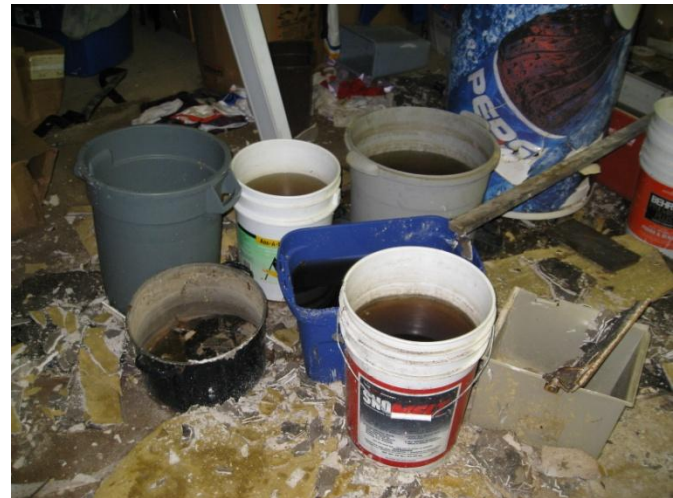
*Also on Steering Committee

Common Challenges for Opportunity Sites

- Environmental contamination
- Steep slopes along Cesar Chavez St
- Deteriorated, code deficient existing buildings
- Bedrock preventing underground parking
- Providing adequate parking
- High cost of new construction development
- Challenged economic market



Phase I building interior



Phase III building interior

Progress Made from 2005-2010

Phase I

- Bought four properties and combined them to accomplish a buildable site
- Completed demolition and environmental remediation of Riverview Commercial Club
- Secured commitment of Wellington Management to assist with site development
- Secured \$975,000 of public dollars to help with site development costs



Demolition of Commercial Club

Phase II

- Completed environmental clean up
- The City of St. Paul has purchased the property

Phase III

- Registered Phase III commercial properties in the City of St. Paul vacant building process



Purchase of Phase I property

Progress Made from 2005-2010

Parque Castillo

- Requested design and improvement funds for Parque Castillo through City of St. Paul capital budgeting process
- Painted benches and picnic tables with volunteers
- Coordinated annual clean up and monthly garden maintenance
- Secured funds to renovate monument sign and garden



Volunteers gardening at Parque Castillo

Public Realm

- Initiated “Save West Side Art!” program resulting in renovation of “Canto al Pueblo” and “Hunger Has No Color”
- Funded new trash receptacle and bench program for streetscape improvements
- Coordinated 200 volunteers to pick up over 1600 bags of litter and plant 2000 flowers



Richard Schletty restoring “Hunger Has No Color”

Process

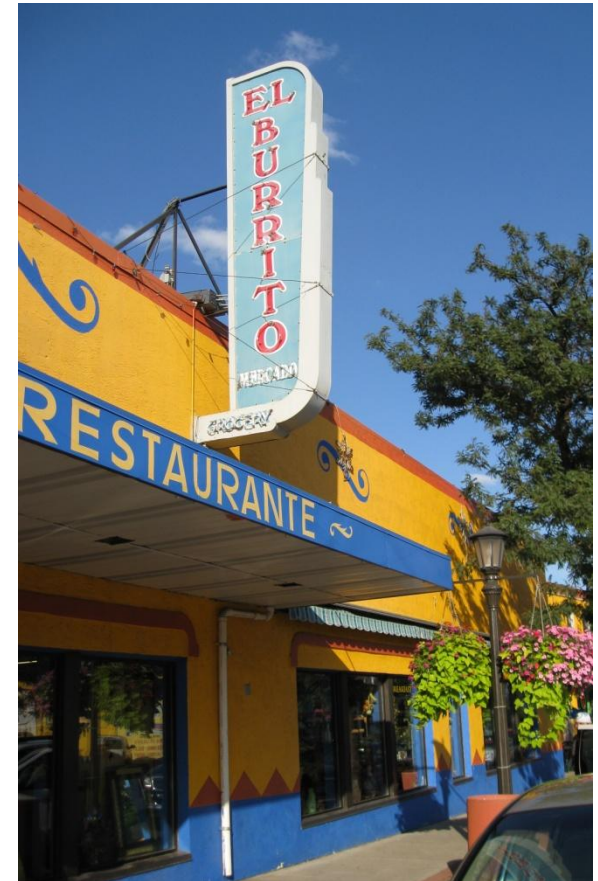
| Schedule | MONTH 1 One Month | UP TO MONTH 4 Two to Three Months | UP TO MONTH 7 Two to Three Months | MONTH 8 One Month |
|------------------------------|--|--|--|--|
| <i>Task</i> | <i>Research and Investigation</i> | <i>Concept Plan Development</i> | <i>Conceptual Plan Refinement and Draft Plan Development</i> | <i>Final Plan and Documentation</i> |
| Project Startup | Kick-off Meeting | | | |
| Purpose / Vision Statement | Purpose Statement Vision Statement Fundamental Principles | Evaluate Concept Plan against guiding statements and principles | Evaluate Plan Development against guiding statements and principles | Task Force sign-off of Draft Plan |
| The Market | Assemble existing real estate market data | Assessment of potential reuses for sites based on site characteristics - options and ranking Brief market analysis - primarily demographics and some interviews | Development of base pro forma for concept scenarios | Prepare Final Market Related Information |
| Transportation | Collect existing transportation studies and plans Review zoning codes Conduct field studies Collect data on existing conditions | Conduct traffic and parking analysis Explore transportation element in sustainable design Define and quantify existing and future traffic and parking issues Develop concept level approaches to ensure safe, convenient, and comfortable traffic circulation and parking | Prepare alternative, concept level transportation plans for the node and development sites; Robert/Cesar Chavez intersection, driveways, on-site circulation, parking lots, sidewalks, bicycle lanes and ancillary facilities | Prepare Final Transportation Plan for the Node and Development Sites |
| Concept Plans / Urban Design | Assemble property data Document condition of the public realm Review zoning code Review past planning in the study area | Develop concept site studies for Phase I, II, and III sites Identification of conflicts with current zoning and future uses Incorporation of past recommendations Incorporate planning information from institutions Incorporate application of LEED guidelines for new buildings and neighborhood development | Refine concept site studies for Phase I, II, and III sites Resolve conflicting zoning and future land use issues Develop urban design guidelines Illustrate potential development/public realm improvements Recommend and apply LEED-ND strategies | Prepare Final Concept Plans and Urban Design Material |
| Public Process | Conduct regular meetings with Steering Committee | Conduct regular meetings with Steering Committee Conduct two community workshops to discuss research findings and take input into the conceptual framework | Conduct regular meetings with Steering Committee Conduct community workshop to present development pro forma | Present Final Document to Steering Committee |
| Deliverables | Purpose Statement Vision Statement Fundamental Principles | Concept level plan and documentation Technical report on transportation and analysis findings | Development level plan and documentation Technical report on alternative conceptual transportation plans for the node and site(s) transportation system | Final Document and Documentation |
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Goals for Community Input

Our goal: *To learn your experience as a resident, business owner, or customer*

Learning objectives for January 25th

- What is it like to travel in District del Sol?
 - Biking, walking, busing, driving
- What is it like to shop in District del Sol?
 - What do you buy here? What do you buy elsewhere? Why?

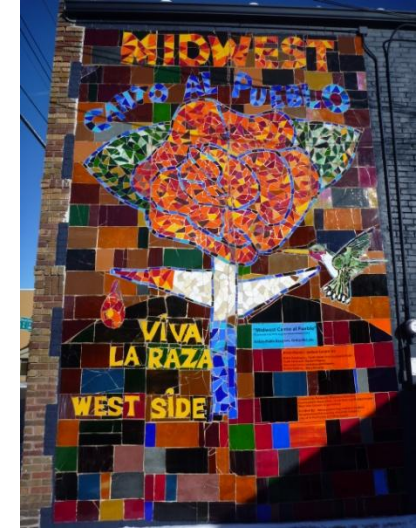


Goals for Community Input

Our goal: *To learn your experience as a resident, business owner, or customer*

Learning objectives for March 8th

- How can we improve our public spaces?
 - Opportunities for public art, gardens, and gathering space
- What improvements are needed at Parque Castillo?
 - How is the park currently used? How could it be used better?



Learning objectives for April 12th

- Tell us your feedback about the draft small area plan!



Progress Updates

- To track progress and see PowerPoint from community meetings, visit:
<http://tiny.cc/DistrictdelSolPlan>
- If you can't make a meeting and have an idea, e-mail: streetscape@districtdelsol.com
- Want to hold a focus group?
If you know a target group that we should be sure to include in planning efforts, find a member of the planning team. We can provide you with surveys and questions.

