



CITY OF SAINT PAUL
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Date: May 7, 2014
To: Planning Commission
From: Comprehensive Planning Committee
Re: West Midway Industrial Area Plan

Introduction

The West Midway Industrial Area Plan is intended to foster reinvestment and redevelopment in the West Midway Industrial Area. There are a variety of plans that have been adopted that set the stage for land use policies in the Study Area. This Plan accepts all of the City-adopted plans, and uses them as groundwork for the recommendations. Specific portions of these plans have been brought into the Plan, as appropriate. The West Midway Industrial Area Plan has been reviewed by appropriate City staff for consistency with City policies and plans.

Background

The Saint Paul Planning Commission, on May 21, 2010, established the West Midway Industrial Study Task Force to make recommendations for land use in the West Midway Industrial Area for the Planning Commission's consideration as an addendum to the Saint Paul Comprehensive Plan. The geographic scope of the study strategically excluded the three Green Line LRT station areas and the South St. Anthony residential area. The work of the taskforce concluded at the end of August 2013 and resulted in the West Midway Industrial Strategy, which was forwarded to the Comprehensive Planning Committee for review.

The West Midway Industrial Area Plan

The Comprehensive Planning Committee began reviewing the Strategy in Fall 2013. The Committee worked with staff to reorganize the strategy into three pieces:

- The West Midway Industrial Area Plan (to be adopted as an addendum to the Comprehensive Plan);
- a draft Working Agreement among the Saint Paul Port Authority and City of Saint Paul Departments of Public Works, Planning & Economic Development, and Safety & Inspections toward implementation of the strategy (the working agreement is not intended to be adopted by the Planning Commission/City Council); and
- a White Paper, "The Community's Great Employment Challenge: Optimizing the Use of Industrial land for Job Growth." The white paper is a working draft that the committee will be discussing further and will bring to the Planning Commission for consideration sometime before the end of the year.

The Committee recommended which portions of the Strategy would be included in the West Midway Industrial Area Plan.

Planning Commission Public Hearing

Acting on recommendation from the Comprehensive Planning Committee, on February 5, 2014, the Planning Commission released the draft West Midway Industrial Area Plan for public review and set a public hearing date for March 21, 2014. Testimony from the Planning Commission public hearing included comments from the Saint Paul Port Authority in support of the coordination and cooperation in the Plan process. The Port Authority also emphasized the need to continue to bolster the local tax base with industrial development. Other public testimony included specific concerns of property owners in the West Midway Industrial Area regarding possible relocation assistance from the Port Authority, and concerns about uses on adjacent properties. The Heritage Preservation Commission (HPC) also submitted a resolution that recommended changes or additions to the Plan to acknowledge historic context studies that are applicable to the Plan area, strategies to support ongoing preservation and continued use of designated sites in and around the area.

The Comprehensive Planning Committee considered the public testimony and has recommended changes to the plan in response to the HPC's suggested additions. These have been incorporated into the plan draft that was included in the May 2nd Planning Commission meeting packet.

Committee Recommendation

The Comprehensive Planning Committee recommends that the Planning Commission recommend the plan as amended to the Mayor and City Council for final adoption as part of the City's Comprehensive Plan.