

CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION RESOLUTION
FILE NUMBER 14-WMIP Recommendation
DATE March 13, 2014

WHEREAS, Section 73.04 of the Saint Paul Legislative Code states that the Heritage Preservation Commission shall “serve as an advisory body to the mayor and city council on municipal heritage preservation matters... [and] shall review and comment on studies which relate to the...architectural heritage of the city...”; and

WHEREAS, the Saint Paul Planning Commission, on May 21, 2010, established the West Midway Industrial Study Task Force to make recommendations for land use for the Planning Commission’s consideration as an addendum to the Saint Paul Comprehensive Plan; and

WHEREAS, the West Midway Industrial Area Plan (the Plan) was developed by Planning and Economic Development staff (PED) with input from the West Midway Industrial Study Task Force; and

WHEREAS, the Plan was released for comment by the Planning Commission on February 7, 2014 and is now being submitted to the Heritage Preservation Commission for its review and comment in accordance with the provisions of Chapter 73.04; and

WHEREAS, the Plan area’s most comprehensive cultural resource survey took place during the 1983 Historic Sites Survey of Saint Paul and Ramsey County. Several historic context studies were completed in 2001 and are applicable within the Plan boundaries to aid in further identification of historic sites; and

WHEREAS, the Plan area does not include the City-adopted Station Areas for the Westgate, Raymond and Fairview Stations, nor does it include the residential area roughly bounded by Robbins Street to the north, Raymond Avenue to the east, Territorial Road to the south and Highway 280 to the west; and

WHEREAS, the Plan area does not include any properties that have been designated by the City Council as Saint Paul Heritage Preservation Sites; and

WHEREAS, the Plan area does not include any properties that are known to have been listed on the National Register of Historic Places; and

WHEREAS, the Plan does not address the need to identify potential historic sites and districts and develop local contexts. Preservation practices and criteria for assessing significance of properties have evolved. Since the 1983 Historic Sites Survey was published, two of the properties identified as historic resources in the Plan area have been razed; and

WHEREAS, the strategies and objectives of the West Midway Industrial Area Plan that generally address historic preservation or may impact historic resources include the following:

- B-2 Develop a “West Midway Industrial Area Partnership” among local industrial business leaders, developers/leasing companies, the Port Authority and the City.
- B-2 iii Develop and promote cooperation among businesses for physical improvements -- shared parking, street/alley/driveway reconstruction, stormwater recharge areas, streetscape landscaping on private property, front entrance spruce-up and site cleanup campaigns. These efforts may include a business improvement district concept whereby businesses pool their resources for a common project.

Such arrangements may take the form of an informal agreement between two parties for a common improvement, or a larger agreement where the businesses pool their funds for a larger project, such as stormwater ponding. Or the agreement may take a more formal form where businesses approach the City to establish a local assessment district. Any and all approach[es] will be determined by the participating businesses.

- B-7 Enhance the environmental sustainability of industrial development in the area.
- B-7 i Encourage stormwater retention practices both on private property as well as within the public realm. Such practices may include permeable pavement techniques in parking lots, surface ponding, underground treatment systems, green roof technology and surface recharge areas as specified by the Capitol Region Watershed District and Saint Paul Stormwater practices.
- B-7 iv Encourage reuse of selected older buildings through the Greenpoint model. Select buildings within the South St. Anthony area may be adaptable for market niches that promote smaller, artisanal, creative enterprises, and to nurture the area as a fertile laboratory of entrepreneurship, business incubation, artistic endeavor and eclectic urban design. Careful adaptation of such buildings will be job-retaining and job-producing, help create a “buzz” for the industrial area, and be assets to the overall objectives of broader industrial area stabilization and growth.
- B-8 Promote development/redevelopment of sites such that they benefit the existing businesses as well as promoting new, intensive job-creating businesses.
- B-8 i Assemble parcels of sufficient size and regular configuration. Actively pursue site assembly for new industrial development, business growth, and job creation and retention. Priority will be given to underutilized and vacant land. All viable financing alternatives will be sought and utilized. Property to be acquired will be determined by a majority of willing sellers, the site’s strategic location and size, and the ability to assemble multiple parcels into larger sites of sufficient size to attract major new business investment.
- PI-3 Improve the Physical Environment in ways that help Businesses.
- PI-3 i Enhance streetscaping throughout the area with sidewalk installation, curb and gutter, landscaping and lighting. Such improvements will calm traffic, create a more positive atmosphere for workers, enhance property values, and improve marketability of property for resale.
- PI-6 iii Begin to fill in the grid of sidewalks within the heart of the industrial area beginning with the Sidewalk Infill Program; begun in the fall of 2013.
- PI-6 iv Ensure sufficient street lighting for pedestrians and bicyclist safety as part of any streetscape and street reconstruction projects.
- SD 1-21 Improve North/South bicycle connections on Raymond from University Avenue to the BNSF Bridge.
- SD 2-6 & SD 2-9 Implement the West Midway Sidewalk Infill program. (Map page 23)

NOW THEREFORE, BE IT RESOLVED, that the Heritage Preservation Commission makes the following recommendations for changes and/or additions to the West Midway Industrial Area Plan for further consideration by the Saint Paul Planning Commission and City Council:

1. Insert the map within the Plan as an appendix that shows all designated and surveyed properties as a baseline and for supporting future survey work.
2. Include a listing of completed context studies that are applicable for the West Midway Industrial Area.

3. Add a strategy to support the ongoing preservation and continued use of designated sites in and adjacent to the plan area.
4. Include a strategy to conduct an Industrial Buildings historic context study to explore this resource type and its contribution to the architectural character and historical development of Saint Paul as recommended in the Historic Preservation Chapter of the Comprehensive Plan.
5. Identify the University-Raymond Commercial Heritage Preservation District by its full name. (Ex: Pg. 21 B.)
6. Create a strategy to develop design guidelines for industrial development that is mindful of historic preservation.
7. Promote the benefits of local and National Register designation and the use of Federal and State Historic Tax Incentives for qualifying rehabilitation of National Register Certified and Designated properties.
8. Develop strategies for economic development through historic preservation.
9. Include the HPC in the appropriate strategies in the Implementation Matrix.

FURTHER, BE IT RESOLVED, that the Heritage Preservation Commission generally finds the objectives in the West Midway Industrial Area Plan to be lacking pro-preservation statements and strategies regarding the Historic Preservation Chapter in the Comprehensive Plan; and

FINALLY, BE IT RESOLVED, that the Heritage Preservation Commission finds, with the above recommendations, the West Midway Industrial Area Plan to be consistent with the City's policy to protect and promote the heritage of the City of Saint Paul and to preserve our architecturally and culturally diverse historic resources.

MOVED BY Commissioner Wagner
SECONDED BY Commissioner Bezat

IN FAVOR 7
AGAINST 0
ABSTAIN 0