

MIDWAY CENTER COMMUNITY VISIONING STEERING TEAM

COMPREHENSIVE PLANNING RECOMMENDATION

Whereas the Snelling-Midway SmartSite, a 34.5-acre superblock at the intersection of University and Snelling Avenues is dramatically underutilized and partially vacant, and

Whereas the SmartSite includes over 9 acres of land owned publicly by the Metropolitan Council which has been a public eyesore and hindrance to the character and potential of the superblock for over ten years, and

Whereas the SmartSite offers a unique combination of high visibility traffic, existing public investment in public transit and a prime location within the center of the metropolitan region, and

Whereas substantial planning and public investment has built the case for a comprehensive approach to the redevelopment of the entire 34.5 acre site including the Snelling Station Area Plan and the "TOD Redevelopment Strategy Report of Findings and Recommendations", and

Whereas the TOD Redevelopment Strategy found that, "the Site represents a significant opportunity for transformative TOD redevelopment due to a variety of conditions, including the Site's ownership, access and visibility, land use regulations, central location, vibrant context, and adjacency to new enormous public investments in transit," and

Whereas all approved planning documents related to the site call for shared resources and investments such as a street grid, parking and green space across all three existing parcels, and

Whereas the three parties (Metropolitan Council, City of Saint Paul and RK Midway LLC) have publicly agreed to a set of redevelopment goals including:

- Provide a model for transit-oriented development in the region
- Achieve the Snelling Station Area Plan goal of creating a mixed-use urban village
- Increase the city's jobs and tax base
- Demonstrate a high level of urban design with new public spaces and streets
- Encourage further intensification of the surrounding area
- Increase transit use and minimize traffic congestion
- Have the support of the community
- Recognize the value of income-producing buildings currently on the site
- Meet each party's financial objectives
- Leverage local cultural assets and surrounding amenities

Whereas without a coordinated approach to the redevelopment, there is substantial risk the site will be underutilized lowering the tax-base and potential for future growth in the area.

Now, therefore, the Union Park District Council and Hamline Midway Coalition endorse a strategic, comprehensive plan be developed between the City of Saint Paul, Met Council and RK Midway, LLC for the future development on the Snelling Midway Super-Block.