

city of saint paul  
planning commission resolution  
file number 14-31  
date April 18, 2014

**GATEWAY CORRIDOR STATION AREAS**

**INITIATION OF PLAN PREPARATION AND ZONING STUDY**

**AND FORMATION OF A TASK FORCE**

**WHEREAS**, Minnesota Statutes 462.351 ff. and 469.002, subd. 14, grants a municipality the authority for the planning and redevelopment of lands; and

**WHEREAS**, Section 107.02 of the City of Saint Paul administrative code authorizes the Planning Commission to organize and facilitate the preparation of planning studies and to transmit its recommendations to the Mayor and to the City Council; and

**WHEREAS**, Section 107.04 of the City of Saint Paul administrative code authorizes the Planning Commission to appoint task forces as advisory bodies to study technical issues identified by the Commission and to report their findings to the Commission for its consideration; and

**WHEREAS**, a proposed transitway between Downtown Saint Paul and eastern Woodbury known as the Gateway Transitway Corridor is currently being studied by other governmental bodies as part of a Draft Environmental Impact Statement (EIS), with up to six (6) transitway (Bus Rapid Transit or Light Rail Transit) stations being considered in Saint Paul, including in the vicinities of Union Depot, Mounds Boulevard, Earl Street, Etna Street, White Bear Avenue, and Sun Ray shopping center; and

**WHEREAS**, a new transitway such as is being studied could have significant impacts on Saint Paul citizens and redevelopment of property near the proposed transitway stations, including positive benefits that can be best optimized through planning and coordination; and

**WHEREAS**, the Union Depot area is subject to the previously adopted *Downtown Station Area Plan* adopted in 2010 in anticipation of three (3) Green Line LRT stations located in Downtown Saint Paul, including one at the Union Depot; and

**WHEREAS**, the *Downtown Station Area Plan* is still relevant and sufficient to plan for transit impacts in the Union Depot area, including any additional impacts from the Gateway Transitway Corridor; and

moved by Oliver  
seconded by \_\_\_\_\_  
in favor Unanimous  
against \_\_\_\_\_

**WHEREAS**, the *Sun Ray – Suburban Small Area Plan* (2004), *Sun Ray – Battle Creek – Highwood District 1 Plan* (2004), the *Dayton's Bluff District 4 Plan* (2009), and the citywide *Comprehensive Plan* (2010) cover geographic areas that could be significantly affected by a proposed transitway in the Gateway Corridor, and therefore may require amendment (all plans) or decertification (*Sun Ray – Suburban*) in the course of creating new station area plans; and

**WHEREAS**, federal transit ridership models incorporate future land uses that are within adopted plans and for which zoning work has commenced prior to submission of the project by the Metropolitan Council to the Federal Transit Administration, anticipated in early 2015; and

**WHEREAS**, the Draft EIS consultants will start calculating ridership in Autumn 2014, which is probably before the City of Saint Paul will complete adoption of any station area plans; and

**WHEREAS**, the Draft EIS consultants' ridership work could commence with sets of estimated high and low potential population and employment numbers for each station area; and

**WHEREAS**, the station area plans will address topics such as land use planning and zoning, density and design of new development, housing, pedestrian connections, streetscape design, and parks and open spaces; and

**WHEREAS**, the station area planning process will also present opportunities to inform the transitway study being conducted by other governmental bodies with regard to preferred station locations; and

**WHEREAS**, an additional focus will be a zoning study to implement the planning recommendations in the planning study; and

**WHEREAS**, the Department of Planning and Economic Development, in collaboration with other City departments, will provide staff to facilitate the planning process, provide technical assistance and, with input from stakeholders and residents, will produce planning documents.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission hereby initiates the formation of the Gateway Station Area Planning Task Force to assist the Commission in the preparation of station area plans along the Gateway Corridor for up to five (5) planned stations in the vicinity of Mounds Boulevard, Earl Street, Etna Street, White Bear Avenue, and Sun Ray shopping center; and

**BE IT FURTHER RESOLVED**, that the Planning Commission hereby initiates an accompanying zoning study, which can be completed concurrently with the station area plans or afterwards, with proposed rezonings in the zoning study that reflect the recommendations of the station area plans, and with the proposed rezonings, once adopted, becoming amendments to the Zoning Ordinance; and

**BE IT FURTHER RESOLVED**, that the chair of the Planning Commission appoint one member of the Commission to serve as co-chair of the Gateway Station Area Planning Task Force (with the other co-chair to be selected by the Task Force membership); and

**BE IT FURTHER RESOLVED**, that the Gateway Station Area Planning Task Force include representatives from the following stakeholder groups:

- District 1 residents (at least 2)
- District 4 residents (at least 2)
- Business owners and operators (at least 1)
- Senior citizens (at least 1)
- Youth (at least 1)
- Racial/ethnic groups that reflect the affected neighborhoods to the extent plausible

**BE IT FURTHER RESOLVED**, that the Gateway Station Area Planning Task Force may forward non-binding population and employment estimates to the Planning Commission prior to full station area plan adoption so that the Planning Commission may in turn forward a recommendation to the City Council for their consideration that would result in a resolution identifying said population and employment estimates that could be used by the Draft EIS consultants for preliminary ridership calculations; and

**FINALLY BE IT RESOLVED**, that the Gateway Station Area Planning Task Force will submit its recommendations to the Planning Commission for its consideration.