

Mayor Coleman Announces Progress on Central Corridor *City unveils Central Corridor Development Strategy at Open Houses*

(Saint Paul) -- Saint Paul Mayor Chris Coleman today announced the release of the draft *Central Corridor Development Strategy*. Mayor Coleman made the announcement this morning during an open house at the Central Corridor Resource Center on University Avenue in Saint Paul.

"Beyond constructing a light-rail line from the Union Depot to downtown Minneapolis, the Central Corridor represents an opportunity to transform the City of Saint Paul and its place in the region. The *Central Corridor Development Strategy* gives shape and direction to that opportunity," said Mayor Coleman. "I applaud the hard work of the task forces, City staff and the consultant team from Urban Strategies. Most importantly, I thank the residents of Saint Paul for stepping up and making their voices heard in this important process.

In his 2006 State of the City address, Mayor Coleman called upon the Central Corridor Task Forces to produce a comprehensive development strategy to shape development of the corridor over the next two decades.

The *Development Strategy* is organized around a vision that the Central Corridor from the Union Depot to the City's western border will become one of the region's primary activity centers. An overview of market conditions suggests that the Central Corridor will be home to 20,000-30,000 more people by 2030 and 11,000-14,000 new housing units, in addition to 9 million square feet of office space and 750,000 square feet of additional retail space. The *Development Strategy* outlines how those spaces should be integrated into the corridor in ways that both strengthen the character of the surrounding neighborhoods and support the transit investment.

By creating a template for development in the corridor, the *Development Strategy* will serve as a guide for both public and private investment for the next 20-30 years.

Specifically, the *Development Strategy* creates a template for:

Public Spaces and Places

Among the strategies outlined in the draft document are those that designate public spaces and places--small parks, park streets and other green linkages--that make walking and biking to the LRT line, both on University Avenue and in the downtown, a pleasant experience.

Defining Areas of Change and Stability

The *Development Strategy* sets forth ways in which the City can both guide change in areas where redevelopment is likely and protect the existing fabric in areas characterized by strong low-density neighborhoods.

Supporting Transit

Six development typologies for different kinds of development opportunities show how new development can create the overall densities required to support a transit system. From smaller scale infill development in low-rise neighborhoods to full depth infill sites on full city blocks, the *Development Strategy* demonstrates how gradually adding density to the Corridor can meet the anticipated market demand while preserving and enhancing the quality of the built environment.

Renewing the Heart of Downtown

The LRT through the heart of downtown creates an opportunity to redefine key streets within the city center, promote a greater balance between pedestrian and vehicular traffic, enhance transit connections, re-activate the street level and pave the way for a number of new developments that together will help reposition the Downtown as a vibrant, contemporary urban center. The transit line, further, provides the opportunity to reinstate the Union Depot as a prominent gateway to the city and the anchor for the long term development of both an East Metro transit system and a Midwest regional rail system.

Beyond setting the template for the Corridor, the draft *Development Strategy* recommends a series of steps Saint Paul should consider to implement its intentions. Work will begin in the near term on new Zoning Code provisions to regulate the uses and building forms in the Corridor. Beyond that, nineteen community building strategies are outlined in some detail, six of them received particular attention from the task forces over the course of the planning process:

- Green and Sustainable Corridor Strategy
- Inclusive Housing Strategy
- Parking Management Strategy
- Strengthening Local Business Strategy
- Ensuring the Community Benefits
- Construction Mitigation

Copies of the *Central Corridor Development Strategy* may be downloaded from the City's website at <http://www.stpaul.gov/initiatives/centralcorridor>