

TO: Mayor and City Council
THROUGH: Matt Fulton, City Manager
Jim Hartshorn, Comm. Dev. Dir.
FROM: Ben Boike, Assistant Comm. Dev. Dir.
DATE: August 8, 2016
SUBJECT: Renaissance Plan – PAC Recommendations



City of West St. Paul

BACKGROUND INFORMATION:

The Renaissance Plan has guided private redevelopment within the Robert Street corridor over the past 15 years by incorporating a commercial site plan review process, including the development of requirements for building placement, building façade materials and design, landscaping, signage, etc. However, in response to changing development patterns, regional competition, changing demographics, and in lieu of the Robert Street Improvement Project, Council determined that an update of the plan was important.

As a result, Cunningham Group was hired by the City to lead the planning process for the update of the plan. The scope of the project includes two phases: 1) an update of the Renaissance Plan document including the development of three concept plans within the corridor, and 2) development of new zoning requirements to implement the plan. A Project Advisory Committee (PAC) consisting of property owners, business owners, residents and other local stakeholders was created to assist with the development of the plan update. The PAC had a total of six meetings between February 2015 and April 2016 providing valuable direction and feedback as the draft plan was developed. In addition, a public open house was held early on in the process to gather feedback from the general public.

PAC RECOMMENDATIONS:

The PAC was assigned with providing comment to Staff regarding their overall approval (or disapproval) of the draft plan. Staff received comments back from 12 of the 14 PAC members (the remaining two PAC members were minimally involved early in the process). Staff received 5 votes in favor of the draft plan as written, 6 votes that were not in favor of the draft plan as written and 1 vote with no specific recommendation either way.

Staff compiled submitted comments from the PAC members in the attached summary, including comments in support and comments not in support. Since Staff did not receive consensus from the PAC regarding a recommendation, the purpose of the work session is to review the recommendations provided by the PAC and discuss next steps as it relates to the plan. Cunningham Group will be in attendance at the work session to provide a brief presentation with discussion/feedback to follow.

FISCAL IMPACT:

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STAFF RECOMMENDATION:

Review and discuss recommendations/next steps for the Renaissance Plan Update.