



West Side Community Organization (District 3)
Baker Center | 209 Page Street West
Saint Paul, MN, 55107

January 9, 2017

TO: Saint Paul Planning Commission
FROM: West Side Community Organization Board of Directors
RE: Request for a zoning study of Stryker Avenue

Greetings Planning Commissioners,

We write to express our desire of a zoning study, and potential rezoning, of Stryker Avenue between Morton Street West and Winifred Street West on Saint Paul's West Side. This request is the result of a year-long collaboration between the West Side Community Organization, staff at the city's Department of Planning and Economic Development, and the Ward 2 office. Specifically, we would like staff to explore the possibility of rezoning commercial areas currently zoned as B2 Community Business or B3 General Business to a TN2 Traditional Neighborhood with designated boundaries.

Stryker Avenue is one of four commercial corridors in Saint Paul's West Side neighborhood. Currently, 45% of the commercial properties on Stryker Avenue between Morton Street and Winifred Street are vacant (5 properties totaling over 15,000 square feet). Further, there are many gaps in the commercial properties along the avenue due to residential properties and natural/environmental barriers. This limits mixed-use redevelopment of these sites, which is of interest to West Siders and identified as a priority in The West Side Community Plan (adopted as an addendum to Saint Paul's Comprehensive Plan in 2013).

WSCO surveyed over 100 residents who live near Stryker about their retail and service needs, transportation uses, and other ways to improve Stryker Avenue. Nearly all (over 90%) would like to see both commercial revitalization (new small businesses) as well as new residential options, especially for seniors. New development in this area will improve neighborhood safety, and could help to expand bus service for Metro Transit's 75 route.

We ask the Planning Commission to approve a zoning study of Stryker Avenue to take place in 2017, and make recommendations to better align the land use with community needs and plans.