

Planning Team

February 2022 update

Department of Planning and
Economic Development

Luis Pereira, Director of
Planning



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Topics today

1. Updates to the Planning Team since mid-2021
2. 2021 Planning Team Work Program – highlights on progress made
3. 2022 Planning Team Work Program - highlights

Who we are – PED Planning & Heritage Preservation Team

Zoning Administration

Allan Torstenson
Paul Dubruiel
Victor White*

Commission Administration

Sonja Butler
Samantha Langer
Luis Pereira,
Planning Administrator

*new staff person

Research & Mapping

Bob Spaulding

HUD Environmental Review

Victor White*

Heritage Preservation

George Gause
Christine Boulware
Allison Suhan-Eggers

Citywide & Neighborhood Planning, Zoning Cases

Kady Dadlez
Bill Dermody
Anton Jerve
Spencer Johnson*
Tony Johnson
Mike Richardson
Marilyn Rosendahl
Emma Siegworth
Josh Williams
Michael Wade
(25% Research & Mapping)



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Annual Work Program for the Planning Team, generally

- **Ongoing, legally-mandated regulatory review** – i.e. zoning case review, environmental review
- **Comprehensive planning**– Comp Plan 2040 implementation
- **Transportation planning** – especially related to transit corridors; serving on committees (Gold Line, Purple Line, Riverview Corridor, Metro B Line, and in the future, Metro G and H Lines)
- **Zoning studies** – Zoning ordinance text amendments, citywide policy changes
- **Neighborhood planning, including large redevelopment sites** – Highland Bridge, Hillcrest, Snelling-Midway, Riversedge, Luther Seminary, and eventually others (e.g. Sears site, Boys Totem Town); other significant projects like Rondo land bridge support and District Plan support
- **Research & mapping** projects and initiatives

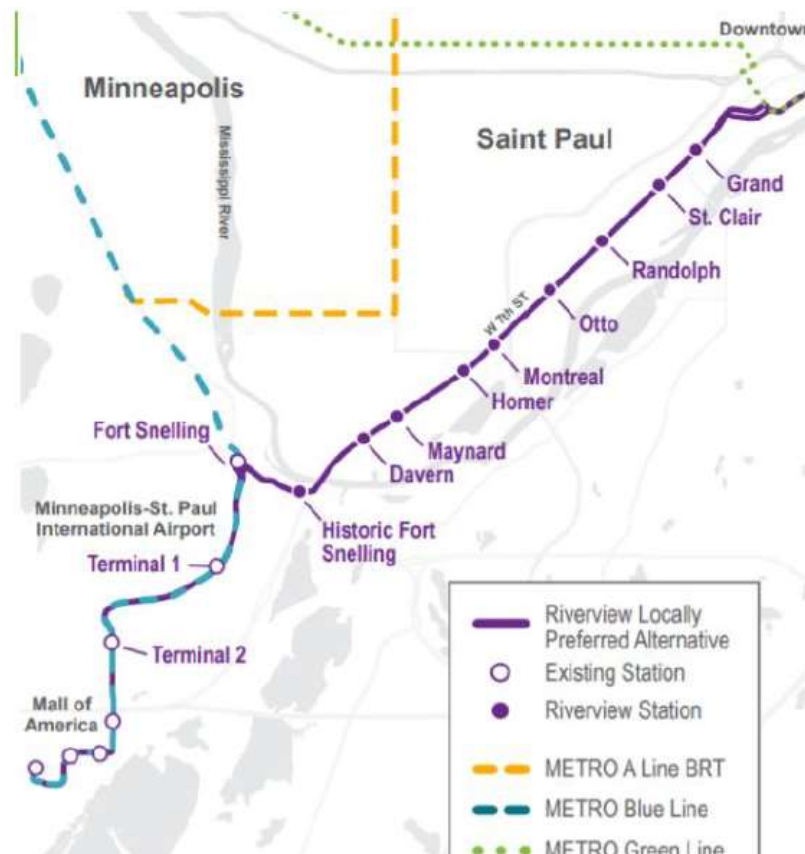


Progress Made on 2021 Work Program: **Transportation & Public Systems**

- Started Riverview Station Area Planning
- Metro B Line corridor plan was approved, including stop locations
- In part based on City input, the Met. Council selected Rice/Robert as G line, and Como/Maryland as the H Line in March 2021



B Line stations



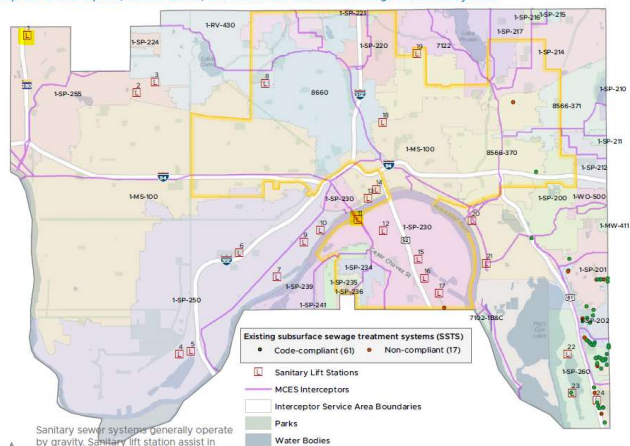
Riverview Locally Preferred Alternative, selected 2017



Progress Made on 2021 Work Program: **Neighborhood planning**

- **Hillcrest master plan** - completion of a draft master plan for public review
- Support of **Reconnect Rondo** – ULI workshops including input on its 4P model, assistance to secure grants, including a Met Council predevelopment grant
- **Sanitary sewer study** - Worked with Public Works to support a consultant study of sanitary sewer capacity & improvement on the West Side “below the bluffs” area

Map WR-2: Interceptors, Service Basins, Lift Stations and Subsurface Sewage Treatment Systems



Key Elements of the Plan

- A** Higher density housing located at the primary corner of McKnight Road and Larpenteur, near the location of the designated Neighborhood Node.
- B** A City Park, owned and operated by the City located at the Neighborhood Node. Park to be designed for active recreation, gatherings and events that facilitate community building.
- C** A Neighborhood Node is located on the north side of the site where a variety of compact and relatively dense uses come together in a walkable environment.
- D** Large flexible Light industrial blocks along McKnight Road.
- E** Lower and Medium density housing along the seam with the existing neighborhood to the west.
- F** Wetlands along McKnight Road are incorporated into the district stormwater system and are leveraged as a public asset as passive open space.

LEGEND/KEY

Lower Density Residential	9 ac
Medium Density Residential	9 ac
Higher Density Residential	7 ac
Light Industrial	54 ac
City Park	5 ac
Buffers and Passive Space	7 ac
Wetlands	6 ac
District Stormwater	2 ac
Trail not in the ROW	.3 ac
Right of Way	14 ac
Neighborhood Node	



Progress Made on 2021 Work Program: **Zoning Studies and Text Amendments**

- **Parking Standards zoning text amendments** – adopted elimination of minimum parking requirements
- **Homeless Services Zoning Study** – land use definition and standards adopted
- **Anti-displacement & community wealth-building RFP issued, consultant selected**, including study of regulatory approaches (e.g. Inclusionary Zoning feasibility study), programs/policies (e.g. leveraging TIF for antidisplacement ends; HRA land disposition); and commercial/small business tools (e.g. cooperatives, tenants purchasing buildings)



Progress Made on 2021 Work Program: **Other**

- We completed a **RFQ** and released it to support an **Investment Tracking System** for PED
- We worked with the **Housing Team** to secure trainers and launch a curriculum **for emerging and BIPOC developers**

Incremental Development Alliance

St. Paul, MN Small Developer Seminar



Tue Nov 2, 2021 9:30 AM - 1:30 PM CDT

This seminar is a course to meet the required prerequisite in advance of the Small Developer Boot Camp. This Seminar on small scale real estate development is all about project formation. We take a big picture view of neighborhood-based development to help attendees analyze what makes a good project, how a building makes money, and how small developers interact with the broader ecosystem of professionals in the built environment. By the end of the seminar, aspiring developers will feel more prepared to take the first steps on their own project.

2022 Planning Team Work Program

A few highlights



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2022 Work Program: Transportation and Public Systems

- Begin to participate in County-led **Purple Line** Advanced Station Area Planning processes
- Support for Public Works' staff on a federal **RAISE** planning grant to study the street network in the Rondo neighborhood – involving public engagement, concept design work, resiliency analysis, equity analysis, and health analysis to develop a comprehensive and community led vision for the transportation network within Rondo and beyond



2022 Work Program: Neighborhood planning

- **Snelling-Midway AUAR Update**
- **Hillcrest master plan and rezoning** – review and recommendation by Planning Commission, City Council review and action, and beginnings of site prep for development





2022 Work Program: Zoning Studies and Text Amendments

- **Anti-displacement & community wealth-building policy work with consultant team** – HR&A and NEOO Partners
 - Work with these consultants on tools such as Inclusionary Zoning feasibility analysis, and small business supports
- **1-4 Unit Housing Study** – Phase 2 – continuing community engagement and draft policy options this year
- **Adopting the local Mississippi River Critical Area Overlay District Regulations** consistent with State MRCCA Rules
- **Industrial zoning study** to address intent, uses, trends – initiated by Planning Commission last year, research and policy option development

The full 2022 work program is here:

<https://www.stpaul.gov/sites/default/files/2022-02/2022%20Planning%20Team%20Work%20Program.pdf>

Thank you, and questions



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