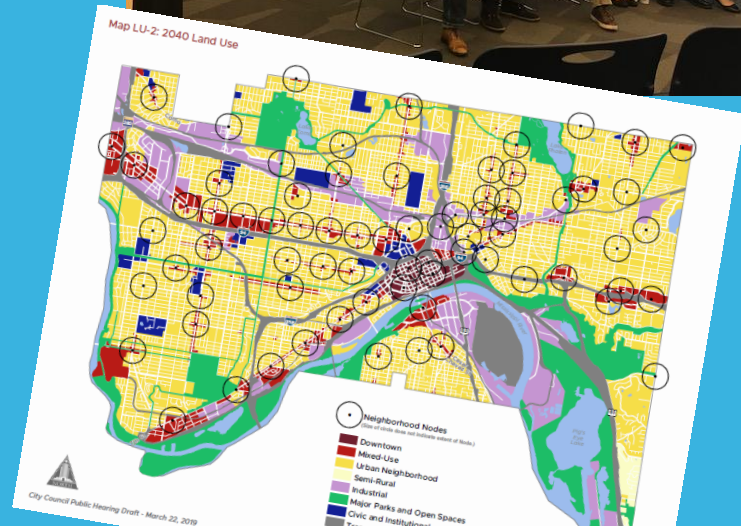


PLANNING COMMISSION STUDIES

JUNE 19, 2019 CITY COUNCIL POLICY SESSION



AGENDA

1. 2019 Work Program
2. Strategic Decision Criteria for the Planning Team work program
 - An example of a recent request...
3. Highlights of 2019 ongoing work (not including zoning studies)
4. → Ongoing 2019 Zoning Studies ← we'll focus mostly on these
5. Anticipated 2020 Zoning Studies

2019 Planning Team Work Program

3/8/19

^ = Item involves City Council action

Transportation/Public Systems

- Snelling-Midway (Allianz Field) Transportation Management Plan (TMP) and updates
- Gold Line BRT Engineering & finalize Station Area Planning (Met Transit & Washington Co lead)
- Riverview Transit Corridor Environmental Review and Station Area Planning (Ramsey Co lead)
- Arterial BRT Study Update (Metro Transit lead, City input)
- Rush Line Environmental Review and Station Area Planning (Ramsey Co lead)
- B Line Design Bus Service Improvement Plan (Metro Transit lead, City input)
- Metro Transit Service Improvement Plan (Metro Transit lead, every five years, City input)
- Electric mobility hub prototype development (Bloomberg Cities Climate Challenge grant)
- Pedestrian Plan^ - Planning Commission and City Council adoption (Public Works lead)
- Downtown multi-modal transportation study (recommended by East Metro Strong, possible lead of Metro Transit, Public Works/PED monitor, possible Bloomberg funding per CRO Stark)
- Capital City Bikeway – interim option design, implement, select consultants (Public Works lead)^
- River Balcony Master Plan - schematic design (Parks lead)

Neighborhood and Site/Redevelopment Planning

- Ford Site^ – Master Plan amendments, AUAR, plat approval, Design Standards, planning related to site preparations, affordable housing, infrastructure, stormwater, and sustainability
- Snelling-Midway (Allianz Field) Redevelopment – Certificate of Occupancy, AUAR mitigation, Master Plan implementation – e.g. adjacent redevelopment^, Community Fund Task Force^
- Cultural Destinations Areas and Neighborhood Nodes, planning & implementation
- Hillcrest Golf Course Redevelopment – initiate community process for Master Plan
- Rice-Larpenteur Vision Plan implementation, including potentially zoning amendments^
- West Side Flats Site Plans and Master Plan greenway implementation
- East 7th Village Master Plan for housing (Cemstone site)
- Districts^ 2, 5, 7, 8, 9, 12, 15, 16 updates, and new District 17 Plan
- Downtown Sites Redevelopment (ongoing)
 - Seven Corners Gateway (development agreement approval^)
 - Ramsey West – site design, integration of River Balcony
 - Central Station Block review of responses to RFQ, input on site plan
 - RiverCentre ramp vertical development
- Sears Site redevelopment plan process (Capitol Area Architecture and Planning Board (CAAPB) as lead, City at master planning table, environmental review, site plan review TBD, and platting)
- Island Station – pre-development site planning and other approvals as necessary

Note: Required plats for, and/or grant funds received for, the above projects must be approved/accepted by City Council.

Comprehensive Planning

- Comprehensive Plan 2040^, including Mississippi River Critical Area Chapter - Planning Commission Review & City Council Adoption

Zoning Studies and Text Amendments

- Airport Zoning^ – Joint Airport Zoning Board (Holman & MSP)
- Sustainable Power (Wind & Solar) zoning text amendments (adopted at PC in Dec 2017)^
- Small Homes Zoning Study & related Chapter 66 zoning amendments^ (e.g. greater flexibility in residential districts; smaller minimum home widths, etc.)

- Chapter 63 - Citywide Parking Standards zoning text amendments^
- Chapter 63 (Regulations of General Applicability) zoning amendments^
- Chapter 66 - RM multifamily zoning districts standards study and zoning amendments^
- Chapter 68 Amendments^: Separating out the Critical Area Regulations (approvable by DNR) from Floodplain Regulations
- Stryker Avenue Zoning Study^
- Ward 3 Residential Design Standards^ - building articulation amendments
- Progress on Zoning studies regarding affordable housing requested by City Council ^, i.e. review and update of the definition of family; increased density in residential districts; and initiate inclusionary zoning study
- Initiate Zoning and Site Plan amendments^ to begin to implement Comprehensive Plan 2040
- Assorted zoning text amendments^ that meet Strategic Priority Decision-making: E.g.; "hotel" land use definition and standards; sandwich board signage zoning text amendments

Other Major Projects

- HUD Consolidated Plan 2020-2024^ (with PED Housing and Federal Grants Teams)
- Opportunity Zone Project Marketing (includes prospectus) (Research & GIS)
- NOAH property prioritization (Research & GIS)
- District Council Training Module about Planning, complementary to DSI Zoning Training (with District Council Coordinator)
- Community engagement on draft Climate Adaption and Resiliency Plan^ (Mayor's Office lead)
- Data management governance group (OTC, Research & GIS, HPC, Zoning, and PED Admin team)
- Market Watch Report (Research & GIS)
- Planning for equity (align with Engagement Framework, Equity Action Plan; develop indicators)
- Anti-Displacement Policy Network (with PED Housing Team)
- Rondo Land Bridge feasibility study input and Reimagining 94^ (environmental phase) – (project monitoring, with Mayor's Office)
- Zoning Guidebook – finalize
- ProjectDOX – implementation of site plan reviews

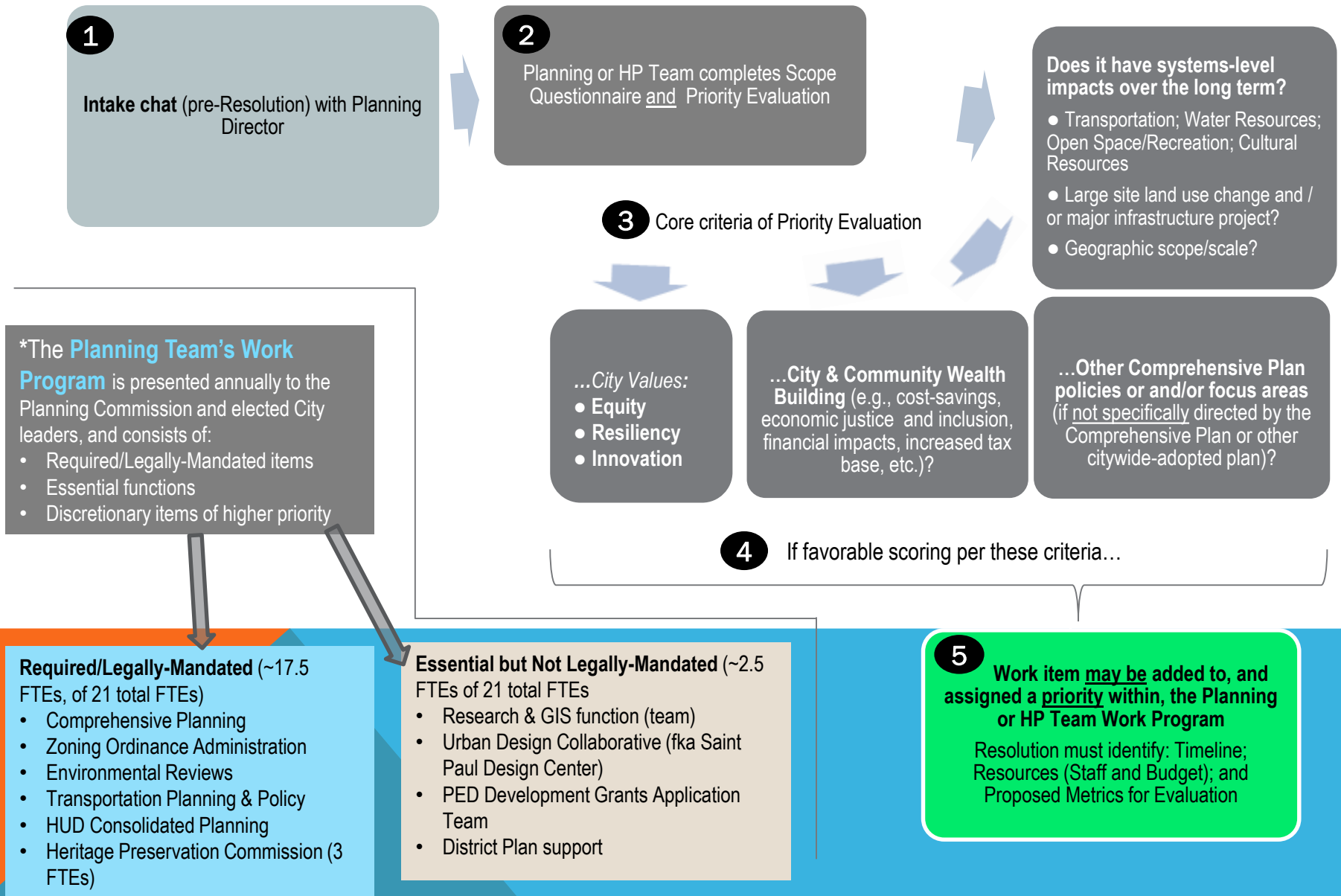
On-going

1. Zoning Cases^ (rezonings, zoning text amendments appeals of Planning Commission decisions)
2. Site plan review
3. Research & GIS Mapping (include PED Web map tool)
4. Environmental reviews (HUD-mandated and EAW reviews; process improvements)
5. District Council plan updates^ (Districts 2, 5, 7, 8, 9, 12, 15, 16), new District 17 plan
6. District planner liaison relationships
7. Urban Design Collaborative (former Saint Paul Design Center Management Team)
8. Implementation of Grand Round^ - Como Ave and Johnson Parkway (Public Works lead)
9. PED Development Grants Application team: Coordination of clean-up/development grant apps.
10. College zoning, including parking
11. Sustainability Team participation (Mayor's Office lead)
12. Capital Improvement Plan team participation (OFS lead)
13. Commercial Vitality Zones^ - Como Front Dale; Selby; Rice-Capitol (ED Team lead)
14. Planning Work Program Evaluation Outcomes (including Comprehensive Plan tracking)



Strategic Priority Decision-making for the Planning & Heritage Preservation Team Work Program: Determining Higher Priority Work Items*

Discretionary Projects only (Process does not apply to Legally-Mandated or Essential work items, which are high priority by definition)



EXAMPLE: HOW THE STRATEGIC CRITERIA WORKS

APPLY THE SCOPING QUESTIONNAIRE

Recent request: Update standards and conditions for **Farmers markets** (§65.515), and **Outdoor garden centers** (§65.518) and possibly **Outdoor Commercial uses** (§65.525)

1. **Is Planning & HP the right team to do it** (i.e. is what is requested truly a planning, zoning, or development regulations issue)? → **Yes – Planning, and planning / zoning issue**
2. **External or internal requirements that affect or drive this request, if any** – e.g. local ordinances, State or Federal requirements, other dimensions or constraints? → **No; requested for this season**
3. **Is there a relationship to other items on the Planning & HP Team's work program** (priority level, potential overlap)? (Y/N) and what are these items? → **Yes - the 2040 Comp Plan says...**
4. **Suggest work program items to be de-prioritized or removed from the Planning & HP Team work program, as a result of this request, and state why ?** → **None –all 2019 items are high priority**
5. Will completing this request **create efficiencies for the City going forward?**
What are the efficiencies? → **Potentially, yes. Fewer CUPs due to a higher threshold – i.e. number of vendors to trigger a CUP requirement**
6. **Is it do-able in the time requested?** (Y/N) → **No , but...**

2040 COMPREHENSIVE PLAN

City Review and Approval

- Public hearing on six main chapters on May 15, 2019
- Public hearing on MRCCA chapter on June 5, 2019
- Council-proposed amendments introduced on June 12
- Council set to approve today -June 19
- Metropolitan Council review (and letter back from them) – June 28 through ?
 - Final adoption by City Council follows

Implementation

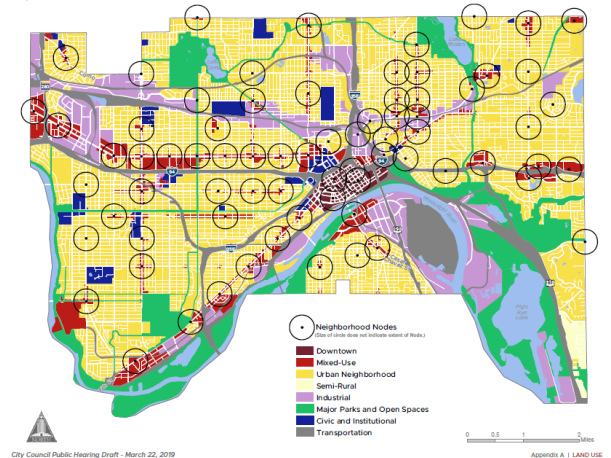
- Inter-departmental Comprehensive Plan implementation team
- Planning Commission work on equity

Highlights of 2019 ongoing work
(not including zoning studies)



Staff team: Lucy Thompson; Anton Jerve; Bill Dermody; George Gause; Josh Williams; Kady Dadlez; Mike Richardson
Staff support: Bob Spaulding; Michael Wade; Alena DeGrado; and many others

Map LU-2: 2040 Land Use



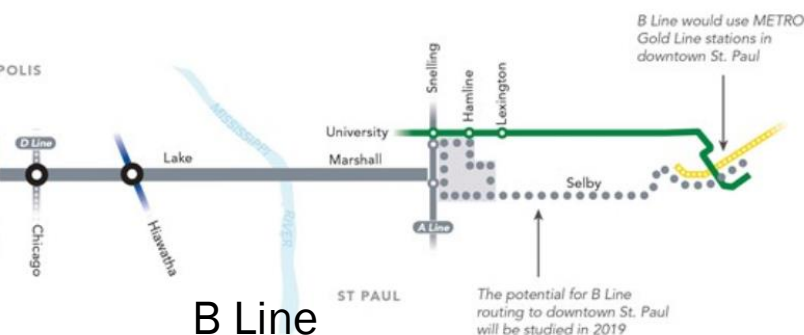
TRANSPORTATION/PUBLIC SYSTEMS

Highlights of 2019 ongoing work
(not including zoning studies)

- **Gold Line Bus Rapid Transit project** (Metro Transit) - engineering phase
- **Rush Line Bus Rapid Transit project** (Ramsey Co) – environmental review, prelim. engineering
- **Metro B Line BRT design** - public input (Metro Transit)
- **Riverview modern streetcar** (with Ramsey Co) pre-planning work and initiate station area planning– environmental analysis phase through 2022
- **Arterial Bus Rapid Transit study**

Staff team: Bill Dermody; Anton Jerve; George Gause
Mayor's Office: CRO Stark

Rush Line



B Line



Gold Line

NEIGHBORHOOD & SITE/ REDEVELOPMENT

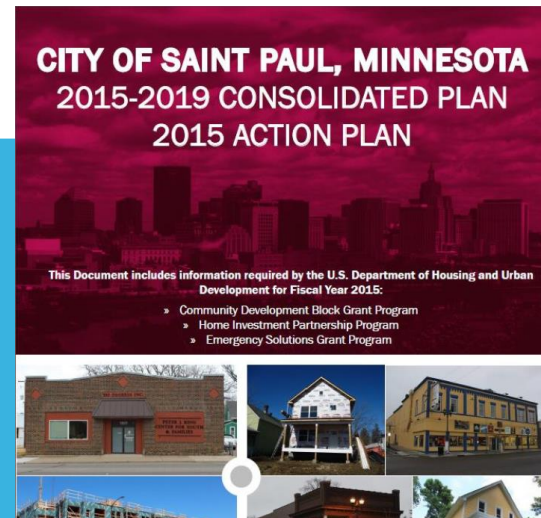
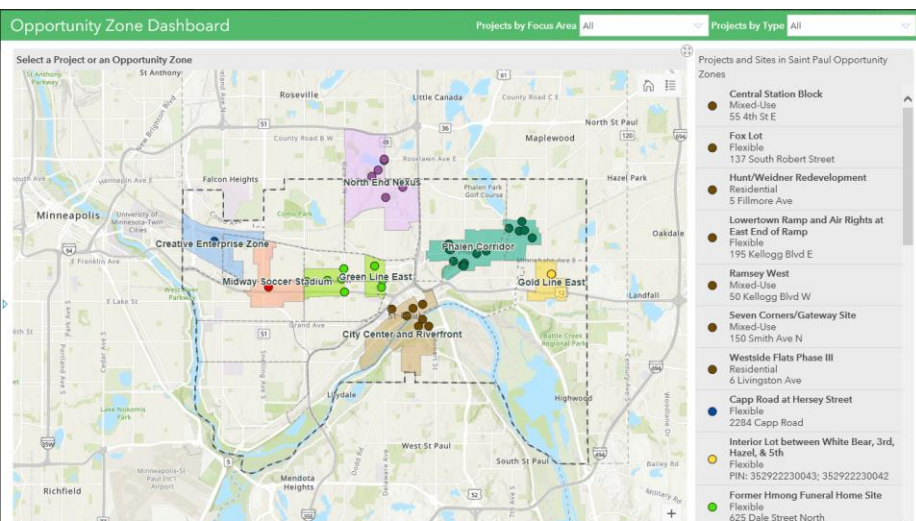
Highlights of 2019 ongoing work
(not including zoning studies)

- **Cultural Destination Areas**, year 1 (Staff: Tony Johnson; Kowsar Mohamed)
- **Allianz Field TMP**, and amendments (Staff: Josh Williams)
 - Stadium Transportation Management Committee to kick off in July, led by OFS
 - Adjacent development – zoning inquiries (Staff: Kady Dadlez)
- **Ford site** (Staff: Menaka Mohan; Mike Richardson)
 - Master Plan amendments adopted in April 2019
 - Design Standards Master Plan amendments
 - Environmental review (Alternative Urban Areawide Review (AUAR))
- **Ramsey West** site – “Rivers Edge” site concept and due diligence input on County task force (Staff: Lucy Thompson, with PED Econ. Dvpt Team Andy Hestness)
- **District 15/Highland Plan** update (Staff: Kady Dadlez)
- **SMAPL** - District 7/Frogtown (Staff: Tony Johnson)
- **District 12/St. Anthony Park Plan** (Staff: Anton Jerve and Mike Richardson)
- Working with stakeholders for **Hillcrest** master plan process – launch fall 2019 (Staff: Bill Dermody; support Mike Richardson)



OTHER MAJOR PROJECTS

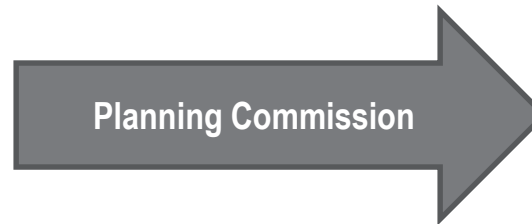
- PED Development Grant Application Team (Staff: Anton Jerve)
- Opportunity Zone web portal (Staff: Bob Spaulding and Michael Wade)
stpaul.gov/opportunityzone
- NOAH property prioritization (Staff: Bob Spaulding with PED Housing Team)
- HRA-owned property map and list, interactive website (Staff: Bob Spaulding, Real Estate Team) -
stpaul.gov/property
- Analytics8 work on database system recommendations & initial improvements (Staff: Bob Spaulding and others)
- Anti-displacement Policy Network policy phase (Staff: Tony Johnson and PED Housing Team)
- HUD Consolidated Plan 2020-2024 (starting) (Staff: Emma Siegworth and Luis Pereira)
- Zoning Handbook for Planners (Staff: Bill Dermody and Allan Torstenson)



PLANNING COMMISSION: WORK TO OPERATIONALIZE EQUITY

- Equity work, and “Planning 101” community education training (Staff: Luis Pereira)

28 policies and
17 implementation actions



15 priority policies and
Implementation actions

Chapter	Equity-related	
	Policies	Implementation Items
Land Use	7	8
Housing	6	3
Transportation	5	1
Parks, Recreation and Open Space	4	3
Water Resources	2	0
Heritage Preservation	4	2
Mississippi River Corridor Critical Area	TBD	TBD
	28	17

ZONING STUDIES & TEXT AMENDMENTS - 2019

- Sustainable Power (Wind & Solar) Zoning text amendments (at City Council)
- Overnight shelter use in B4 Zoning study
- Citywide Parking regulations
- Stryker Ave Zoning Study
- “Hotel” land use definition study
- RM Zoning Study
 - Other Chapter 66 updates – housing; use tables; etc.
- Support for Mayor’s Office’s tiny/affordable homes project
- Definition of “Family” study
- Initiate Inclusionary Zoning Study
- Ward 3 Building Articulation

started

yet to start

SUSTAINABLE POWER TEXT AMENDMENTS

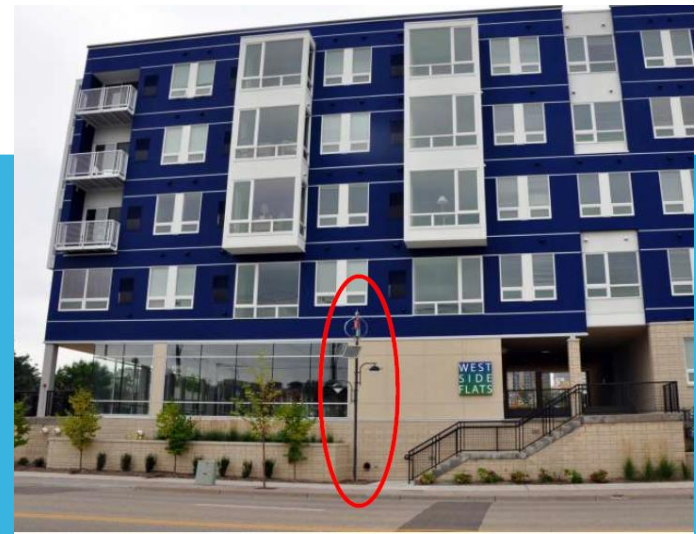
Staff: Michael Wade

- Make **Community Solar Generation Facility** – or adding “solar gardens” as a principal use (currently only an accessory use)
 - A conditional use permit would be required for a ground-mounted/freestanding facility
- Define **Wind energy conversion systems** and permit as an accessory use (as opposed to a DSU)
 - “...any device such as a windmill or ...turbine that converts wind energy to electrical energy, and associated facilities...”
 - Max. height, building-mounted: Zoning district height, or 15’ above the height of the building to which it is attached, whichever is greater
 - In residential, traditional neighborhood, business, and Ford districts, a **conditional use permit** required for freestanding wind energy conversion system with a capacity of more than two (2) kilowatts.
- Today is the public hearing!



Residential, roof-mounted wind

Hybrid wind/solar systems



OVERNIGHT SHELTERS USE IN B4

Staff: Bill Dermody

- Already permitted in B5 as a Conditional use permit
- Ramsey County East– 160 E. Kellogg Blvd – Interim Use Permit in the fall that requested this zoning study; extended the IUP in May to allow more time
- **Emergency housing facility**– similar use – 24-hour/day housing, but not longer than 30 days - already permitted with CUP in B4 and B5
- Text amendment to permit Overnight Shelters in B4 - Planning Commission public hearing on July 26

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PARKING CODE – A FEW POSSIBLE AMENDMENTS

- Update the intent of the **Zoning Code** to remove “lessen congestion of public streets” to “provide for flexibility in addressing vehicular parking demand to ensure off street parking facilities do not adversely affect high quality urban design...”
- Reduce **residential parking** requirement to **one space per unit**
- Reduce minimum parking requirement for new/rehabilitated **affordable rental housing** for households at or below 60% of the Area Median Income
- Reduce parking for the **first 1,500 s.f.** of each **business** in commercial zones, and in other zones, the **first 2,500 s.f. of GFA of non-residential uses**, with some exceptions
- Better define parking maximums for food/beverage and other uses within ¼ mile of BRT and streetcar in addition to LRT (100% of, and 40% of, minimum)
- Reduce bar; assembly/reception hall to 1:400 s.f.

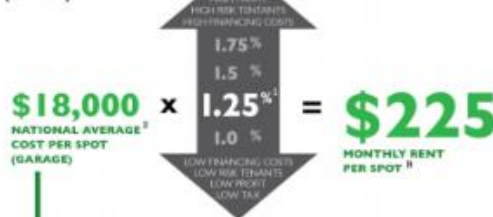
Staff: Tony Johnson

HOW MUCH DOES PARKING INCREASE MY RENT? Part I: Building Costs

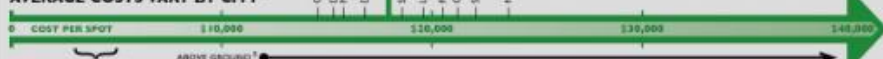
PARKING INCREASES TOTAL APARTMENT COST¹



HOW CONSTRUCTION COST AFFECTS RENT (VARIES)



AVERAGE COSTS VARY BY CITY³



NEXT CITY

Inspiring Better Cities



Transforming community
one park at a time

Both Twin Cities Making Moves on Affordable Housing



JARED BREY DECEMBER 20, 2018



PARKING CODE – A FEW POSSIBLE AMENDMENTS, PT. 2

- Exempt parking requirements for **structures built before 1955**
- Reduce parking for all residential buildings in all Traditional districts by 25% (not just 6+ unit buildings in T1-T2), and allow for **on-street parking** to count towards the min. requirement in all T districts (not just T3-T4)
- **Parking in B4-B5** (i.e. Downtown) to be **underground or structured**; 50% of the length of a parking structure next to a public street must have a non-parking use
- Facilitated entrances and exits from alleys
- Update Travel Demand Management requirements (developments over 40,000 s.f.)



Staff: Tony Johnson



STRYKER AVENUE ZONING STUDY

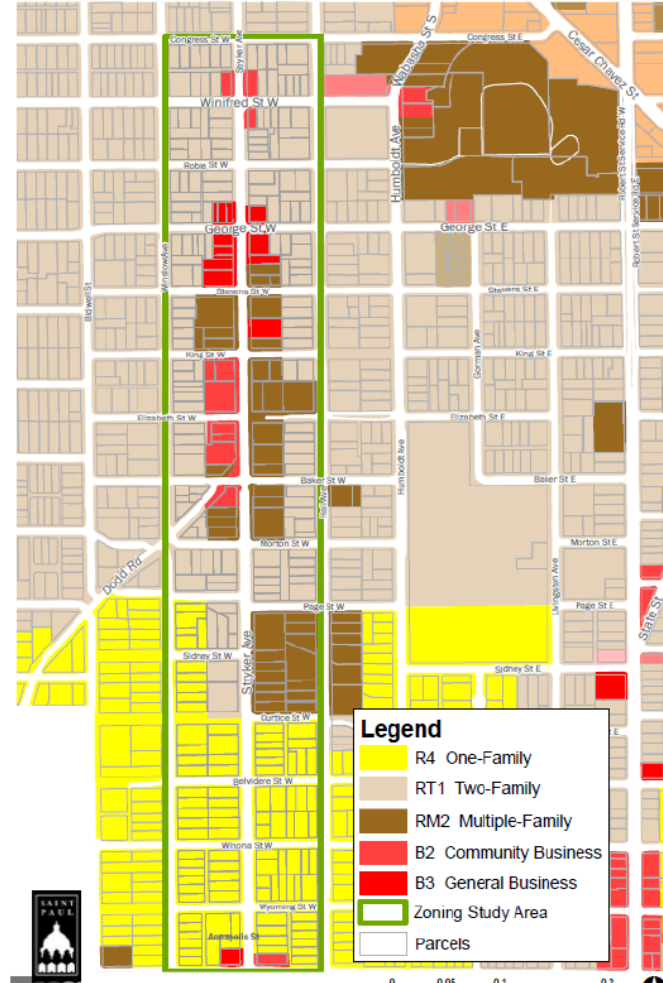
Staff: Michael Wade, Kady
Dadlez, Alena DeGrado, Lucy
Thompson

- Zoning Study requested by WSCO in 2017 - an opportunity to guide development
 - 617 Stryker and Jerabek's
- In July 2018, the Planning Commission initiated the Stryker Ave Zoning Study
 - Previous City-adopted plans, in support
 - *2005 Stryker George Precinct Plan*
 - *2010 Comprehensive Plan*
 - *2013 West Side Community Plan*
 - ***Draft 2040 Comprehensive Plan*** (*Stryker Ave. Area as Urban Neighborhood; Stryker-George as a Neighborhood Node*)

STUDY AREA & INITIAL RECOMMENDATIONS

- The study area is just under a mile long, including roughly 30 city blocks.
- Stryker Avenue is a transit corridor, served by Route 75 (runs along Stryker) and Route 62 (with a stop on Winifred Avenue).

Stryker Avenue Zoning Study:
Existing Zoning



Staff Recommendation:
Zoning Option 3

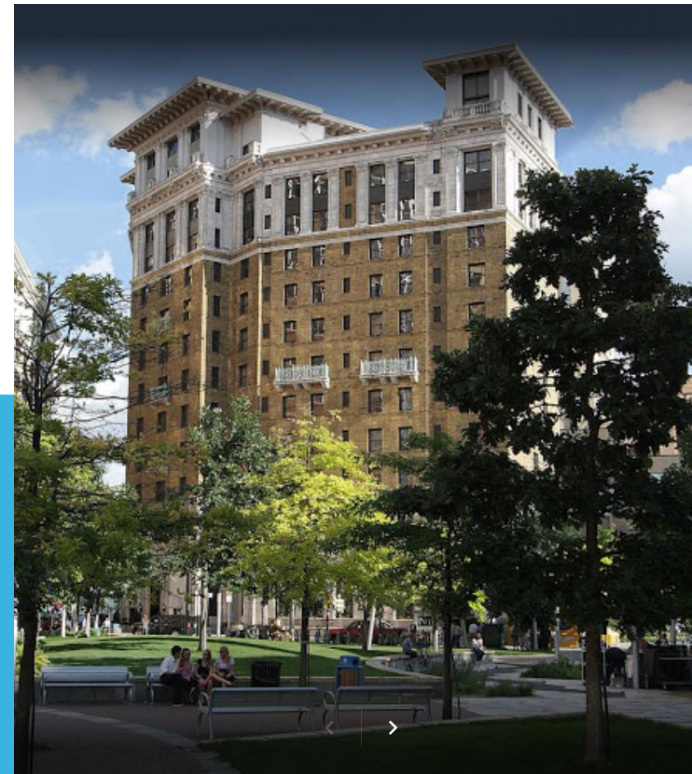


Staff: Michael Wade,
Kady Dadlez, Alena
DeGrado, Lucy
Thompson

HOTEL LAND USE DEFINITION STUDY

Staff: Kady Dadlez

- Council resolution 19-41 from Jan. 2019 – concern about conversion of long-term rental
- No definition of “hotel” as a land use, but it *is* a permitted use
 - Definition to be considered by City Council
- Zoning study soon to be at Planning Commission (Comprehensive and Neighborhood Planning Committee)



WORKING DEFINITION OF HOTEL

Staff: Kady Dadlez

Hotel. A commercial establishment offering the general public on a daily basis five (5) or more individual sleeping room accommodations available for reservation on a walk-in basis with a resident proprietor or on-site manager, an identifiable main entrance and lobby, a staffed desk or office for the registration of guests, staff to provide daily housekeeping services, and exterior signage identifying it as a hotel.

- Tentative timeline:
 - Planning Commission holds public hearing on Sept 20;
 - Final recommendation by Oct. 18;
 - City Council 1st read Nov 6; public hearing Nov. 20;
 - Approx. effective date: Jan. 9

RM RESIDENTIAL MULTIFAMILY STUDY

Staff: Bill Dermody

- To what extent do **current RM1-RM3 zoning district standards** limit residential housing opportunities?:
 - Minimum lot area per unit / Floor Area Ratio
 - Maximum lot coverage requirement (35%)
 - Parking requirements
 - Maximum height
 - Setback requirements
- How appropriate is it to apply Traditional Neighborhood (T) district design standards?
- **Impact on City's housing growth goals** – Possible ideas:
 - Reducing minimum lot area per unit by 200-300 s.f. per unit
 - Eliminating the 35% lot coverage maximum in RT and RM districts
 - Adding Traditional Neighborhood district design standards to 3+ unit buildings in RM2 (RM2 is the most commonly-occurring RM district in the city)
 - Eliminating parking requirement within $\frac{1}{4}$ mile of University Ave, as it is in T districts
 - Reducing min. parking requirement for 6+ unit buildings by 25% if buildings within $\frac{1}{2}$ mile of LRT, BRT, streetcar, or arterial BRT

OTHER STAFF WORK ON “NEW” 2019 STUDIES...

- Definition of “Family” study (Staff: Michael Wade)
- Support for Mayor’s Office tiny/small affordable shelter project (Staff: Michael Wade, support from PED Housing Team)

To be initiated early fall:

- Inclusionary Zoning Study (Staff: Kady Dadlez, Emma Siegworth, Luis Pereira)
- Ward 3 Building Articulation (Staff: Mike Richardson)



ANTICIPATED ZONING STUDIES & TEXT AMENDMENTS - 2020

- Finalize Citywide Parking regulations amendments
 - Produce **Inclusionary Zoning** study (as part of 2018 City Council resolution 18-1204 regarding affordable housing)
 - **Tangletown/Macalester Park study** (*as needed, items not addressed with the Ward 3 Design Standards Amendments*)
 - Initiate **Religious (accessory) uses** zoning study – must commence by Feb. 26, 2020...
 - Chapter 63 **Regulations of General Applicability** zoning text amendments
 - Develop Chapter 68 Amendments to update the **Mississippi River Critical Area Ordinance** (*in advance of submitting to DNR for review in 2021*)
- 

OTHER MAJOR EFFORTS - 2020



- **Transportation & Public Systems:** Gold Line; Rush Line station area planning; complete Riverview Corridor station area plans complete
- **Neighborhood & Site Development:**
 - Ford site AUAR – determine mitigation, initial public infrastructure and private development
 - Hillcrest master planning
 - Anticipated Snelling-Midway adjacent redevelopment sites, and Stadium Transportation Management Committee (TMP updates)
 - Possible Sears site environmental review (assuming the City is the RGU)
 - Possible Boys' Totem Town study or process (role of Ramsey Co.?)
- **2040 Comp Plan implementation** (short-term items, i.e. 0-5 years; e.g. remove barriers to small business; equity priorities follow-up; etc.)
- **Other Major Projects:** Adopt HUD Consolidated Plan; Market Watch update

Saint Paul Market Watch



Saint Paul Market Watch

- Report Summary
- Current Highlights
- Building and Development
- Real Estate Market
- Employment and Wages
- Demographics
- Appendices

GRACIAS & ¿QUESTIONS?

