

West Marshall Avenue Zoning Study

**Saint Paul City Council Public Hearing
October 17, 2018**

Summary of Presentation

- **Background** on the zoning study
- **Summary** of public hearing comments
 - Planning Commission process
 - City Council Process
- **Recommendations** from the Planning Commission

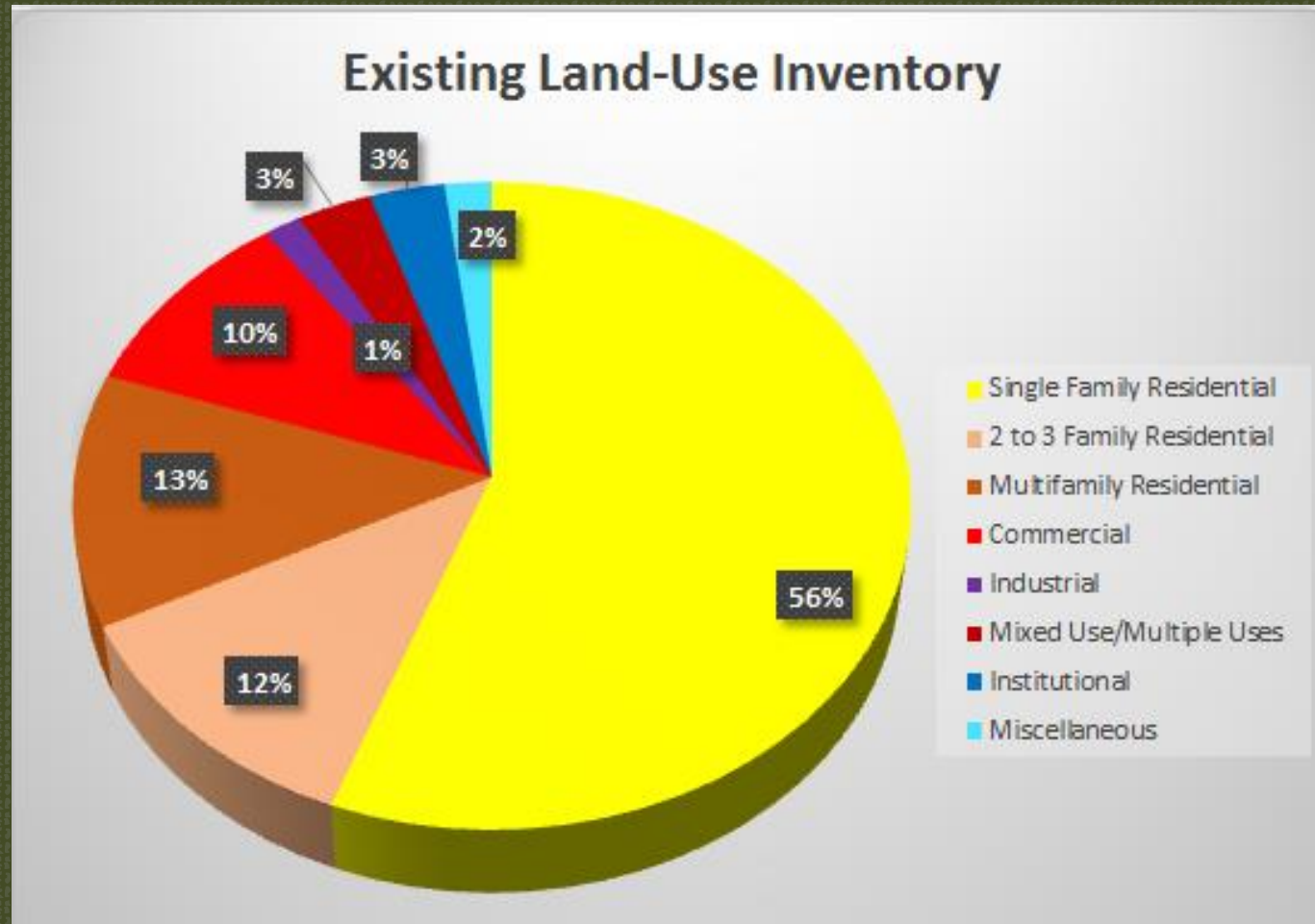
Study Background

- City Council **initiated study** in October 2017
- **Precipitated** by development pressures: proximity to transit, demand for housing, student housing, proximity to soccer stadium
 - Recently approved apartment project at Marshall and Moore raised concerns about preserving older homes, height, density, character, design, student housing
- Study area is from **Mississippi River to Hamline** in the Union Park Neighborhood

Study Background

- **Moratorium** on development along the avenue until **October 2018** – six blocks
- **Historic Survey** being undertaken, results in late fall 2018
- **Community meetings** held in February, April, and June 2018
- Study is informed by **neighborhood plan** and the current **comprehensive plan** as well as the **draft comprehensive plan update**

Existing Land Use



Existing Land Use

- **Marshall Avenue**
 - west of Snelling a **residential corridor**
 - Snelling intersection is a **mixed-use corridor**
 - east of Snelling is a **mix** of industrial, commercial, institutional, and residential
- 80 percent of parcels are residential
 - \approx 70 percent are 1 to 3-family uses
 - 10+ percent are multifamily uses
- Commercial uses generally **focused at** Cretin, Cleveland, Snelling, and Snelling to Hamline

Primary Recommendations

- **Maintain** West Marshall, a transit corridor, as an appropriate **place for a range of housing options** including apartments
- **Strike a balance** of density and uses to maintain neighborhood character and mix of uses
- **Introduce more traditional neighborhood zoning:** transit oriented development has a mix of uses and traditional urban form to support transit
 - South of Town & Country Club
 - Key intersections and blocks
 - East of Snelling

Summary of Comments to the Planning Commission

17 people spoke at the Planning Commission public hearing

- summary in zoning study

78 written comments were received

- 42 specifically supported revisions recommended by Union Park
- 12 opposed downzoning along the avenue
- Port Authority expressed concern for loss of I1 zoning east of Snelling

Planning Commission Recommendations

- **Took into account many of Union Park's recommendations but did not recommend:**
 - RT1 southeast and northwest corners at Moore
 - RM1 at the northeast corner at Moore – site of five-story apartment building under construction
- **Scaled-back rezoning of land from I1 to T3 in response to concerns from the Port Authority about loss of industrial land east of Snelling Avenue**

Comments to the City Council on Planning Commission's recommendations

43 comments as of September 26

- 35 support Planning Commission's recommendations, many "as revised by the Union Park District Council"
- 8 oppose recommendations

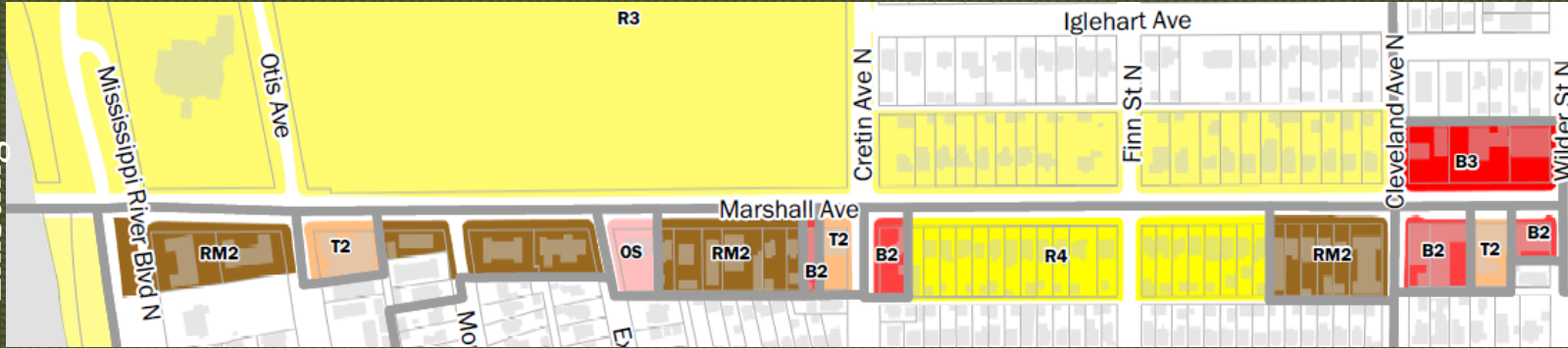
Comments to the City Council on amended recommendations

107 comments by October 17 10:00 am

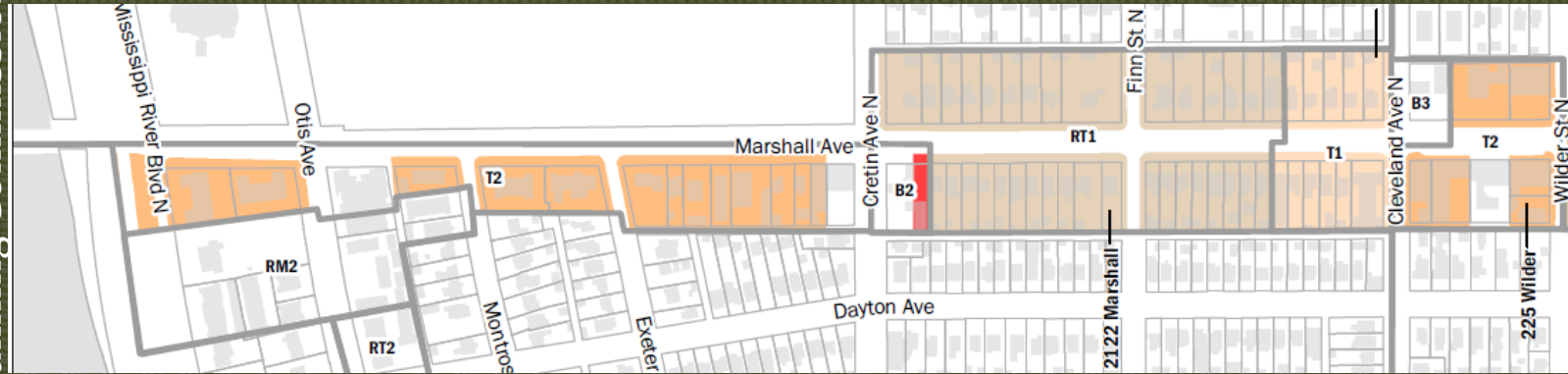
- **44 support** zoning recommendations as amended by the City Council
- **63 oppose** the zoning recommendations as amended by the City Council

River to Wilder

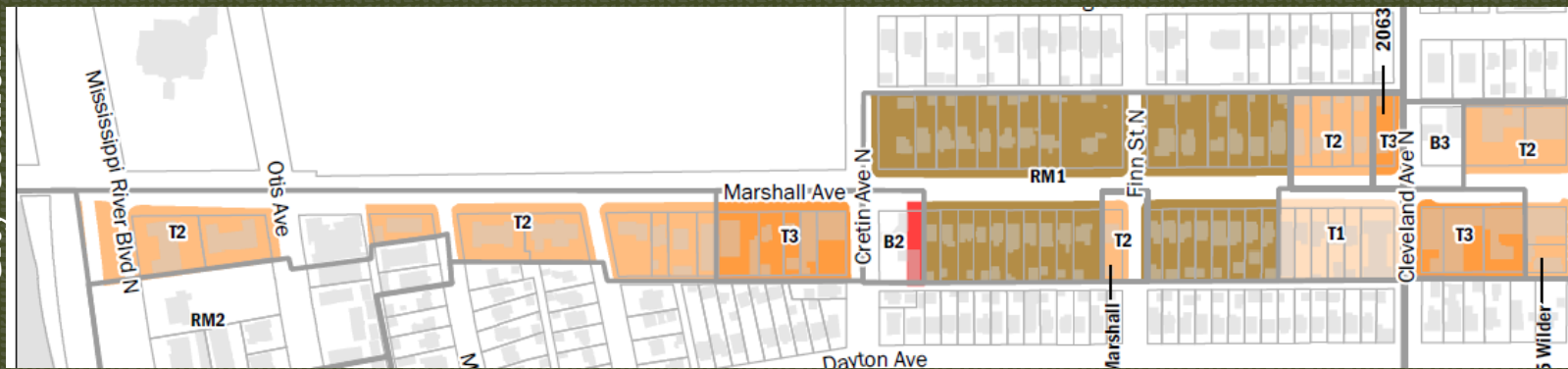
Existing



Planning Commission

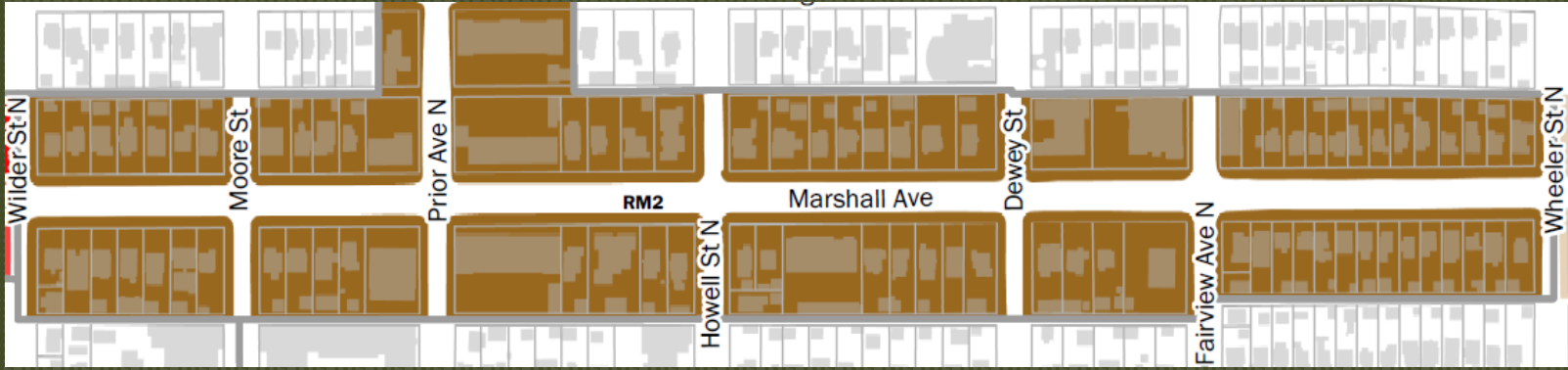


City Council

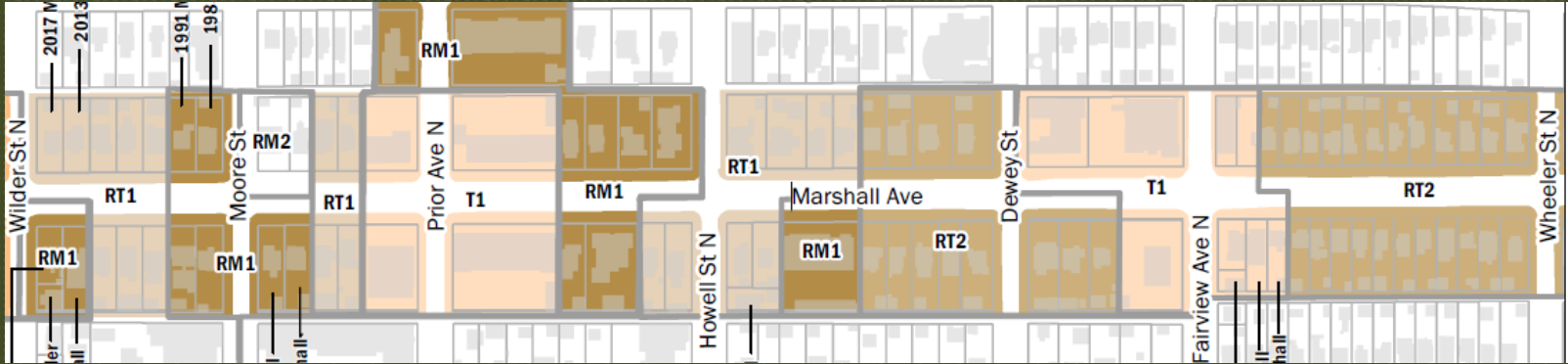


Wilder to Wheeler

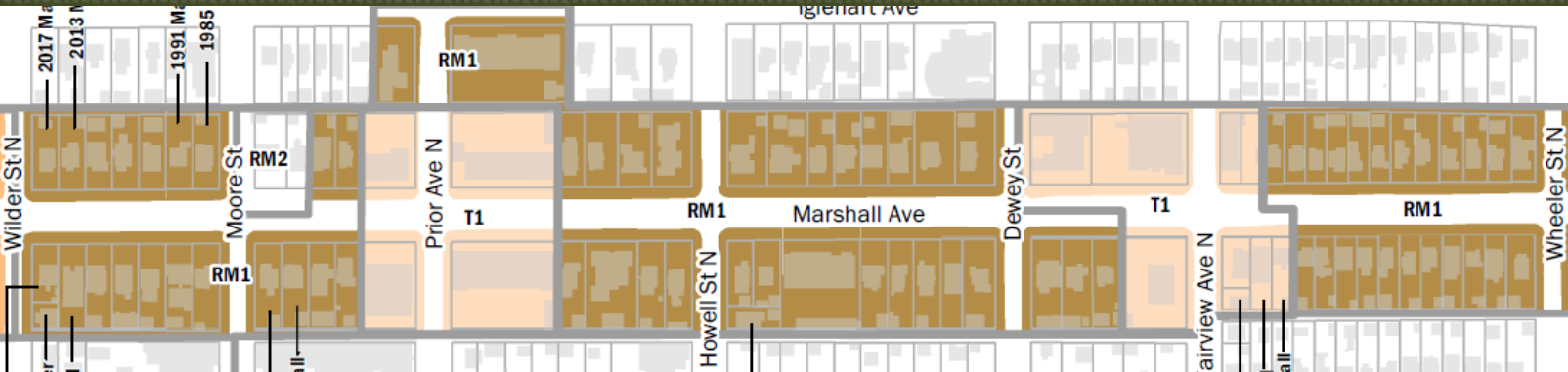
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Planning Commission

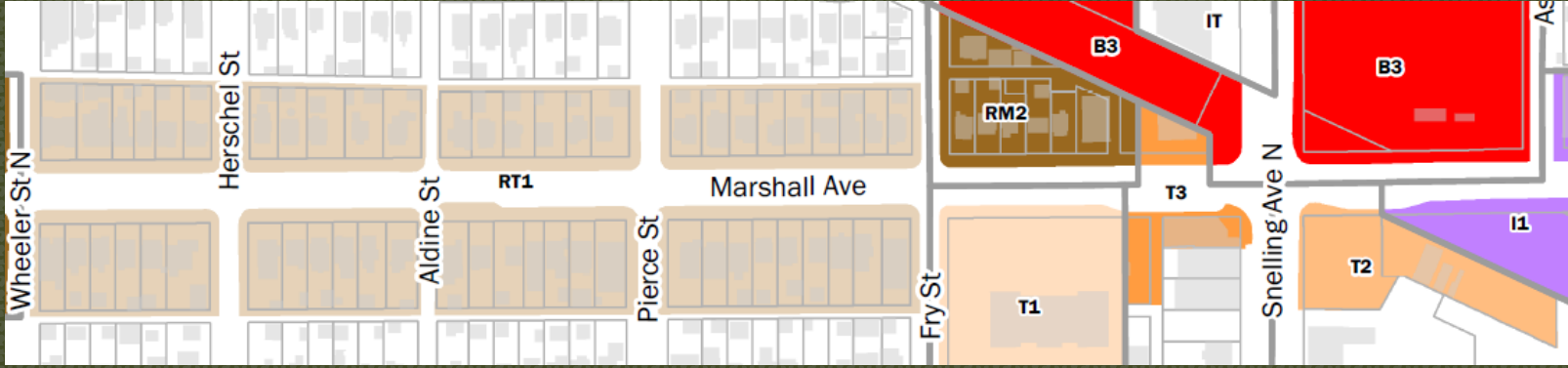


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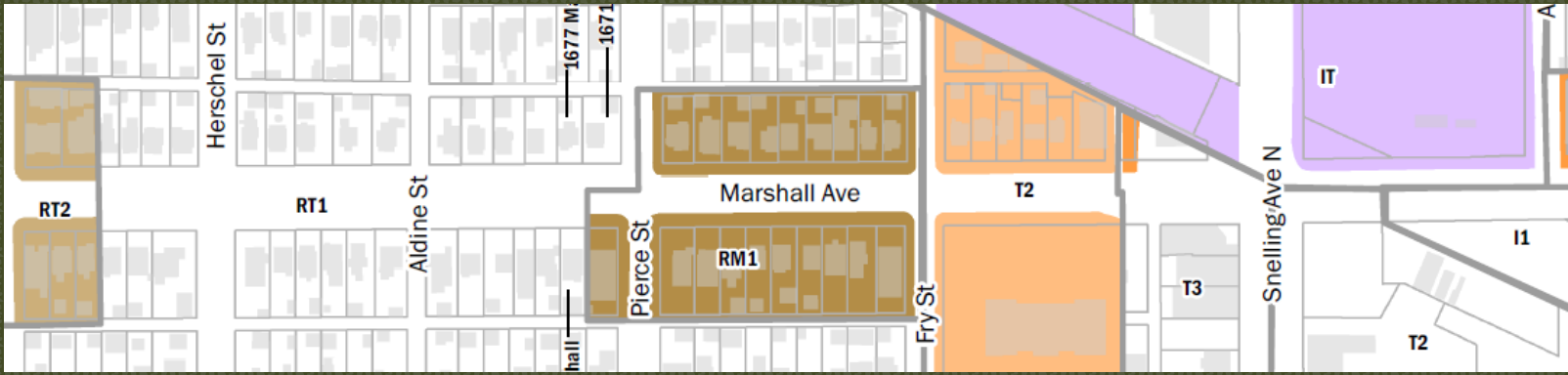


Wheeler to Asbury

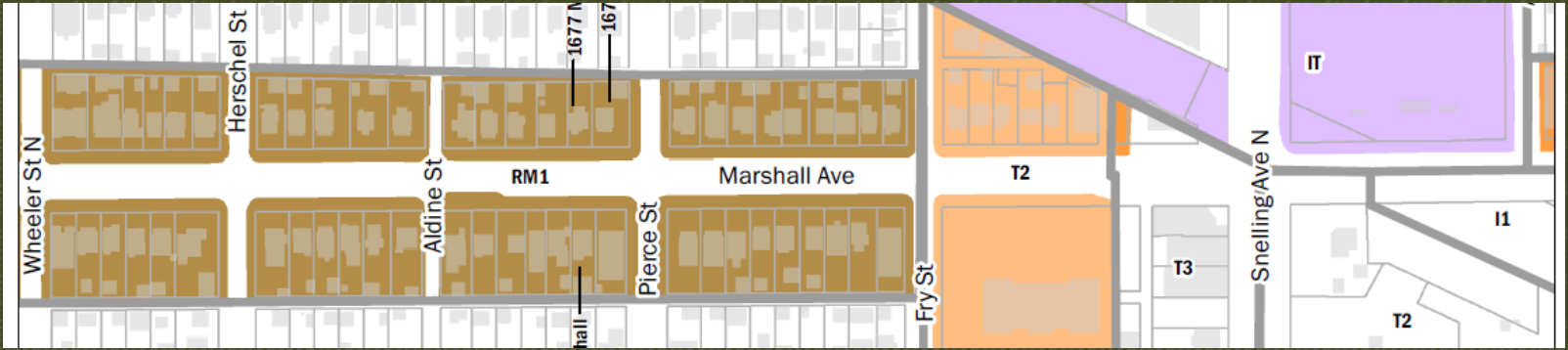
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Planning Commission

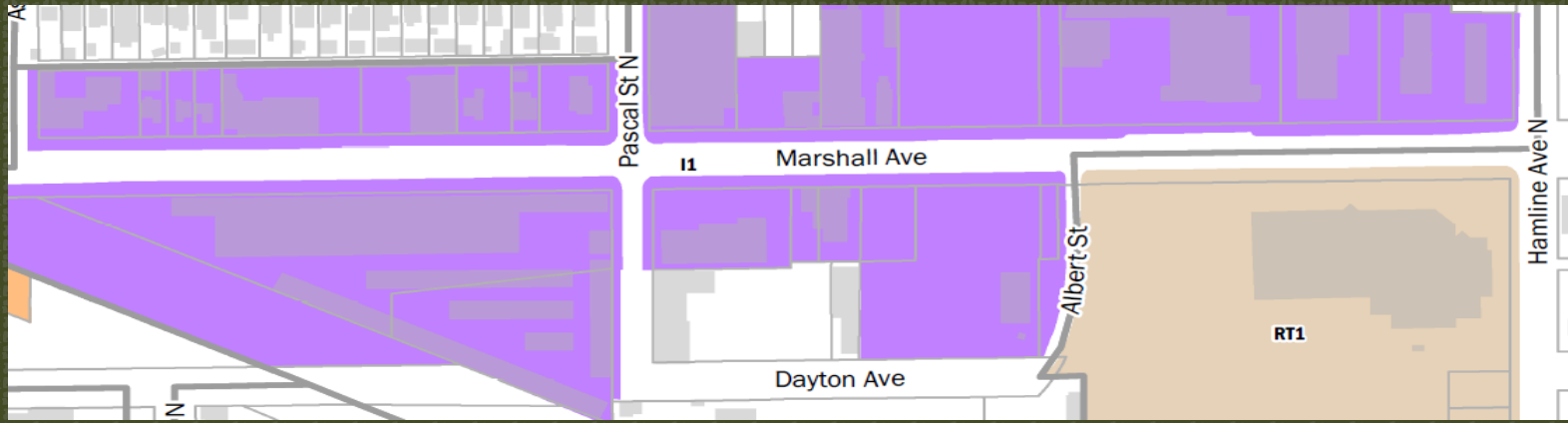


City Council

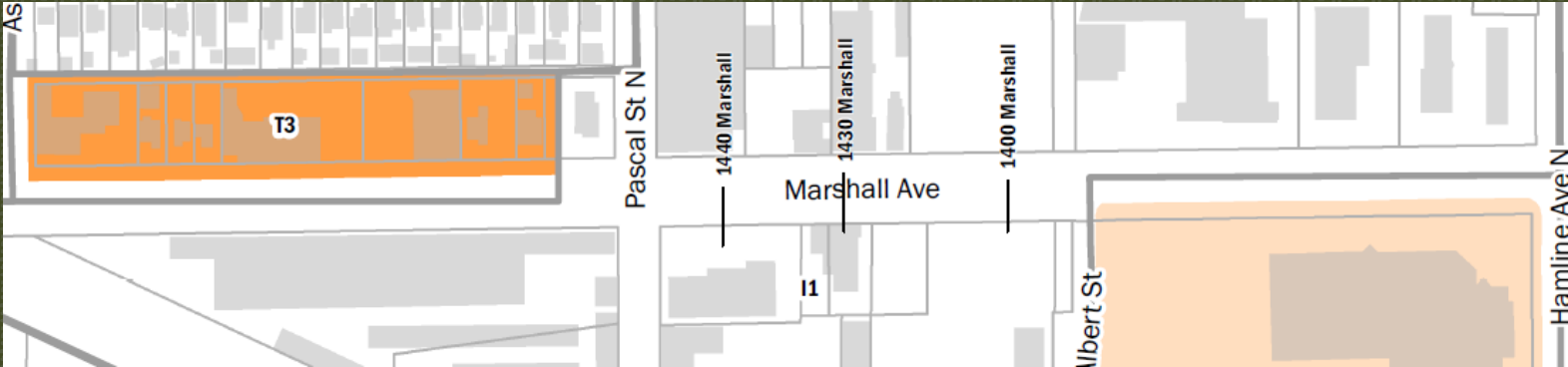


Asbury to Hamline

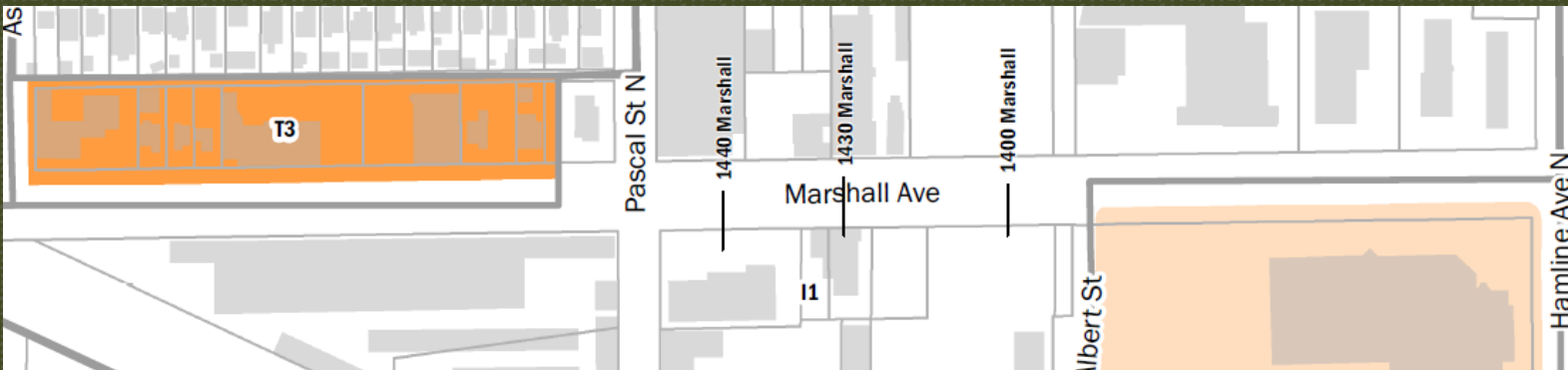
Existing



Planning Commission



City Council



Upzoning or Downzoning?

- *Qualitative analysis* during the Planning Commission review concludes the recommendations result in upzoning
- *Quantitative analysis* done since the Planning Commission review concludes the recommendations result in upzoning
 - Analysis completed by an area resident
 - Planning staff consulted on the analysis and the assumptions made in the model

Density Analysis

Marshall Zoning Study -- Comparison as Density (Units per acre using dwelling unit size of 1,277 square feet for T2 and T3)					
Housing Units Calculations	Existing Housing Units	Current Zoning Max Units	Proposed Zoning Max. Units	Existing to Proposed % increase	Current to Proposed Zone Max. Potential
	12.5	32.2	42.0	236%	31%
Marshall Zoning Study -- Comparison as Density (Units per acre using dwelling unit size of 850 square feet for T2 and T3)					
Housing Units Calculations	Existing Housing Units	Current Zoning Max Units	Proposed Zoning Max. Units	Existing to Proposed % increase	Current to Proposed Zone Max. Potential
	12.5	35.5	53.5	+328%	+51%

Information

Project Website

www.stpaul.gov/westmarshall

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Thank You