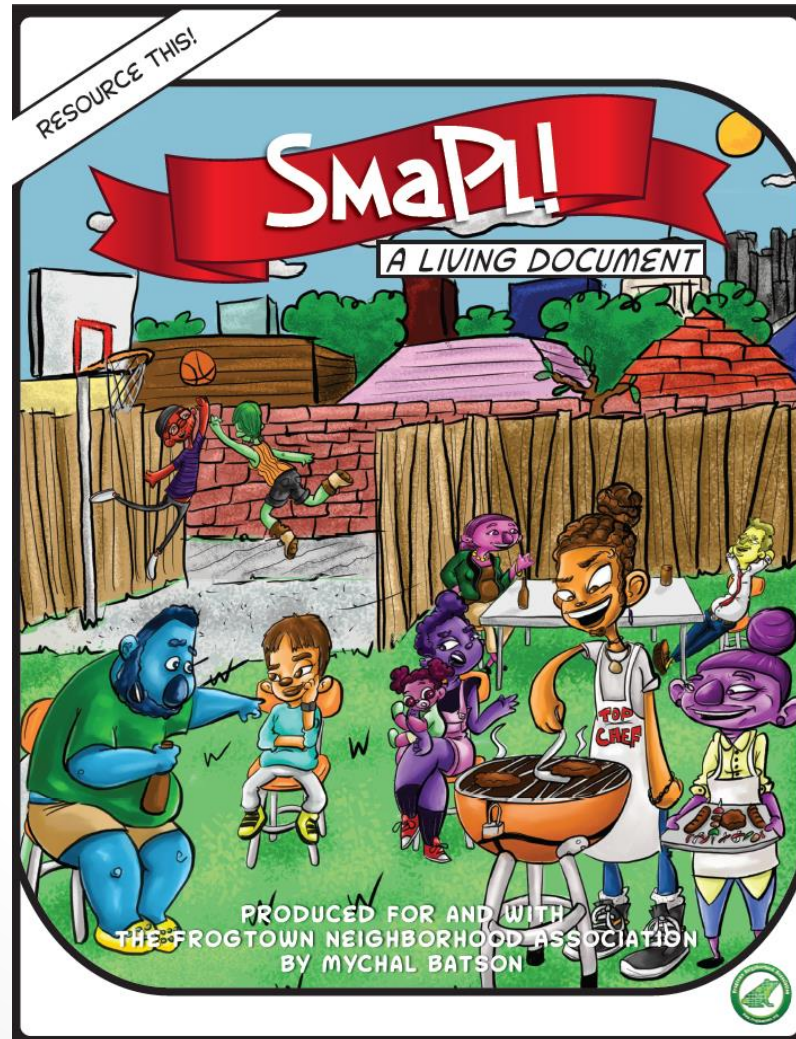


The SMAPL

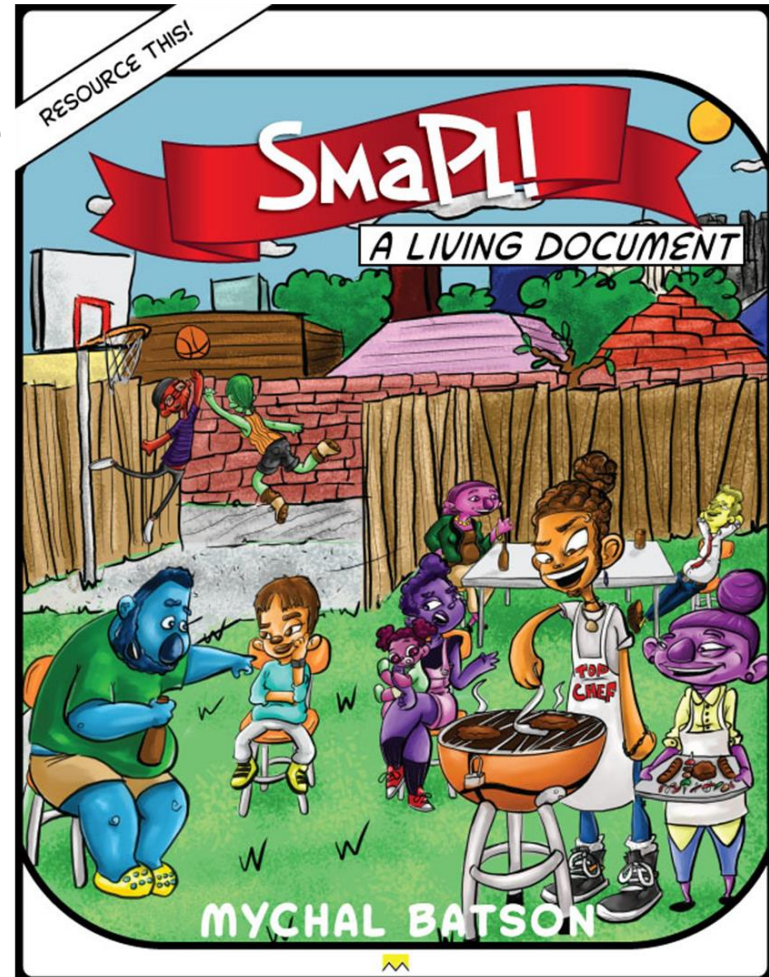
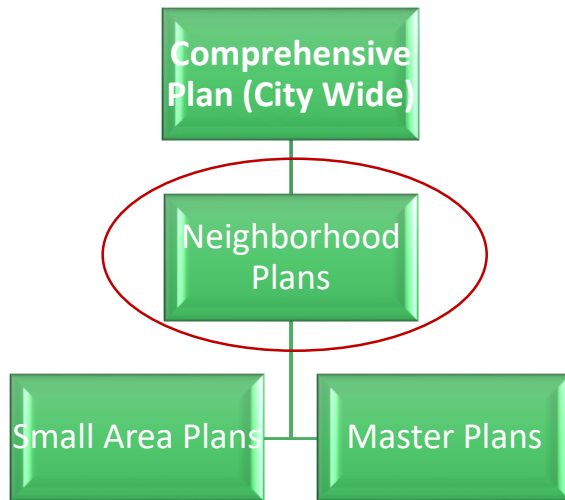
Tony Johnson, Senior City Planner

SMAPL – Frogtown’s blueprint for 2040



Neighborhood Plans – The Frogtown “SMAPL”

- Neighborhood Plans are adopted as part of the comprehensive plan.
- A planning process that is driven by the district councils with support from the neighborhood planner.
- Allows neighborhoods to craft policies that are more specific to their neighborhood. (Every policy must be consistent with the comp. plan)



The Frogtown “SMAPL”

VIBRANT
PLACES
AND
SPACES

A Graphic Novel Neighborhood Plan!



The Frogtown "SMAPL"

FROGTOWN



Smaplites

The Frogtown “SMAPL”

**LAND USE EXPERT
AND WEEKEND YOGA INSTRUCTOR,
ALLI GARDNERRRR!**



Alli Gardner Land Use and Landscape Design Expert

RESIDENCE: MINNEAPOLIS AND AUCON
RESIDENT STATUS: RENTER, 3 BEDROOM HOUSE
AGE: 27

MARITAL STATUS: SINGLE
EMPLOYMENT: DESIGN/ NONPROFIT SECTOR
TIME SPENT IN FROGTOWN: 5 YEARS

ALLI IS A VISIONARY.

WHEN IT COMES TO FIGURING OUT HOW TO BEST USE VACANT LAND AND SPACE IN FROGTOWN, OL AL PAL'S UP FOR THE JOB. SHE DOESN'T SEE AN EMPTY LOT; SHE SEES A GARDEN. SHE DOESN'T SEE AN ABANDONED BUILDING; SHE SEES A COMMUNITY EDUCATION CENTER.

ALLI WANTS THE FROGTOWN'S INFRASTRUCTURE TO WORK FOR FROGTOWNERS, NOT AGAINST.

MORE PARKS AND GARDENS? BENCHES AND COMMUNITY GATHERING SPACES?
MORE BIKE LANES? CLOSER AMENITIES FOR LESS TRAVEL?

JUST THE IDEA OF SOLVING THESE PROBLEMS MAKES ALLI'S TOES WIGGLE.

The Frogtown “SMAPL”

HOUSING EXPERT
AND TWO-TIME MN STATE FAIR CHEESE CURD EATIN' CHAMP,
EARRRLLL HOUSE!

Earl House Housing Expert

RESIDENCE: MILTON AND SHERBURNE
RESIDENT STATUS: HOMEOWNER, 3 BEDROOMS
AGE: 48

MARITAL STATUS: MARRIED
EMPLOYMENT: WELDER/ MACHINIST
TIME SPENT IN FROGTOWN: 25 YEARS

EARL KNOWS ALL THERE IS TO KNOW ABOUT THE
HOUSING MARKET, ESPECIALLY HERE IN FROGTOWN.

HE'S AN UBER NERD ABOUT FOLLOWING TRENDS THAT ARE DEVELOPING AROUND THE CITY, AND BELIEVES
THERE'S MUCH TO BE EXCITED ABOUT.

FROGTOWNER'S, YOUNG AND OLD, HAVE SHOWN AN
INCREASED INTEREST IN BOTH COMMUNAL LIVING AND LIVING SMALLER, WHICH PUTS A
TWINKLE IN THE EYE OF A SUSTAINABILITY AND AFFORDABILITY BUFF LIKE EARL.

EARL IS PASSIONATE ABOUT ENSURING NEW HOUSING DEVELOPMENTS WITHIN FROGTOWN
SERVE THE COMMUNITY CURRENTLY LIVING HERE, MEANING THEY REFLECT OUR
CULTURAL DIVERSITY, OUR VALUES, AND THE DEPTH OF OUR POCKETBOOKS.



The Frogtown SMAPL



The “SMAPL” BIG idea!

VIBRANT
PLACES
AND
SPACES

A Big Idea



FROGTOWN AN URBAN VILLAGE

THE “SMAPL” VISION STATEMENT

Our goal for this decades plan is to sculpt Frogtown into a **mixed use and mixed income Arts, Education, and Entrepreneurship centered Urban Village**. An Urban Village, as we’re defining it, is a highly cooperative community that revolves around self-sustainability.

From an urban planning and design standpoint, **an Urban Village is an urban development typically characterized by medium-density housing, mixed-use zoning, excellent public-transit, and an emphasis on the pedestrianization of public space.**

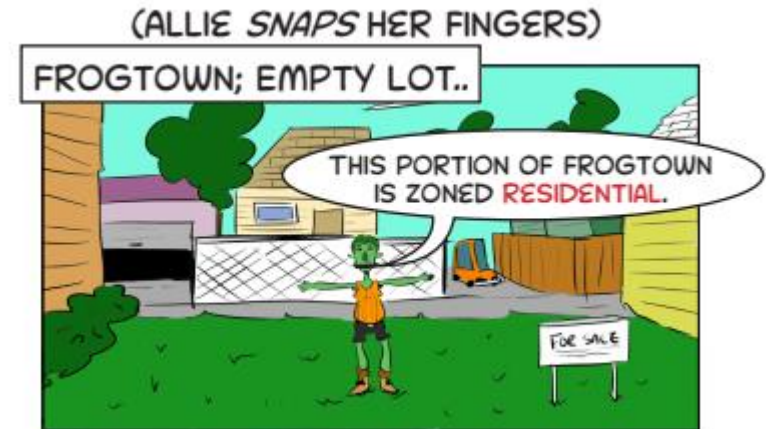
Policies to create the Urban Village

Land Use:

L2. Support the development of new urban gardens, farms, and parks throughout the district, in an effort to ensure that one or more of these uses are within a quarter mile of every resident in Frogtown.

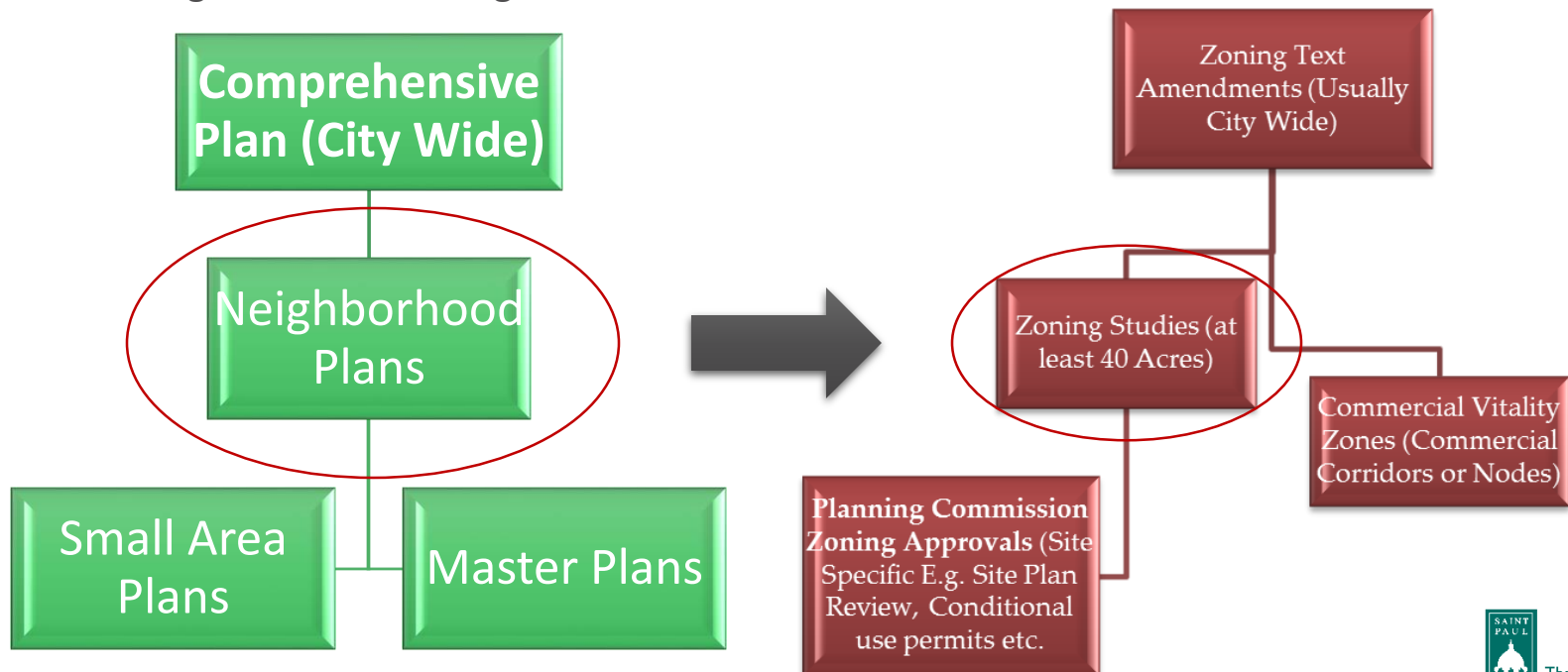
L5. Support the retention and development of new missing middle housing types in Frogtown's urban neighborhoods, such as duplexes, townhomes, and medium density residential apartments that are compatible with the scale of existing development.

T1. Advocate for the construction of traffic-calming methods such as traffic islands and circles, speed bumps, stop signs, and bump-outs throughout the district and along major corridors



From Policies Statements to Implementation

- L1. Initiate a forty-acre study to determine the appropriate zoning in urban neighborhoods and along major thoroughfares throughout the district.
 - L1.1 Study the pros, cons, and feasibility of T1 zoning in Frogtown's urban neighborhoods, specifically in regards to its ability to cultivate the Urban Village vision embedded within our plan.
 - L1.2 Determine the appropriate zoning for non-conforming commercial uses in Frogtown's urban neighborhoods.



Frogtown T1, traditional neighborhood, Zoning Study

- The zoning study will call for rezoning the majority of Frogtown to the lowest density mixed use district.
- Like the “SMAPL” this would be unprecedented zoning change (however I believe that more cities will consider similar zoning changes in the future).
- Transition Frogtown away from more stringent Euclidian Zoning to a more Form Based Zoning Code (T1 is a highbred zoning district).
- Provisions in our multifamily residential districts make it difficult to build multifamily residential structures, especially missing middle housing types.

CURRENT ZONING CONTEXT



R4 Single Family



Lowest Density

RT1
Two Family
Residential

RM1
Low
density
multifamily
residential

RM2
Medium density
multifamily
residential

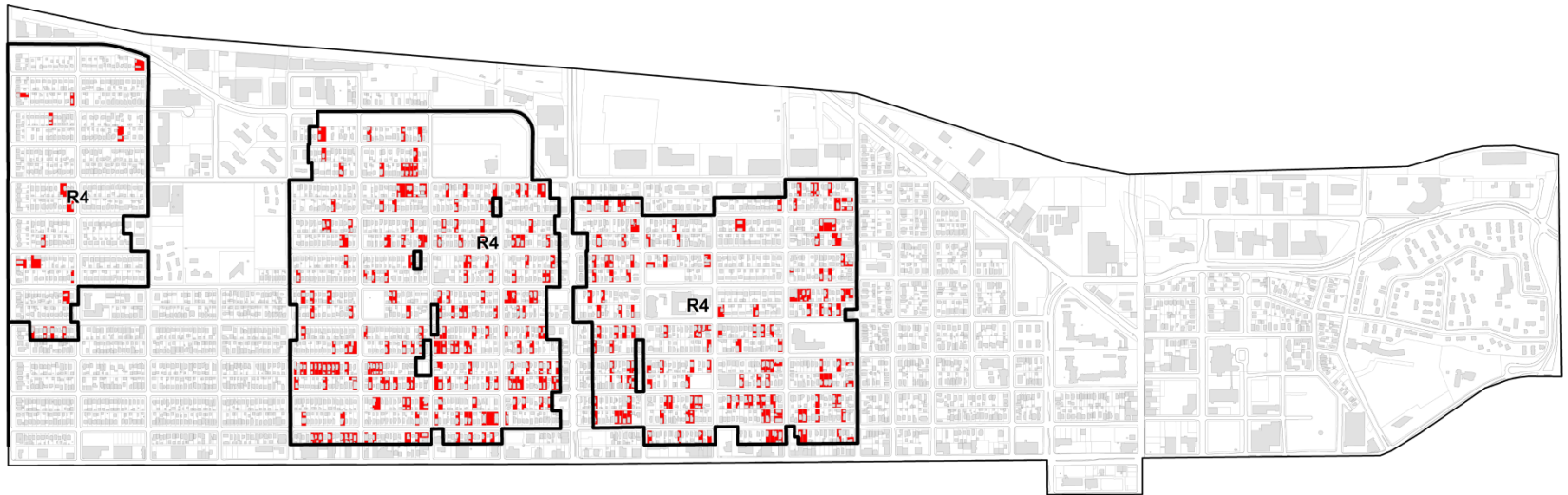
T2
Traditional
neighborhood

T3 Traditional Neighborhood





Highest Density

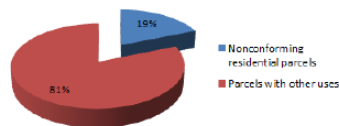
NON-CONFORMING RESIDENTIAL USES



Non-Conforming Residential Parcels

-  R4 Zoning District Boundaries
-  Nonconforming Residential Uses

Parcels in the R4 single family residential district



Parcels in the R4 single family residential district	
Nonconforming residential parcels	358
Parcels with other uses	356

Why is this an issue?

- If properties are vacant for more than a year they have to be converted to a conforming use, which in this area would be a single family house.
- Property owners can apply to keep their property's nonconforming status, however, there is a petition requirement that requires a sign off from 2/3 of property owners within 100 feet. **62.5% of Frogtown residents are renters** and they cannot sign-off on this petition requirement.
- The potential loss of units. **811 units are legally non-conforming in the R4 zoning district.**
- Affordability is already in issue in the neighborhood. 59.4% of Frogtown residents pay over 30% of their income in housing costs.

THE MISSING MIDDLE IN FROGTOWN ZONED FOR SINGLE FAMILY



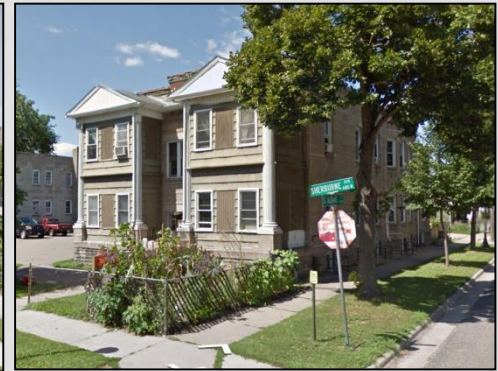
548 Van Buren - Duplex



798 Sherburne - 4 units



597 Blair - 6 units



683 Sherburne - 10 units

POSSIBLE T1, TRADITIONAL NEIGHBORHOOD 1, ZONING STUDY



T1 traditional neighborhood zoning could be used to replace all of the residentially zoned parcels. (R4 single family residential, RT1 two family residential, RM1 low density multifamily residential, and RM2 medium density residential)

WHAT IS TRADITIONAL NEIGHBORHOOD 1 (T1) ZONING?

- T1 zoning is the Saint Paul's lowest density mixed use district.
- **Sec. 66.311. - General intent, T traditional neighborhood districts.**

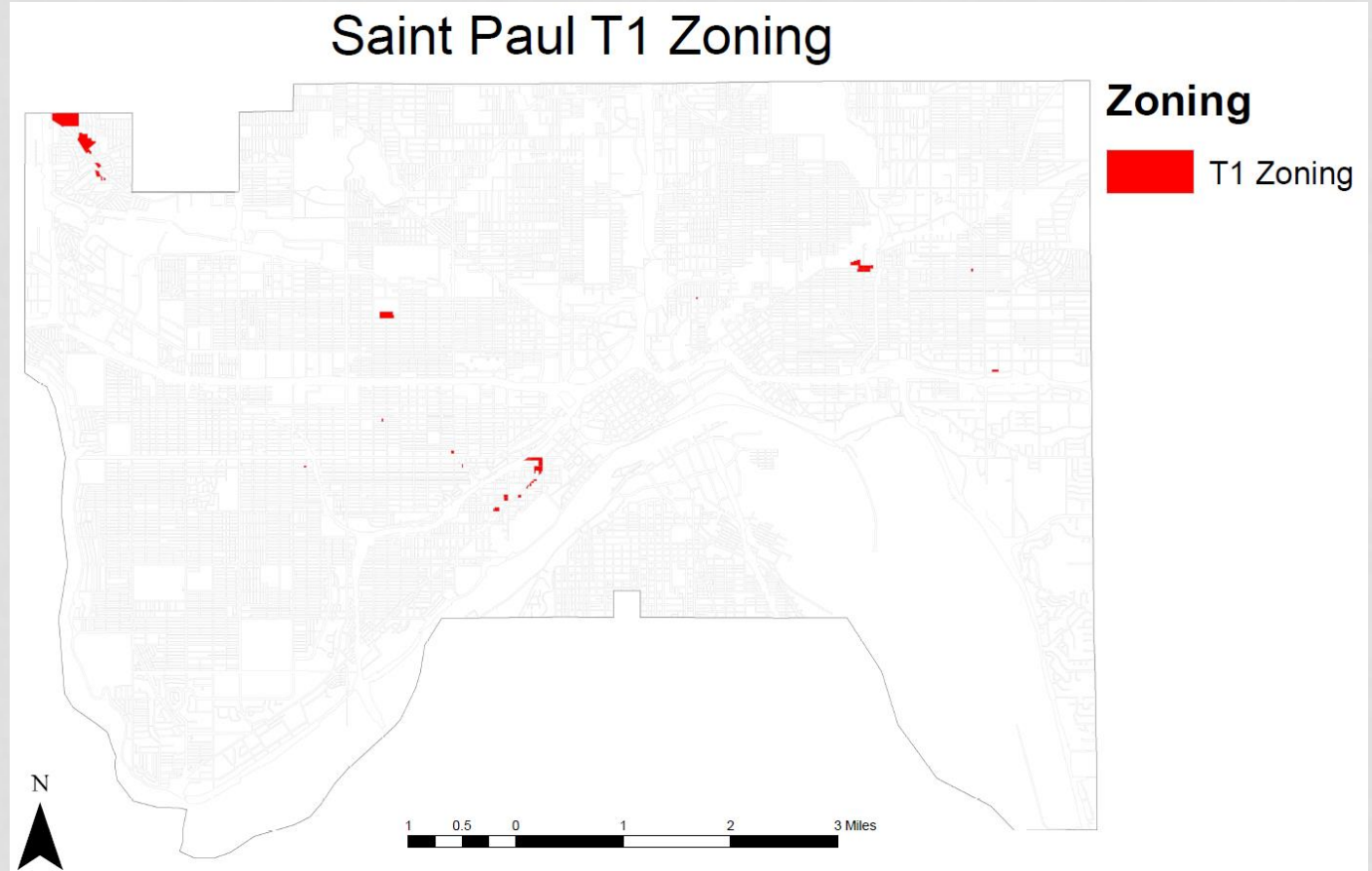
TN traditional neighborhood districts are intended to foster the development and growth of compact, pedestrian-oriented urban villages. All four (4) districts are intended to encourage a compatible mix of commercial and residential uses within buildings, sites and blocks; new development in proximity to major transit streets and corridors; and additional choices in housing.

- **Sec. 66.312. - Intent, T1 traditional neighborhood district.**

The T1 traditional neighborhood district is intended to provide for compact, pedestrian-oriented mixed-use areas of limited size, with a variety of residential, office and service uses that primarily serve neighborhood needs. It is also intended to serve as a transitional use of land along major thoroughfares, between commercial or industrial districts and residential districts or other less intensive land uses.


HOW HAS IT BEEN USED?

- Currently there is only **74 acres of T1 zoning in the city** (0.2% of total land area) and **103 parcels zoned T1** (0.1% of parcels in total parcels in Saint Paul)
- Its been used primarily on institutional parcels to allow accessory commercial uses.



WHY T1 ZONING TO ACHIEVE THE URBAN VILLAGE CONCEPT IN FROGTOWN?


- Every housing type is permitted in a T1 zoning district.
- Unlike our residential districts there is no minimum lot size requirement to build multi-family housing and less stringent lot area and frontage requirements for a duplex.
 - In residential districts you need 6000 sq. ft. of lot area and 50 ft. of street frontage to build a two family dwelling.
 - In T1 you need 4000 sq. ft. of lot area and 40 ft. of street frontage to build a two family dwelling.
- To build over 3 units in residential districts you need to have a lot area of 9000 sq ft.
- In residential districts there a maximum building foot print of 35% of the lot, 25' front and rear set backs, and 9' side yard set backs.
- **Following our residential district design standards would result in new construction that does not fit the character of older multi-family residential construction in Saint Paul.**



SAINT PAUL FOR ALL


R4 TO T1 USE AND DENSITY COMPARISON

R4 (single family residential districts) to T1 (traditional neighborhood districts)



R4

The R4—84 single family residential districts provide for an environment of predominantly low-density, one-family dwellings along with civic and institutional uses, public services and utilities that serve the residents in the districts. Because of their residential nature, these districts are not intended for more intensive uses such as small conference centers, private retreat centers and reception houses.



T1

The T1 traditional neighborhood district is intended to provide for compact, pedestrian-oriented mixed-use areas of limited size, with a variety of residential, office and service uses that primarily serve neighborhood needs. It is also intended to serve as a transitional use of land along major thoroughfares, between commercial or industrial districts and residential districts or other less intensive land uses.


Building Type by Zoning District	Density	Lot Size Minimum (per unit)	Building Height (feet)		Yard Setbacks (feet)			
			Min.	Max.	Front	Side	Rear	
1-family dwelling	6-12 units/acre(s)	3500(s)	30	none	35(s)	10-25(s)	(4)	25
T1	6-20 units/acre(s)	2000(s)	30	none	35(s)	10-25(s)	(4)	25
2-family/townhouse	8-20 units/acre(s)	2000(s)	30	none	35(s)	10-25(s)	(4)	25
MultiFamily	10-25 units/acre(s)	1700(s)	n/a	none	35(s)	10-25(s)	(4)	(4)
T1	10-25 units/acre(s)	1700(s)	n/a	none	35(s)	10-25(s)	(4)	(4)
Nonresidential or mixed use	0.3-1.0 FAR	n/a	n/a	none	35(s)	0-25	(4)	(4)
R4	n/a	5000	40	none	30(s)	25(s) min.	4(s)	25
1-family dwelling	n/a	5000	40	none	30(s)	25(s) min.	4(s)	25

Important concepts and features of the T1 Zoning District

- In T1 mixed use buildings, density is determined by Floor Area Ratios. Floor Area ratio is defined as: The total floor area of all buildings or structures on a zoning lot divided by the area of said lot.
- Structures shall be no more than twenty-five (25) feet high along side and rear property lines abutting RL-RT2 residential districts; structures may exceed this twenty-five (25) foot height limit if stepped back from side and rear property lines a distance equal to the additional height

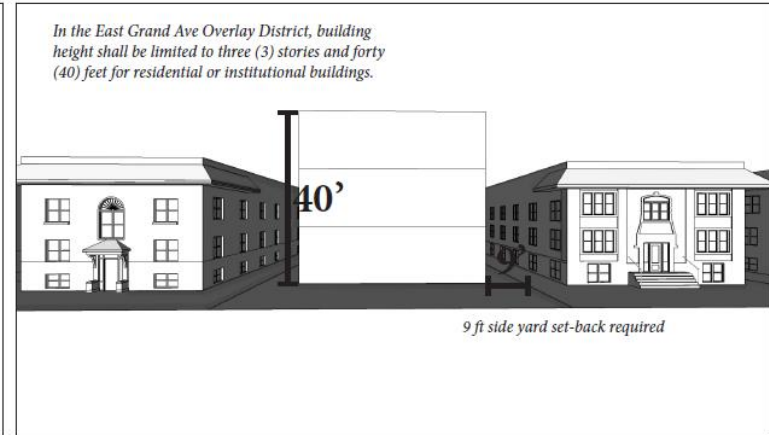
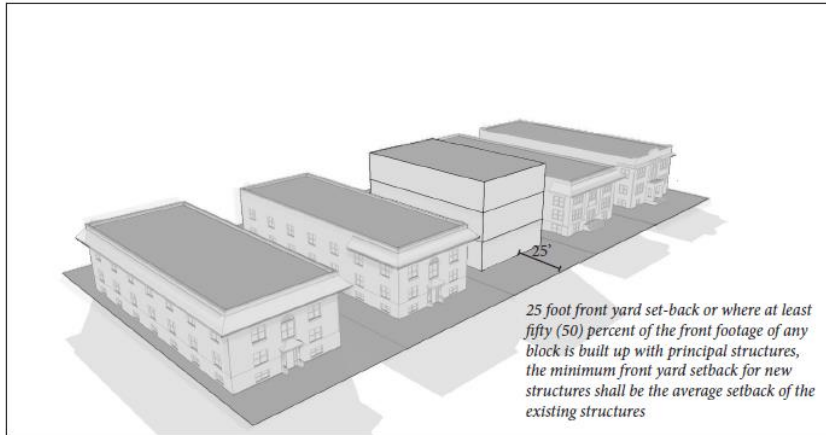
st.paul.gov/SaintPaul4All | @cityofsaintpaul | City of Saint Paul | #SP4All



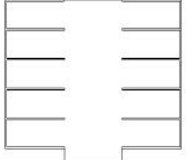


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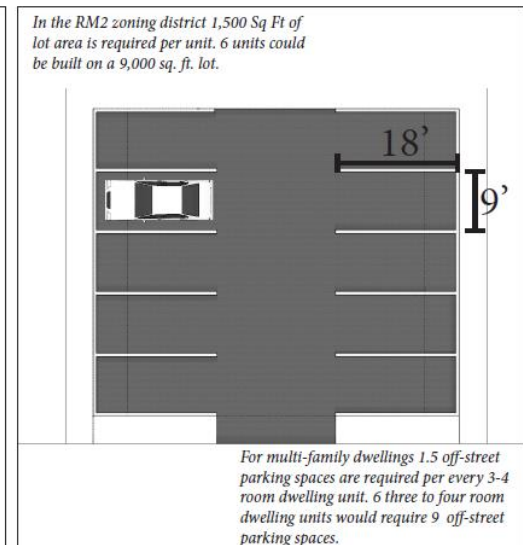


The Most Livable City in America

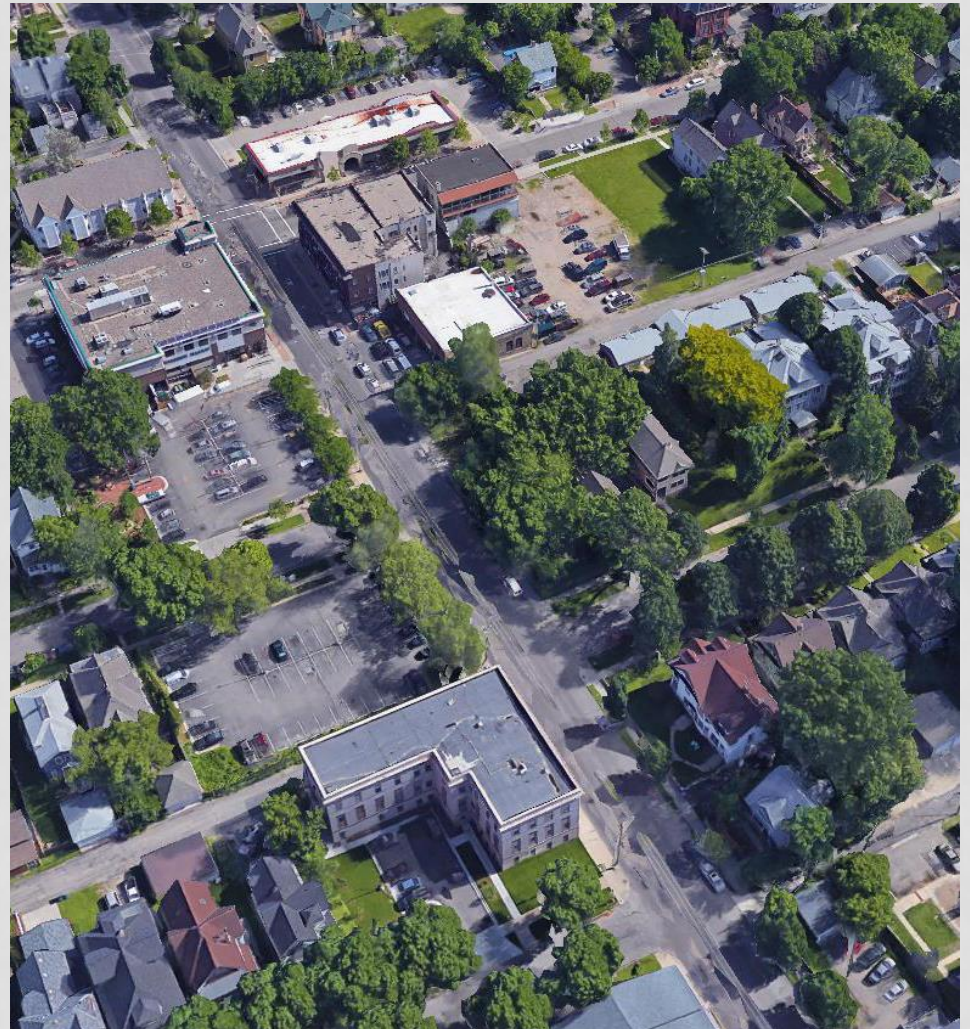
TRADITIONAL RESIDENTIAL DISTRICT DESIGN STANDARDS (RM2 EXAMPLE)



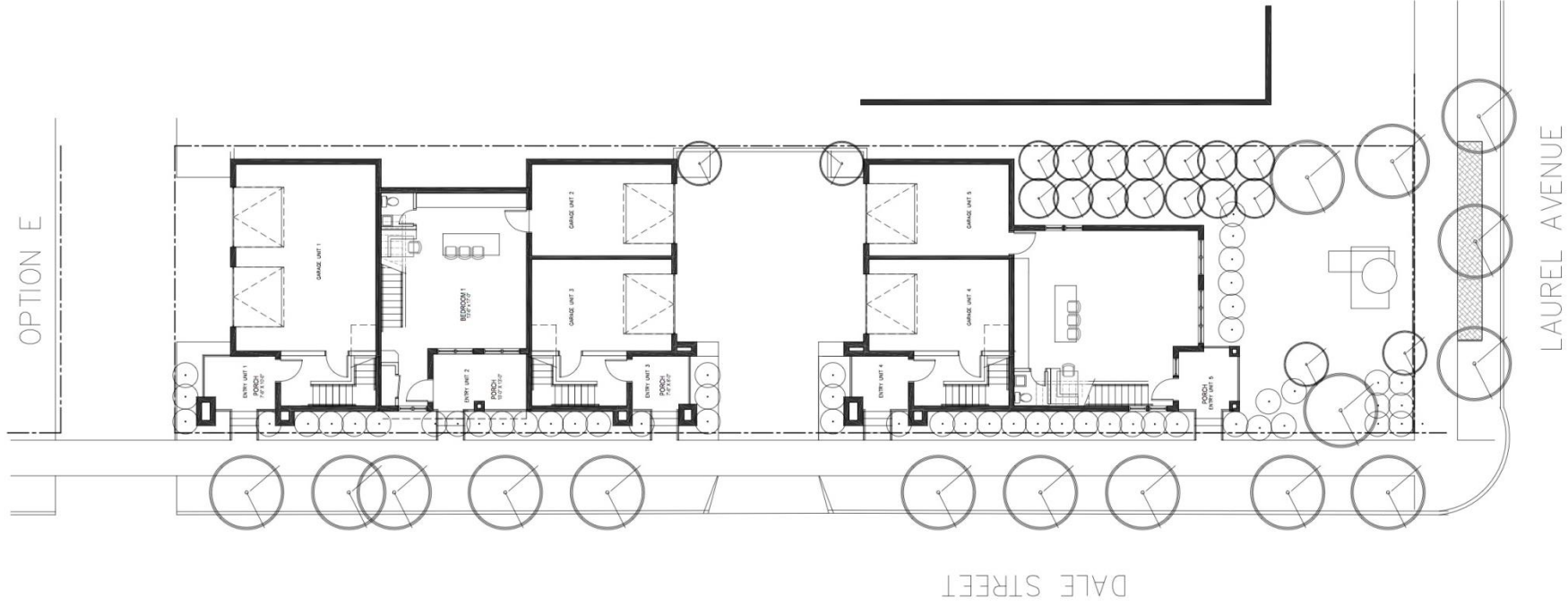
1186 Grand Ave	1180 Grand Ave	1174 Grand Ave	1168 Grand Ave	1160 Grand Ave
 Lot area is approximately 9000 sq. ft. The building footprint of 1186 Grand Ave is approximately 4,469 sq. ft.	 Lot area is approximately 9000 sq. ft. The building footprint of 1180 Grand Ave is approximately 4,469 sq. ft.	Lot area = 9000 Sq Ft. 35% of lot area and maximum building footprint is 3,150. 	 Lot area is approximately 9000 sq. ft. The building footprint of 1168 Grand Ave is approximately 4,028 sq. ft.	 Lot area is approximately 9000 sq. ft. The building footprint of 1160 Grand Ave is approximately 4,494 sq. ft.
<p><i>In residential districts, principal buildings shall not cover more than thirty-five (35) percent of any zoning lot.</i></p>				



T1 INFILL DEVELOPMENT PROPOSAL 617 LAUREL



617 LAUREL



617 LAUREL



WHY T1 ZONING TO ACHIEVE THE URBAN VILLAGE CONCEPT IN FROGTOWN?

• Very limited commercial uses.

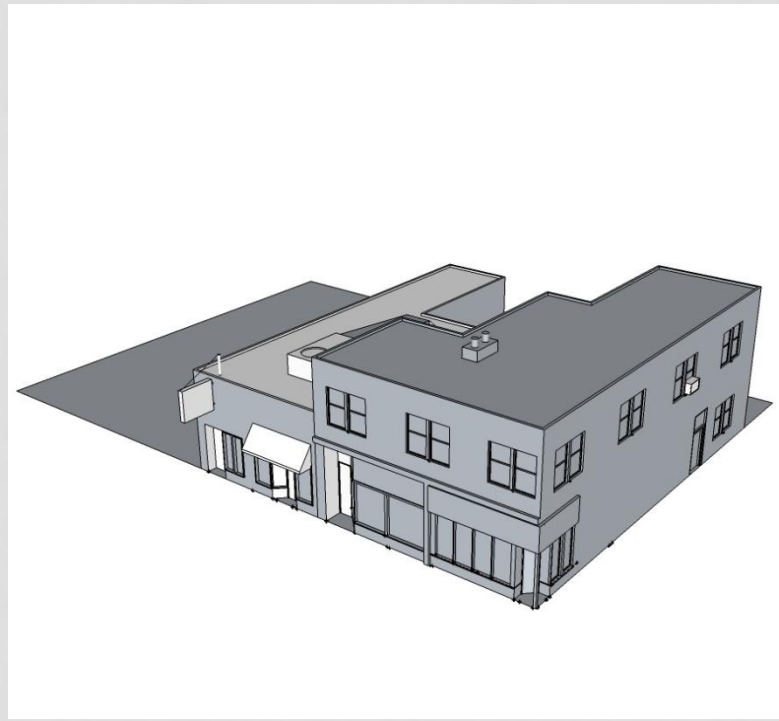
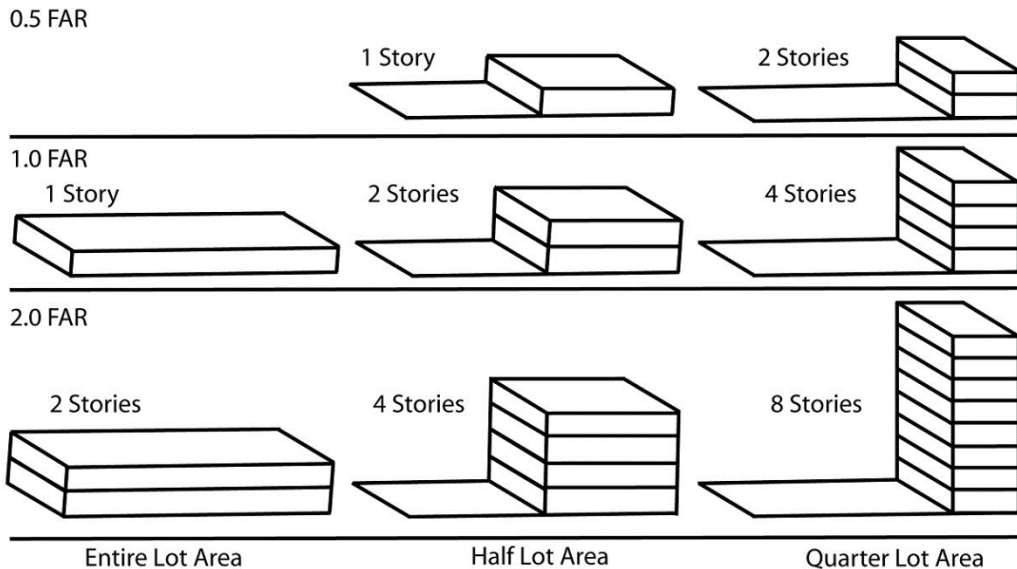
- **New uses that would be allowed in the T1 zoning district that aren't allowed in the R4 zoning district:**
 - Two-family dwelling
 - Townhouse
 - Multiple-family dwelling
 - Housing for the elderly
 - Live-work unit
 - Mixed residential and commercial use
 - Roominghouse, boardinghouse
 - Trade school, arts school, dance school, etc.
 - Administrative office
 - Artist, photographer studio, etc.
 - Insurance office, real estate office, sales office
 - Professional office
 - Clinic, medical or dental
 - Medical laboratory
 - Bank, credit union
 - Food shelf
 - Massage center
 - Post office
 - Service business
- **New uses that would be allowed in the T1 zoning district that would require planning commission approval:**
 - Community residential facility, licensed correctional
 - Community residential facility, health department licensed
 - Emergency housing facility
- **New uses that would be allowed in the T1 zoning district that might require planning commission approval:**
 - Museum
 - Photocopying
 - Coffee shop, tea house



WHY T1 ZONING TO ACHIEVE THE URBAN VILLAGE CONCEPT IN FROGTOWN?

- The scale for mixed-use is compatible with existing scale of single family homes.
- Maximum Floor Area Ratio in T1 is 1.0

Exhibit 23.84A.012 A
Floor Area Ratio



POTENTIAL BENEFITS

Potential Benefits:

- Increase in the amount of land that can be used for commercial uses. –JOBS!
- Increased opportunity for the establishment of home based businesses.
- **Non-conforming duplex, triplexes, and most multifamily developments would become conforming in terms of their use.**
- **Less stringent minimum lot size requirements. E.g., 3500 sq feet minimum lot size requirement for a single family dwelling as opposed to 5000 sq feet in an R4 zoning district; 4000 sq feet and 40 ft of frontage minimum lot size requirement for duplexes. {could be considered a downside depending on your perspective}**
- **Infill development opportunities**
- Potential new land use pattern that is more conducive to walking e.g., a mix of commercial and residential uses scattered throughout the district.
- Would eliminate the need for petitions for most applications.
- Would eliminate minimum parking requirements for every use within a quarter mile of university. {could be considered a downside depending on your perspective}
- **Increased design standards { could be considered a downside because of the increased cost of redevelopment}**
- More eyes on the street because of the mix of uses could potentially have crime reduction effects (offices and other commercial uses active during the day, residential uses active during the evening)

POTENTIAL DOWNSIDES

Potential Downsides:

- **The zoning changed would be very attractive to developers; could lead to parcel assembly and increased demos of existing structures. Possible gentrification and displacement.**
- Would eliminate height protections for neighboring properties that are in place when T districts abut residential districts (when a t district is next to a residential district there is a 25 height limit at the property line that is next to it. Buildings can increase their height proportionally as they are set back from that property line. T1 zoning would eliminate that requirement and increase the maximum height along those same property lines to 35' in most cases)
- **Increase in multifamily development away from major corridors (Could be considered a benefit depending on your perspective.)**
- Some commercial uses allowed in the T1 zoning district may not be appropriate within the neighborhood context; e.g., a new bank in the middle of a neighborhood block. (In opinion these types of businesses will most likely self-select appropriate locations because they want visibility)

POSSIBLE NEXT STEPS

- Possible amendments to T1
- Strategic housing plan addendum (just beginning)
- Anti-displace network policy development and implementation
- Local Foods Local Places (Just Beginning)

QUESTIONS

