

Planning Team

June 2021 update

Department of Planning and
Economic Development

Luis Pereira, Director of
Planning



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Agenda for today

1. Remembering who we are (the Planning Team)
2. Reminder about Planning Team functions, what guides us
3. Revisit the 2021 Planning Team Work Program, how items are prioritized for it, and updates on Work Program progress
4. What's coming up in 2021, and may be coming in 2022

Who we are – PED Planning & Heritage Preservation Team

Zoning Administration

Allan Torstenson
Paul Dubruiel
Addison Vang

Commission Administration

Sonja Butler
Samantha Langer
Luis Pereira, Planning
Administrator

Research & Mapping

Bob Spaulding

HUD Environmental Review

Addison Vang

Heritage Preservation

George Gause
Christine Boulware
Allison Suhan-Eggers

Citywide & Neighborhood Planning, Zoning Cases

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



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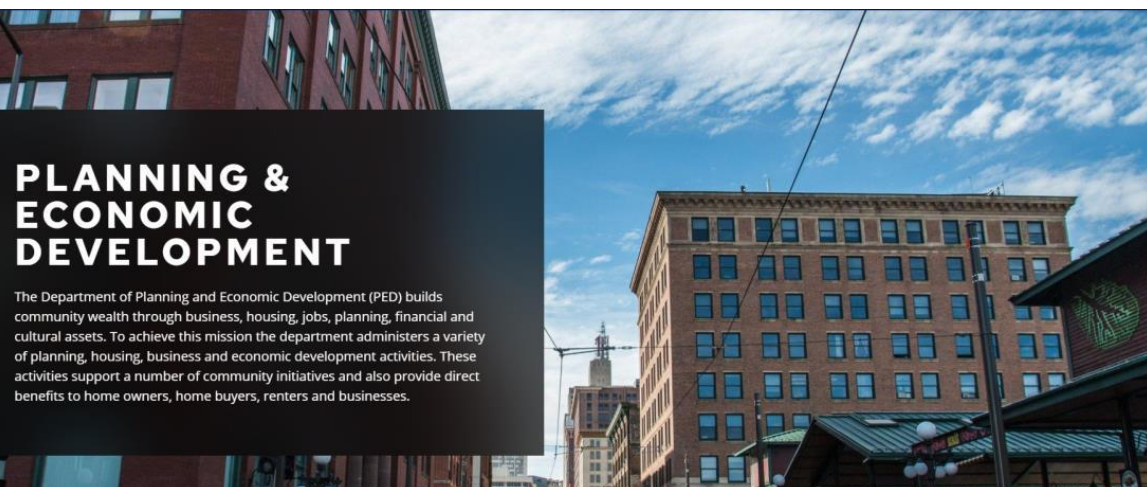
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The Municipal Planning Act provides for a **Planning Agency**

Minn. Stat. § 462.354, Subd.1 (2):

“It **may** consist of a **planning department** with a **planning commission advisory to it** and shall function as a department **advisory** to the governing body and the municipal administration. The planning department may be provided with an **executive director and other staff** as in the case of other municipal departments.”



A very dated photo of the Commission



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 adoption by City Council in November 2020, initial implementation
- **Transportation planning** – especially related to transit corridors; serving on committees (Gold Line, Rush 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 guideline updates
- **Research & mapping** projects and initiatives



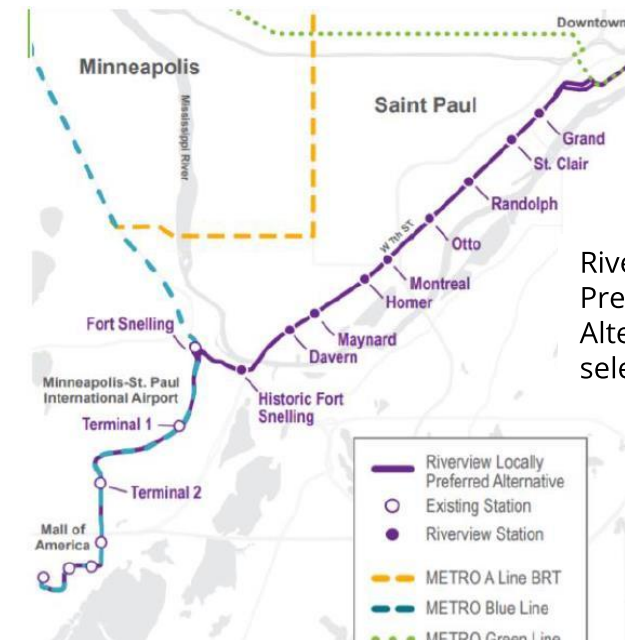
Transportation Planning/Public Systems

- **Riverview Transit Corridor** - Pre-Engineering, Pre-Environmental phase through 2023, and Station Area Plan process (Ramsey Co lead)
- **Gold Line BRT** – TAC; Engineering (Met Transit lead)
- **Rush Line BRT**– finalized Environmental Assessment, and Station Area Planning to begin in 2022; TAC, IRT (Ramsey Co lead)
- **B Line BRT** (Lake/Marshall/Selby) - TAC, corridor recommendation including stops, project development (Metro Transit lead)
- **Network Next** – Arterial BRT system plan and regular route bus service plan (Metro Transit lead)
- **Electric Vehicle Charging Hubs** support (Samantha Henningson lead) – aka EV Spot Network
- **Implementation of Grand Round** (Public Works and Parks lead)

Planners: Anton Jerve, Bill Dermody, Emma Siegworth



B Line and Gold Line, shared downtown stations



Riverview Locally Preferred Alternative, selected 2017



Site redevelopment planning

- Highland Bridge
- Hillcrest
- Snelling-Midway
- Sears site
- Riversedge
- Luther Seminary
- Boys Totem Town



Planners: Menaka Mohan, Bill Dermody, Mike Richardson, Kady Dadlez, Josh Williams, Tony Johnson, Anton Jerve





Riversedge design (July 2020), **PROPOSED** heights and regulations under **draft local MRCCA ordinance*** ***subject to change during City review**



Towers 1A and 1B (Wabasha to St. Peter)

- Tiering away from river required
- 90' maximum above St. Paul datum (no CUP needed)
- 15' additional height permitted with CUP (max. height 105' above St. Paul datum)
- Heights over 105', as proposed here – only permitted with a **variance**

Towers 2 and 3 (St. Peter to Market)

- Tiering away from river required
- 200' maximum (no CUP needed)
- **Additional height** – as proposed here – **is permitted with CUP** (no max. height)

Planners: Allan Torstenson, Kady Dadlez, Josh Williams



Other Neighborhood planning, Citywide planning

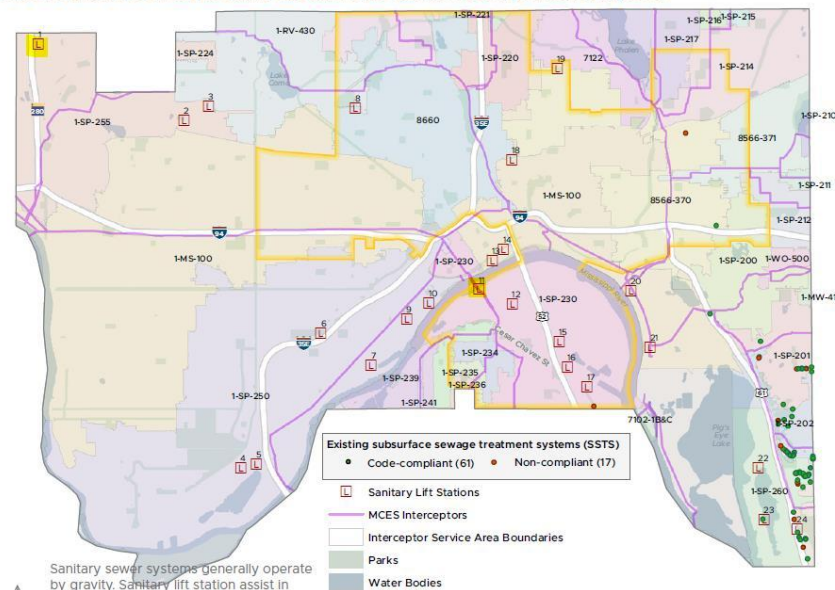
- Reconnect Rondo and **Rondo land bridge**
- **District plans** review – e.g. D12 / St. Anthony Park
- Ready to submit **City-adopted area and district plans** Met. Council review & approval as amendments to our Comprehensive Plan
- Updating **District Plan & Small Area Plan Guidelines**, align with Comprehensive Plan 2040
- Operationalize an **Equity Worksheet for Zoning Applicants**
- Work with **Public Works Sewer Utility** to fulfill Comp. Plan 2040 requirements and plan for areas experiencing growth

Equity Worksheet for Zoning Applicants (DRAFT)

This survey is required for all zoning applicants as part of a zoning application to be considered by the Saint Paul Planning Commission.

To avoid losing your data entries, please leave this form open in your web browser until you complete all questions and submit it.

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





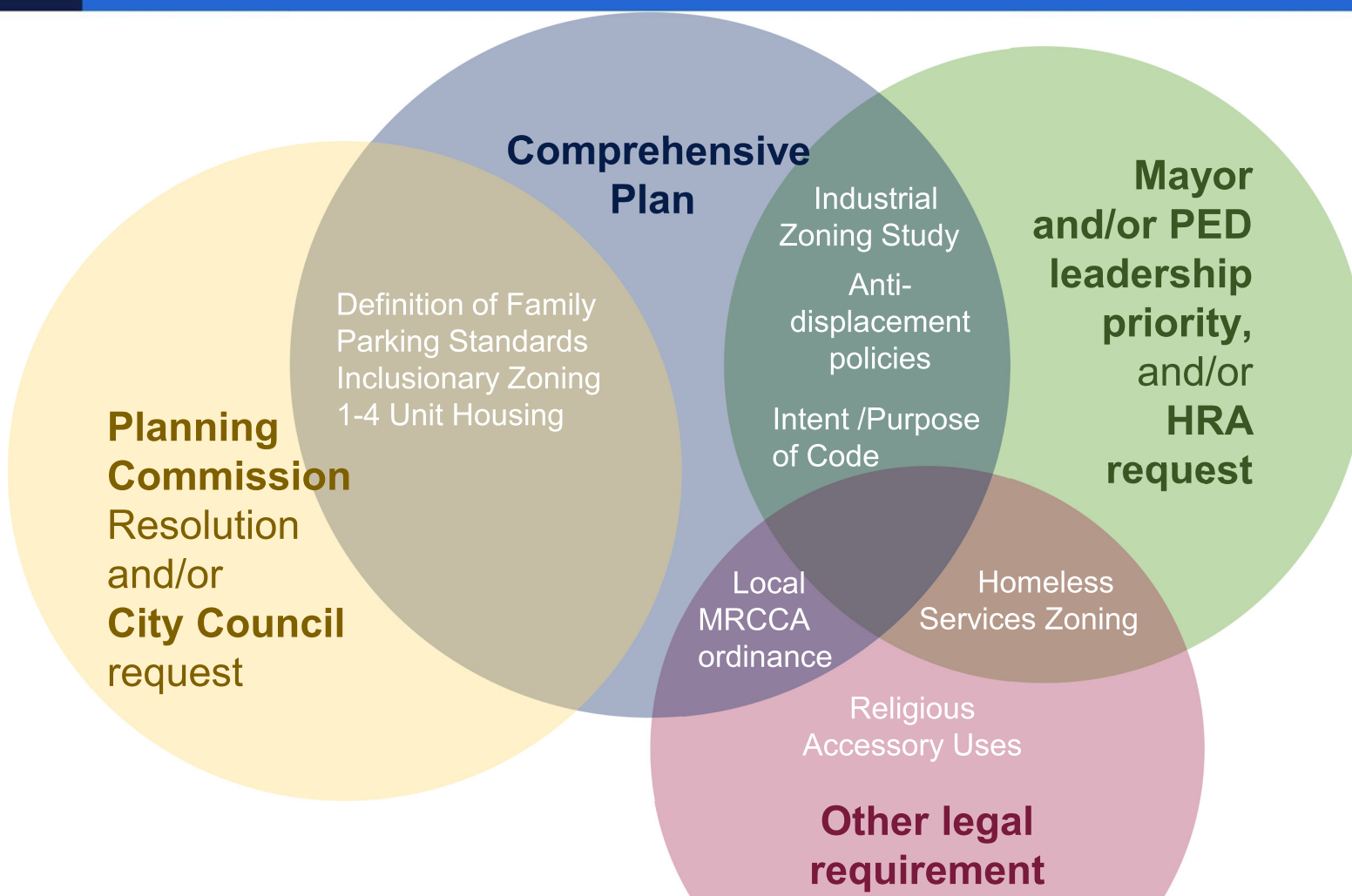
Zoning Studies and Text Amendments

- **Definition of Family zoning text amendments** – adopted by City Council
- **Parking Standards zoning text amendments** – City Council date TBD, likely mid-late July
- **Homeless Services Zoning Study** – Planning Commission recommendation expected soon
- **1-4 Unit Housing Study** – initiated at Planning Commission, Phase 1 this year at Planning Commission, Phase 2 started, continuing next year
- **Adopting the local Mississippi River Critical Area Overlay District Regulations** consistent with State MRCCA Rules
- **Religious Accessory Uses Zoning Study** – continuing this, must be adopted by early 2022
- **Industrial zoning study** to address intent, uses, trends – to Planning Commission to initiate in July, and appx 6 months of research and policy option development
- **Anti-displacement policy work/RFP**, including resumption of the **Inclus. Zoning Study**
- Initiate study to Update the **Intent of the Zoning Code**, and findings for Site Plan Review, and Conditional Use Permits



Zoning Studies and Text Amendments

How are these prioritized?



Is the study:

1. Legally-mandated or required?
2. A priority of the Administration?
3. Specifically listed in the Comprehensive Plan?
4. Requested by Planning Commission or City Council?

Additional criteria used to evaluate in prioritization:

1. Potential to advance equity, innovation, resilience?
2. City and Community wealth building ?
3. Systems-level impacts over the long term?
4. Other general consistency with Comp Plan?

Why we are doing this study?



Low rental vacancy rates



Many households experiencing housing cost burden



Accommodate community growth



Accommodate the diverse needs of residents



Support broadened housing choices



Address the city's housing shortage



Implement policies from the 2040 Comprehensive Plan



Carry out actions called for City Council Resolution 18-1204

What the study will evaluate?

1-4 Unit Housing Study

Phase 1

- Allowing for physically smaller homes



- Allowing more than one residential building per lot



- Allowing accessory dwelling units (ADUs) on smaller lots



- Allowing larger-sized accessory dwelling units (ADUs)



Phase 2

- Allowing a greater diversity of single-family developments, such as:



Townhomes

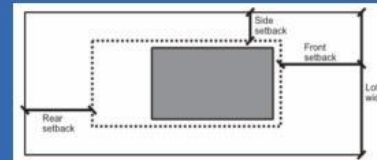


Cluster developments

- Allowing duplexes and triplexes in more places
- Allowing fourplexes in some places



- Changing dimensional standards and other zoning requirements to facilitate this greater range of housing, such as:



- Reduction of minimum lot size/width standards or elimination paired with FAR standards
- Reduction of setback requirements
- Increasing maximum lot coverage
- Consideration of maximum lot sizes to regulate the degree of redevelopment and protect against displacement

- Consideration of affordable housing incentives

- Amendments to cluster development requirements and accessory dwelling unit (ADU) requirements to support greater flexibility of use

Planners:
Emma Siegworth,
Michael Wade,
Josh Williams

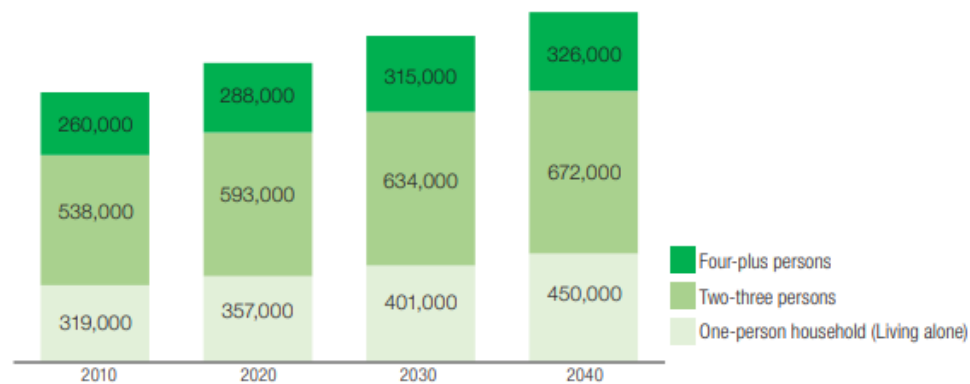
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Why we're doing this study? Additional details

- Projected household type growth (regional and national)
- Missing Middle as a market preference
- Legacy of racially-restrictive covenants (~40 years' worth) and redlining (34 years' worth)
- Best practice – national literature on removing single family-only zoning
- Zoning alone isn't enough
 - 1975 Saint Paul Zoning code update – added modern parking requirements, and single family-ONLY zoning for the first time

FIGURE 4. HOUSEHOLDS BY SIZE, 2010-2040



Source: Metropolitan Council Regional Forecast (October 2019). The latest forecasts are available at metro council.org/forecasts





MISSING MIDDLE HOUSING

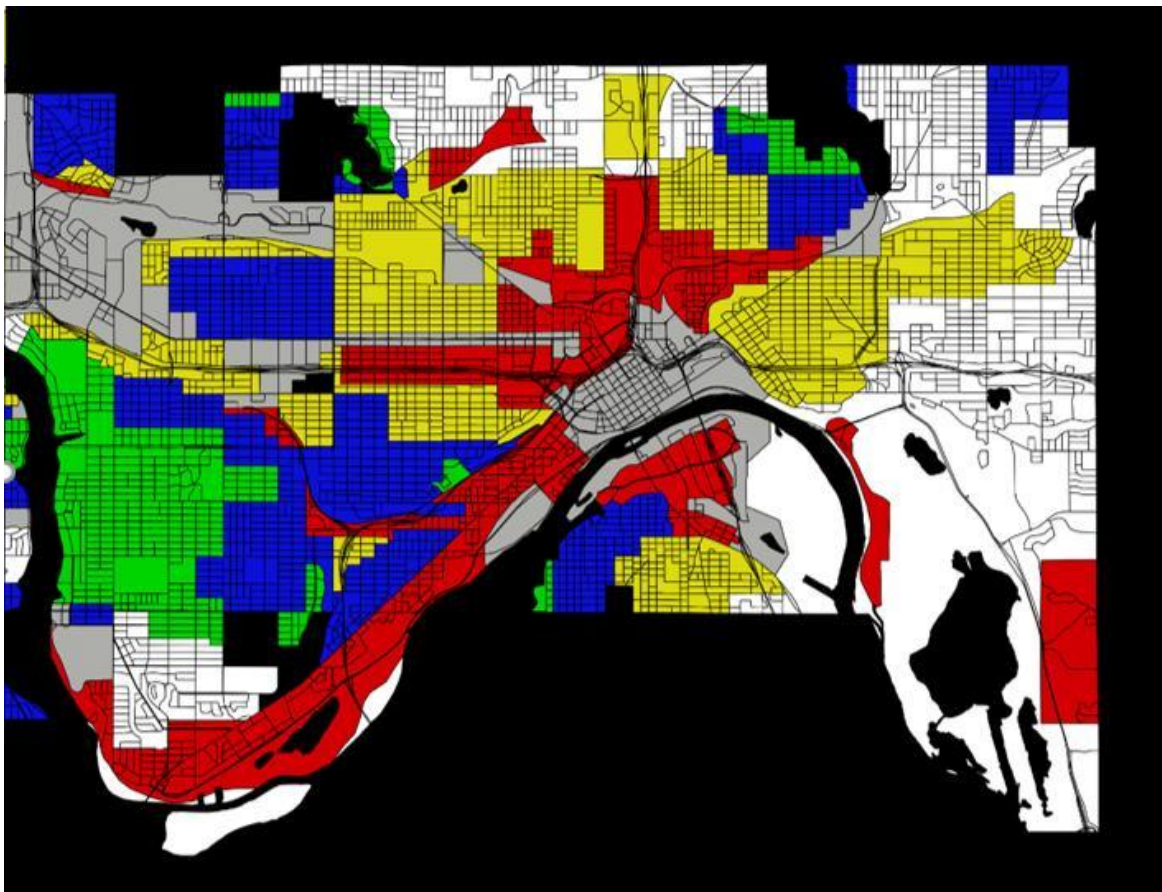
“A range of **multiunit or clustered housing** types, compatible **in scale with single-family homes**, that help meet the **growing demand for walkable** urban living, respond to **shifting household demographics**, and meet the need for **more housing choices at different price points.**”





FHA's Home Owners' Loan Corporation (HOLC) map, aka redlining map, with current street grid and interstate overlaid

(map credit: Ethan Osten, using Met Council data)



The neighborhoods were categorized into four types:

- Green/Type A : Best - newer or areas still in demand
- Blue/Type B : Still Desirable - areas expected to remain stable for many years
- Yellow/Type C : Definitely Declining - areas in transition
- Red/Type D : Hazardous - older areas considered risky
- *Grey = business/industrial areas; White = undeveloped in 1934*



1-4 Unit Housing Study: Arguments from the literature

BROOKINGS

"Gentle' density can save our neighborhoods" (2019)

- Gentle density enables better matching between the size of one's household and size of one's house
- It's possible to add more homes in predominantly single-family neighborhoods while keeping buildings at a similar scale
- Where land is expensive, building more homes per parcel increases affordability

"It's time to end single family zoning," (2019) Journal of the American Planning Association

- Single-family only zoning first proliferated after the Supreme Court struck down racial zoning ordinances in 1917's *Buchanan v. Warley* decision.
- *"Buchanan made single-family mandates appealing because they maintained racial segregation without racial language. Forcing consumers to buy land in bulk made it harder for lower income people, and therefore most non-White people, to enter affluent places. Single family-only zoning let prices discriminate when laws could not."*





Other Essential Work

Research & Mapping Sub-team

Led by Research Analyst: Bob Spaulding; Michael Wade, Addison Vang

- Investment tracking data systems improvements - work with consultant, OTC, and all PED Teams
- *Saint Paul Trends*, the new name for Saint Paul Market Watch
- Housing data indicators support
- ArcGIS Pro training for PED GIS users
- AMANDA template and data reform project, input on AMANDA system replacement

PED Pass-through Development Grants – support the coordination and strategy with clean-up and development grant applications – i.e. prep

Planners: Anton Jerve, Marilyn Rosendahl

BIPOC Developers initiative

Planner: Menaka Mohan

Pass through grants supported & awarded

Met Council LCDA TBRA funds

- 520 Payne Avenue (The Hollows)
- 1222 University Avenue (Casket Co)
- 375 Selby Avenue (YWCA)
- 678 No. Snelling Ave (AEDS)

Met Council LCDA predev

- ReConnect Rondo

Met Council LCDA dev

- Stryker Senior housing

Met Council LCDA TOD predev

- 990 Payne Ave
- 678 No. Snelling Ave (AEDS)

Met Council LCDA TOD dev

- 1619 Dayton

DEED Clean-up

- 337 W. 7th St



Other Neighborhood planning, Citywide planning

Not initially on 2021 work program:

- Citywide Wetlands Planning effort (led by DSI, supported by PED, PW-Sewers, and Capitol Region Watershed District)
- Fitzgerald Park neighborhood workgroup support (led by neighborhood group, helping to answer questions, along with SPPR)
- Antidisplacement policy work exploration and research (apart from Inclusionary Zoning Study)



Things to come, yet this year

- Follow-up conversations with departments and divisions about Comprehensive Plan 2040 implementation
- Hillcrest Master Plan Planning Commission recommendation
- AUAR update for Snelling Midway site (by Aug. 9, 2021)
- Launch of *Saint Paul Trends*
- Additional work on BIPOC developers initiative
- Launch of Antidisplacement/Inclusionary Zoning RFP, funding strategy, selection of consultant(s), and ideally initial work
- Related, staff may begin scoping out updates that could be made to the T Traditional Neighborhood zoning districts to build in some density incentives for the inclusion of affordable units

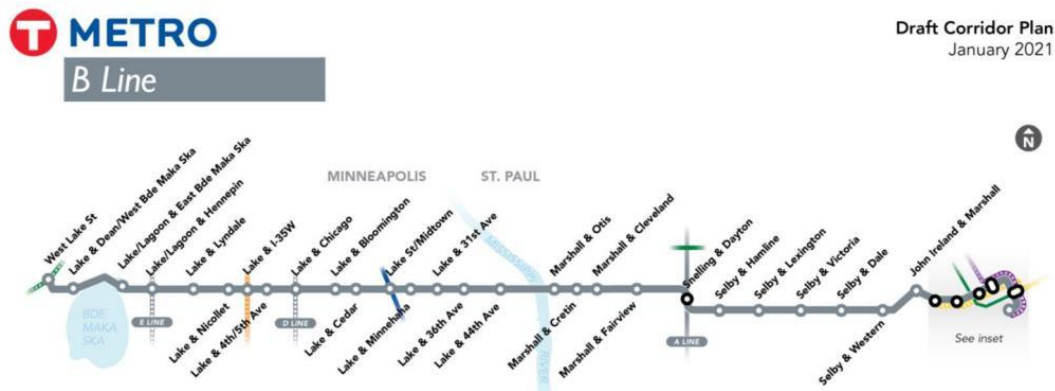




What may be coming in 2022

- Ongoing transit corridor work
- Support for Public Works' Connect Downtown planning effort, toward an eventual update of the Downtown Development Strategy
- Additional Reconnect Rondo / Rondo land bridge staff support
- Possibly, an update to the Home Occupation zoning standards

Figure 1: B Line corridor



Thank you, and questions



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