

city of saint paul
 planning commission resolution
 file number _____
 date _____ May 26, 2023 _____

WHEREAS, Project Paul, LLC (Ryan), Capital City Properties (CCP), Friends of Highland Ball, St. Paul Parks Department (Parks), and Weidner Apartment Homes (Weidner), File #23-011-392 and #23-011-403, applied to amend the Zoning Code pertaining to the Ford districts and the *Ford Site (Highland Bridge) Zoning and Public Realm Master Plan* (Master Plan), under the provisions of Zoning Code § 61.801(b) and § 66.951, for property located at 2192 Ford Parkway, et al, Parcel Identification Number (PIN) 17-28-23-13-002 et al; and

WHEREAS, the Saint Paul Planning Commission, on April 28, 2023, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission on May 26, 2023, based on the evidence presented to its Comprehensive and Neighborhood Planning Committee and at the Planning Commission public hearing as substantially reflected in the minutes, made the following findings of fact:

Amendment	Description	Code Section	Master Plan Page(s)	Recommendation
Surface Parking	Exempt civic & institutional uses from the 20 surface parking space maximum in the southeasterly F6 district.	NA	58	Denial

The Master Plan establishes a maximum amount of surface parking that can be provided on a project-by-project basis to eliminate the opportunity for large surface parking lots to dominate blocks in Highland Bridge. This well-intended maximum threshold contributes to the walkable, urban neighborhood that the Master Plan intends to provide. The F6 district envisions a range of employment, office, and civic & institutional uses to serve as gateways into Highland Bridge. Civic & institutional uses, such as recreational facilities, are often part of an overall campus design where there are broad goals for building placement and site layout, rather than an urban neighborhood and street grid layout as envisioned by the Master Plan. These variable uses can provide vibrant, activated spaces in Highland Bridge despite being a development type with a larger footprint and related street network.

This proposed amendment would allow for the development of a surface parking lot up to the off-street parking maximum per Sec. 63.207 associated with the proposed UST project. The proposed UST project is intended to be phased based on fundraising efforts and site usage and

moved by _____ Reilly _____

seconded by _____ Holst _____

in favor _____ 11 _____

against _____ Starling, Syed _____

demand. The proposed surface parking lot, located on the southeastern portion of the site, is envisioned to be a temporary development scenario that redevelops into a parking structure when the proper demand and funding become available. In the interim, the surface parking lot is expected to be shared with adjacent areas such as the parkland to the north and the future Block 34 development. The surface parking lot provides flexibility for the buildout of the Shared Transportation Corridor (see below) through the site, connecting the CP Spur to Highland Bridge. The proposed amendment would also provide flexibility for the future redevelopment of the Highland Ballfields, which are located northeast of the UST project.

The Planning Commission recommended denial based on the Commission's interpretation of the proposed amendment being inconsistent with the *Ford Site (Highland Bridge) Zoning and Public Realm Master Plan* vision for "balanc[ing] economic, social, and environmental sustainability in a way that conserves and improves the qualities and characteristics of the unique Highland Park neighborhood and Mississippi River valley in which it sits while advancing the City's economic wealth and community goals...".

NOW, THEREFORE, BE IT RESOLVED, pursuant to Minnesota Statutes § 462.357 and Legislative Code § 61.801, in response to the application of Project Paul, LLC (Ryan), Capital City Properties (CCP), Friends of Highland Ball, St. Paul Parks Department (Parks), and Weidner Apartment Homes (Weidner), File #23-011-392 and #23-011-403, to amend the Zoning Code pertaining to the Ford districts and the *Ford Site (Highland Bridge) Zoning and Public Realm Master Plan* (Master Plan), that the Saint Paul Planning Commission hereby makes the following recommendation to the Mayor and City Council.

1. Do not exempt civic & institutional uses from the 20 surface parking space maximum in the southeasterly F6 district as established in the *Ford Site (Highland Bridge) Zoning and Public Realm Master Plan*.

BE IT ALSO RESOLVED, that the Planning Commission directs the Planning Administrator to forward the attached amendments to the Zoning Code and the *Ford Site (Highland Bridge) Zoning and Public Realm Master Plan* to the Mayor and City Council for their review.