



CITY OF SAINT PAUL

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**Hamline, Victoria, and Western
Station Area Planning Steering Committee
January 27, 4:00 p.m. – 6:00 p.m.**

MEETING NOTES

Members Present: Brenda Bailey, Jeanette Blankenship, Veronica Burt, Anderson Cielto, Hall Clapp, Amber Dallman, Ultan Duggan, Anthony Fernandez, Lil Leatham, Vanessa Levingston, Andrea Lubov, John Mark Lucas, Heidi Myers, Patricia Ohmans, Terry Olsen, Allison Pitts, Lisa Tabor, Terri Thao, George Younes

City Staff Present: Christina Morrison, Jessica Rosenfeld, Sarah Zorn

Others Present: Acooa Lee (Ward 1 Office), Vaughn Larry (ASNDC)

Absent: Metric Giles, Debbie Meister, Steve Samuelson

There was some discussion at the beginning of the meeting regarding the announcements made by the FTA for funding the three stations. Ultan Duggan requested that we ensure there is something in writing to ensure they are built with the project. (Update: the Metropolitan Council will officially vote to add the stations on February 24, 2010.) Appreciation was shared for both the local and regional partners who worked to help make sure these stations were included in the project.

As a continuation of last month's meeting on zoning issues and parking, Sarah Zorn gave an overview of how zoning and land use recommendations fit into the station area planning process. Zorn clarified the following items:

The intent of the Area of Change and Stability:

- To help determine what areas might be appropriate for development or redevelopment, as well as possible changes to the Zoning
- Distinguish between areas appropriate for redevelopment and those that should simply be preserved and enhanced, such as the single family neighborhoods just a half block off the corridor.
- It is generally drawn around those areas that are likely to be the focus of change as a result of the LRT investment. The line is not entirely arbitrary. It follows the existing zoning lines and generally encompasses commercial, VP and TN districts along the corridor.
- The majority of the changes related to development, and rezoning, will be concentrated within the area of change.

She also noted that outside the area of change are those areas where the existing characteristics (low-rise residential and employment areas) are intended to be protected from change. In the area of stability, the goal is to preserve and enhance the existing characteristics of the area.

Veronica Burt provided some additional background on the original thought and process behind the Area of Change, and explained some of the historical context of urban renewal developments encroaching on/replacing what were once stable residential neighborhoods. She noted that it was thought by the Central Corridor Development Strategy Task Force that restoring and preserving the low-rise neighborhoods in their current form will help ensure that a stable population resides in the vicinity of LRT.

Zorn talked a bit about the process for rezoning, and how it differs from the scope of land use or station area planning:

Process for Rezoning:

- Can only be initiated by the owner of 67% of the land to be rezoned (fee is \$1,000 up to 1 acre)
- Requires public hearing at Zoning Committee, which then goes to Planning Commission, then final decision is made after a public hearing at the City Council
- Rezoning becomes effective 30 days after publication in the legal ledger – whole process can take approximately 90 days
- Rezoning from residential to commercial or industrial classifications require a notarized petition signed by 2/3 of the property owners within 100 ft
- Issues evaluated by the City in the case of a rezoning are:
 - Compatibility with land use and zoning classification of property within the general area.
 - Suitability of the property for the uses permitted under the existing zoning classification.
 - The trend of development in the area of the property in question.
 - Consistency with the Comprehensive Plan and District Plan.
- Timeline: approximately 10 weeks to CC decision, another 10 weeks to effect

There was some additional discussion about how the city can build social capital through land use planning, and how to help transition University and the surrounding areas from automobile-centered streets to walkable, transit neighborhoods. Off-peak parking was discussed as a strategy that should be explored to help ease the transition.

Zorn noted that the Steering Committee members need to make recommendation regarding boundaries and create a vision for the station areas to help determine what should be preserved and what areas might be appropriate for redevelopment. The Steering Committee discussed that because there was no clear consensus about the Area of Change after the roundtables, they would wait and see what input was produced in the Workshop process and then make a decision as a group.

Jess Rosenfeld presented the concept for the upcoming workshops, based on some initial feedback from both the District Councils and the previous steering committee meeting. The

proposed meetings would be based on the original format for the other 7 stations, and would have an initial open house, daytime workshops for invited stakeholders, and a final open house. Rosenfeld noted that all materials would also be online in advance of these meetings, and that the materials presented at the open houses and workshops would be the same. The daytime workshops would be more focused at a detailed and technical design staff working with individual property and business owners, residents, and neighborhood representatives. The evening workshops would provide a broad lens for collecting feedback from the general public.

The Steering Committee had some of the following issues/concerns with the workshops as proposed:

- Inability of people to make the workshops during the day
- Having workshops be by invitation seemed exclusive
- Residents should have more involvement/opportunity to attend
- Meeting notices should be mailed to everyone in the station areas, not just a select group of stakeholders
- Need for providing translation in multiple languages
- Need to explain who should attend which meetings; provide expectations for each

Christina Morrison presented the *Bike Walk Central Corridor Action Plan*. The presentation can be found here: <http://www.stpaul.gov/DocumentView.aspx?DID=11794>.

The next meetings will be the Workshops and Open House that will be held March 1-4, 2010. The next Steering Committee meeting is to be determined.