



Function/Project Name	Expected Initiation	What? (Tasks)	Staff	Second staff	Why?	
Zoning & Environmental Review	Zoning Cases (Rezoning, Conditional Use Permits, Nonconforming Use Permits, Appeals of Planning Commission decisions)	Ongoing		Planning staff		Required by ordinance
	Site plan review	Ongoing		Planning staff		Required by ordinance
	Environmental reviews (HUD-mandated reviews; State-mandated reviews; Historic EAWs)	Ongoing		Josh Williams on State-mandated reviews; Addison Vang - HUD-mandated reviews		Required by State/Federal law
	Redevelopment sites potentially including, not limited to:					
	o Snelling-Midway site - AUAR update, possibly including Travel Management Plan (TMP) update (with advice from Transportation Management Committee; OFS is lead)	Q1?	<ul style="list-style-type: none"> Initiate complete AUAR update by August 9, 2021 TMP updates regarding mode splits are subject to a 2021 season (new contract for parking data modeling, cost split with MNUFC team) and may be considered with AUAR update 	Josh Williams	Kady Dadlez	Required by State law
	o RIVERSEDGE site - environmental review	TBD	TBD based on developer progress - Initiate EAW/EIS	Josh Williams	Kady Dadlez	Required by State law
o SEARS site - environmental review (CAAPB as RGU), City as an supporting partner agency	TBD	TBD based on developer progress, subject to Master Plan approval by CAAPB; support of CAAPB as RGU in AUAR/EIS or EAW	Menaka Mohan	Tony Johnson	Required by State law	
Transportation Planning/Public Systems	Riverview Transit Corridor - Pre-Engineering, Environmental Review, and Station Area Plan process (Ramsey Co lead)	Q1	<ul style="list-style-type: none"> Participation in Project Management Team (TBD) PAC participation (electeds) and TAC participation (staff) Assist County to staff the Station area planning process, including Task Force selection Projected construction start in 2031-32 	Anton Jerve	Emma Siegworth	<ul style="list-style-type: none"> Greater multi-modal transportation access
	Gold Line BRT – TAC; DART for Engineering (Met Transit lead)	Q1	<ul style="list-style-type: none"> 90% plan review Public art planning/engagement Heritage Preservation Commission & Section 106 process Construction in 2022; Open for service in 2024 	Bill Dermody (transit), George Gause (heritage preservation)		<ul style="list-style-type: none"> Greater multi-modal transportation access
	Rush Line BRT– finalize Environmental Assessment, and Station Area Planning, 30% plans (Ramsey Co lead)	Q1	<ul style="list-style-type: none"> 30% plan review and Environmental Assessment Station Area Planning firm selected, process commenced (to go from 2021-23) Construction in 2024-26; Open for service in 2026 	Bill Dermody (transit), Emma Siegworth (Station Area Planning)		<ul style="list-style-type: none"> Greater multi-modal transportation access
	Metro B Line Transit - TAC, corridor recommendation including stops, project development (Metro Transit lead)	Q1	<ul style="list-style-type: none"> Station design will occur in 2020-2021 - 2021 review of Met Transit draft design plan Construction anticipated to begin in 2022, pending full funding 	Anton Jerve	Emma Siegworth	<ul style="list-style-type: none"> Greater multi-modal transportation access
	Network Next – Arterial BRT system plan (short/medium/long-term), and regular route bus service plan (Metro Transit lead)	Q1	<ul style="list-style-type: none"> Provide input on regular route (local/express) bus service plan F Line arterial BRT to be identified in April 2021, to begin construction starting in 2024-2025, pending full funding 	Bill Dermody		<ul style="list-style-type: none"> Greater multi-modal transportation access
	Electric Vehicle Charging Hubs (Samantha Henningson lead)	Q1	Finalize support by moving from engagement to marketing/communication about installation of 35 on-street charging hubs in St. Paul	Emma Siegworth		<ul style="list-style-type: none"> Greater multi-modal transportation access
	Implementation of Grand Round - Johnson Parkway, funding efforts to support Pelham re-construction/improvements (Public Works and Parks lead)	Q1	<ul style="list-style-type: none"> Review final segment of Wheelock Parkway On-going efforts to fund reconstruction of Pelham 	Anton Jerve		<ul style="list-style-type: none"> Greater multi-modal transportation access

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Neighborhood and Site/Redevelopment Planning	West Side Flats	TBD	<ul style="list-style-type: none"> Phase III construction Phase II of Master Plan, including greenway/public space implementation 	Michael Wade		<ul style="list-style-type: none"> Major redevelopment site to invest in housing choices
	Highland Bridge (formerly known as Ford site)	Q1	<ul style="list-style-type: none"> Additional minor or major Master Plan amendments Continued plats, site plans for vertical development Construction TIF planning 	Menaka Mohan Jenny Wolfe (TIF)	Emma Siegworth (site plans); Addison Vang (plats)	<ul style="list-style-type: none"> Major redevelopment site to build community wealth, housing choices and business growth
	Hillcrest Golf Course site	Q1-Q4	<ul style="list-style-type: none"> Continue community process for Master Plan: Finalize land use scenario(s); develop Master Plan document for City approval 	Bill Dermody	Mike Richardson (sustainability)	<ul style="list-style-type: none"> Major redevelopment site to build community wealth, housing choices, and business/job growth
	Snelling-Midway site	Q1	<ul style="list-style-type: none"> Master Plan amendments and community engagement Urban Video Display Screen via code or master plan amendments Conduct environmental review Initial site plans for vertical development 	Kady Dadlez	Josh Williams	<ul style="list-style-type: none"> Major redevelopment site to build community wealth, housing choices, and business/job growth
	Sears site (CAAPB lead)	Q1	<ul style="list-style-type: none"> TBD developer proposal CAAPB master plan - participate in community engagement on master plan 	Tony Johnson	Menaka Mohan	<ul style="list-style-type: none"> Major redevelopment site to build community wealth, housing choices, and business/job growth
	Boys Totem Town (County lead)	TBD	<ul style="list-style-type: none"> Establish conceptual future land use through public process Amend Highwood Development Policies 	TBD	TBD	<ul style="list-style-type: none"> Major redevelopment site to build community wealth
	Downtown sites					
	o Riversedge site (County lead)	Q1	<ul style="list-style-type: none"> Conduct environmental review Depending on developer - site plan, coordination with River Balcony design, rezoning (B5 to B4) and height variance or overlay amendment for City approval 	Kady Dadlez	Luis Pereira	<ul style="list-style-type: none"> Major redevelopment site to build community wealth, housing choices, business/job growth, and riverfront public access
	o Rivercentre ramp site	TBD	<ul style="list-style-type: none"> Selection of developer by City by Q1 2021 Pre-application input Eventually, conduct environmental review 	Kady Dadlez		<ul style="list-style-type: none"> Major redevelopment site to build community wealth
	Rondo Land Bridge - project support for master or small area planning, and funding strategies	Ongoing	<ul style="list-style-type: none"> Support Reconnect Rondo on planning approach based on State/Metropolitan Council funding, and possible federal funding Support Reconnect Rondo's planning consultant 	Tony Johnson		<ul style="list-style-type: none"> Major development site to physically knit communities back together, and build community wealth
Comprehensive & Citywide Planning	Submit completed plans for adjacent jurisdiction and Met. Council review & approval	Q1-Q2	<ul style="list-style-type: none"> Finalize adjacent reviews and submit to Met. Council for review and approval 	Bill Dermody, various		<ul style="list-style-type: none"> Follow-up requirement of Metropolitan Council to ensure City-adopted plans become Comprehensive Plan amendments
	District plans review	Varies	<ul style="list-style-type: none"> District 12 draft plan review for City approval Staff guidance to Districts 2, 5, 9, 11, 16 on plan update processes In partnership with and informed by district councils, begin review of district plan policies for possible decertification given adopted Comprehensive Plan 2040 policies 	Various	Luis Pereira	<ul style="list-style-type: none"> City review/approval process for district plans to become Comprehensive Plan amendments
	Update District Plan Guidelines documents in line with Comprehensive Plan 2040	Q1	<ul style="list-style-type: none"> Update the District & Small Area Plan Guidelines document, and create Comp Plan 2040 policy spreadsheet 	Josh Williams	Luis Pereira	<ul style="list-style-type: none"> Guide community organizations to update district plans in line with adopted Comprehensive Plan
	Operationalize the Equity Worksheet for Zoning Applicants	Q1	<ul style="list-style-type: none"> Design application form, relationship to staff report, and use of submitted information by staff and Zoning Committee 	Luis Pereira	Various, City Attorney's Office	<ul style="list-style-type: none"> Define processes and review criteria for measuring equity dimensions of zoning applications

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Planning Work Program Evaluation Outcomes (focus on Comprehensive Plan)	Q2	<ul style="list-style-type: none"> Evaluation indicators finalized and applied to 2020 and 2021 work program 	Luis Pereira	Mike Richardson	<ul style="list-style-type: none"> Define evaluation criteria and use them to assess planning initiatives (e.g., dimensions such as equity, housing choices, community wealth-building, access to amenities and transportation) 	
Work with Public Works Sewer Utility to fulfill Comp. Plan 2040 requirements		<ul style="list-style-type: none"> Work with Sewer Utility on evaluating and documenting the City's sanitary sewer capacity - e.g., analysis to ensure lift station capacity in redeveloping areas Respond to Met. Council data request - i.e. new data sets to fulfill conditions of Comp Plan 2040 approval 	Josh Williams with Public Work Sewers		<ul style="list-style-type: none"> Required by the Metropolitan Council 	
Zoning Studies and Text Amendments	Zoning study to review and Update the Definition of Family - finalize	Q1	<ul style="list-style-type: none"> Planning Commission public hearing (Nov. 13, 2020), recommendation and City Council action on amendments 	Michael Wade		<ul style="list-style-type: none"> Regulatory policy work in support of Fair Housing, including recognizing larger household customs (equity)
	Chapter 63 - Citywide Parking Standards zoning text amendments - finalize	Q1	<ul style="list-style-type: none"> Planning Commission public hearing (tentative in April 2021), recommendation and City Council action on amendments 	Tony Johnson	Menaka Mohan	<ul style="list-style-type: none"> Regulatory policy work to advance resilience and multi-modal transportation policy goals
	Chapter 68 Amendments: Adopting local Critical Area Overlay District Regulations consistent with State MRCCA Mississippi River Corridor Critical Area Rules	Q1	<ul style="list-style-type: none"> Separating MRCCA regulations from Floodplain Regulations / River Corridor Management DNR approval of local Saint Paul ordinance Request DNR extension beyond Jan 2021 Update permit requirements regarding vegetation, stormwater management MRCCA Overlay Districts map amendments 	Allan Torstenson	Josh Williams on DSI permit requirements	<ul style="list-style-type: none"> Required by State MRCCA rules
	Continue Religious Accessory Uses Zoning Study	Q1	<ul style="list-style-type: none"> Research and proposed land use process changes, and text amendments 	Bill Dermody	Allan Torstenson	<ul style="list-style-type: none"> Required by legal settlement with the City
	Unsheltered Homeless Services Study	Q1	<ul style="list-style-type: none"> Text amendment to recognize a day shelter land use (via a new definition and zoning districts) 	Bill Dermody		<ul style="list-style-type: none"> Regulatory policy work to recognize a new land use for a needed service - day shelter
	Initiate zoning study to address the intent of industrial zones	Q1	<ul style="list-style-type: none"> Text amendments to address the intent of industrial zoning districts; how to protect traditional industrial uses and employment-rich uses from other uses (those with low job creation or lower tax base potential, e.g. institutional uses, self-storage, housing)) Consider conversion of industrial to non-industrial uses without needed infrastructure Address the land use concerns raised by the HRA board related to conduit revenue bond issuance for institutional uses in industrial zoning districts 	Mike Richardson	Michael Wade	<ul style="list-style-type: none"> Requested by City Council Connected to bond study requested by the HRA board being led by the Economic Development team Regulatory policy work to guide and protect business investment, and advance economic justice (jobs)
	Initiate 1-4 unit infill housing study	Q1	<ul style="list-style-type: none"> Updates to RL-R4 single family zoning districts, and cluster development standards, possible updates to ADU ordinance Community engagement to include 1-4 unit developers, design community, and residents Planning Commission Duplex-Triplex Conversion Guidelines update, relaxation or removal 	Emma Siegworth, Michael Wade, Josh Williams	Luis Pereira	<ul style="list-style-type: none"> Called for in Comprehensive Plan 2040 and City Council Res. 18-1204 Regulatory policy work to advance housing choices with a focus on equity, innovation, and resiliency
	Initiate study to Update the Intent of the Zoning Code, and findings for Site Plan Review, and Conditional Use Permits	Q1	<ul style="list-style-type: none"> Research on zoning code history, State law constraints, and text amendments with focus on equity and resiliency Include zoning consent petition recommendations Community engagement with urbanists, business community, district councils 	Menaka Mohan		<ul style="list-style-type: none"> Called for in Comprehensive Plan 2040 Regulatory policy work to advance equity and resiliency
	Minor zoning text amendments. Final list TBD, but may include, subject to staffing capacity:	Varies				
	<ul style="list-style-type: none"> Amendments to support small home development (possibly including Affordable Shelter Village amendments) 	TBD	<ul style="list-style-type: none"> Update various sections of the code to make small home development more feasible - e.g. lower minimum building width; more than one principal dwelling per lot; adjusted window/door percentage requirements; two principal units in RT1 district 	Michael Wade		<ul style="list-style-type: none"> Regulatory policy work to advance housing choices

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Other Essential Work	o Chapter 66 Land Use Table Updates	TBD	Update use tables to be consistent with 2018 amendments to Chapter 65 land use lists and definitions, and institutional use dimensional standards in R and T district tables	Allan Torstenson		• Resolve confusion created by regulatory inconsistencies - particularly for institutional buildings
	o Chapter 64 amendments (e.g. to allow curbside EV charging and carshare station sponsorship signs)	TBD	Update 64.422 – bicycle sharing facility sponsorship signage section to allow for sponsorship signage at curbside public electric vehicle charging and carshare stations	TBD		• Regulatory policy work to advance transportation mobility and resiliency
	Research & Mapping					
	o Investment tracking data systems improvements (consultant) (OTC, and all PED Teams)	Q1	•Develop and launch investment tracking system on OTC server; train staff • Work with the real estate team to transition HRA property database to the ITS	Bob Spaulding		• Needed for PED systems efficiency and HRA investment tracking and evaluation
	o Saint Paul (Development) Trends, the new name for <i>Saint Paul Market Watch</i>	Q1	• Resume quarterly update - using new template, more automation, and limited narrative, based on building permits. Includes COVID data tracking. o Includes project tracker, updated monthly, to show projects with \$1M or more in value, and/or 3+ housing units	Bob Spaulding	Michael Wade	• Data to inform City leadership, staff and the public about market trends, real estate development projects, demographic and health data
	o Housing data indicators	TBD	• Annual housing data context-setting for Housing Team including new production levels, the City/HRA-supported portion of this, and overall City tenure, median income, rent levels	Bob Spaulding		• Data to inform City/HRA leadership, staff and the public about housing market trends, other related indicators, and City investment in housing choices
	o Naturally Occurring Affordable Housing dataset update	TBD	• Annual collection of average Saint Paul rent data based on building/unit size (from Costar and HousingLink Rental Revue), apply threshold to city multifamily property dataset, and remove publicly-assisted affordable housing from this (HousingLink Streams data)	Bob Spaulding		• Data to inform City/HRA leadership, staff and the public about rental housing market trends and City/partner investment in affordable housing choices
	o ArcGIS Pro training for PED GIS users	TBD	• Training for staff as City OTC moves over to new ESRI ArcGIS Pro platform	Bob Spaulding		• Internal tech. support for PED staff
	o AMANDA template updates, and AMANDA data reform project	TBD	• Implement with OTC and DSI, first phase of changes to AMANDA and related procedures, PED input on transition to new system	Bob Spaulding	TBD - DSI	• Needed for PED and DSI data tracking and analysis
	Other					
	Update zoning application forms of payment (e.g., credit card/online forms of payment)	TBD	Sec. 61.302. - Application forms and fees	Luis Pereira, Allan Torstenson	Paul Dubruiel	• Modernize and make City customer service processes more accessible
	PED Development Grants Application team: Support the coordination of clean-up/development grant apps.	Ongoing	Spring and Fall round recommendations to City Council and applications made to DEED and Met. Council	Anton Jerve	Josh Williams	• Important non-City funding to support feasibility of development sites to build community wealth, housing choices and business growth
	BIPOC developers support	Q1	TBD	TBD		• Education/training partnerships for small and/or BIPOC developers as well as assessment of policy/regulatory changes needed to support community wealth building
	District planner liaison relationships	Ongoing		Various		• Ongoing support for neighborhood organizations tasked with engaging community and providing advice to City on land use and community development
	Water Resources Working Group	Ongoing		Josh Williams		• City staff coordination on policy and water resource initiatives (resiliency)
	Capital Improvement Planning team participation (OFS lead)	Ongoing	PED comments on city department CIB proposals	Kady Dadlez		• Ensure capital improvement proposals advance the Comprehensive Plan
Sustainability Team (Mayor's Office lead)	Ongoing		Various, subject to staff availability		• City staff coordination on policy and resiliency initiatives	