

St. Anthony Park Community Council/District 12
P.O. Box 8124
Saint Paul, MN 55108



To: Luis Rangel Morales, Chair
Saint Paul Planning Commission
1400 City Hall Annex
25 Fourth St W
Saint Paul, MN 55102

February 25, 2021

Dear Chair Rangel Morales:

The Saint Anthony Park Community Council is pleased that our draft Community Plan is finally being considered for adoption. You and the other members of the Commission are well aware of the work that needs to go into these district plans.

Although there were no City funds to directly support this work and City staff were inordinately busy at that time, we were able to obtain a grant from the Saint Anthony Park Foundation to support outreach to the community. Please take a look at our Summary of Engagement and Input, beginning on page 61, if you have the time. Community engagement began in 2017. Willing and dedicated volunteers and a little bit of funding made the difference.

You'll see that we included three sections that are not, to our knowledge, in other district plans: Equity, Climate Change, and Economic and Business Development. Although these are not described as crucial sections in the long-range planning by the Met Council, they may be worthy topics for the City and its District Councils to have in mind.

In the July 2020 draft, we had revised the draft we submitted in December 2019 to comply with concerns and questions raised by the City. In consultation with Senior City Planner, Anton Jerve, we have developed wording related to affordable housing goals that is acceptable to the City Attorney's Office and the Comprehensive and Neighborhood Planning Committee. We ask that those items be substituted for corresponding strategies in our July 2020 draft.

We also request that our new Unified Design Standards be substituted for those on pages 24 and 25 in the July 2020 draft. These guidelines represent a significant amount of work from representatives of the Creative Enterprise Zone, Towerside Innovation District, Prospect Park Association and our Council to align our expectations in a set of common design standards. We all recognized that this was needed, in order to provide developers with a consistent set of information to consider. All three groups have approved the attached version, as has the Comprehensive and Neighborhood Planning Committee.

Thank you for your service to the City.

Sincerely,

A handwritten signature in cursive script that reads "Kathryn Murray".

Kathryn Murray, Executive Director
kathryn@sapcc.org | 651-649-5992
www.sapcc.org

cc: Anton Jerve, Principal City Planner, Dept. of Planning & Economic Development - City of St. Paul

Draft District 12 Plan: Housing Policy Revisions

March 1, 2021

Policy	Old Text	New Text
H2.2	Support including units for families (2- and 3-bedroom units) in new developments with more than 12 units.	Prioritize the inclusion of units for families (2- and 3-bedroom units) in larger projects (generally more than 12 units).
H2.3	Support including units that are affordable for households making less than 60% of the area median income and that further the community goal of equitable housing in new developments with more than 12 units.	Prioritize support for larger housing projects (generally more than 12 units) that include units affordable for households making less than 60% of the area median income, furthering the District 12 goal of equitable housing.
H3.1	Support the community goal of intergenerational housing by requesting that new developments with at least 12 units include at least 30 percent of units for families (2- and 3- bedroom units). Leverage community input opportunities to gain these types of family housing goals.	Larger housing projects (generally more than 12 units) would meet District 12 intergenerational housing goals by including at least 30% of units for families (2- to 3-bedroom units). Use the SAPCC Unified Design Standards and other community input to achieve these types of family housing goals.
H3.2	Support the community goal of equitable housing by requesting that new developments with more than 12 units include at least 30 percent of units that are affordable for households making less than 60% of the area median income. Leverage community input opportunities to gain these types of affordability housing goals.	Larger housing projects (generally more than 12 units) would meet District 12 equitable housing goals by including at least 30% of units being affordable for households making less than 60% of the AMI. Use the SAPCC Unified Design Standards and other community input to achieve these types of affordability housing goals.
H6.1	For new development of more than 12 units, support rezoning, variance, or public funding only if the development will permanently provide units that are affordable for households making less than 60% of the area median income, and further the community goal of equitable housing.	Encourage the production of permanent affordable housing through the use of citywide inclusionary zoning, official controls, or public funding incentives to further District 12 goal of equitable housing.

Saint Anthony Park Unified Design Standards

[These design guidelines are intended to replace the ones in the table "Development Guidelines: Saint Anthony Park Community Council" on pages 24-25 of the [Draft District 12 Plan](#)]

Introduction

The Unified Design Standards have been crafted to provide planning and design guidance to all parties with a stake or role in the development and redevelopment of Prospect Park, St. Anthony Park, the Creative Enterprise Zone, and the Towerside Innovation District. These planning and design standards are based on community values and aspirations and the Eco-District Imperatives of **Equity, Resilience and Climate Protection**. A primary purpose the cities of Minneapolis and St. Paul had in designating the geography of the Towerside Innovation District, located within the St. Anthony Park and Prospect Park neighborhoods, was to serve as a replicable model of 21st century urban redevelopment. All projects within these two neighborhoods are charged with the responsibility of incorporating these principles and to the enrichment of this place, its beauty and its livability by excellence of design.

Infrastructure/Basic Systems

District Systems

Connect to and participate in district-wide energy, storm water, parking, and open space systems when available or under consideration. When district-wide systems are not available design for future connection to them.

Green space

Preserve and expand viable green space on site that includes natural landscapes and contributes to an interconnected public realm, in addition to any green space required by municipality. Do not designate green space to be private or inaccessible to the public.

Connectivity

Create and maintain pedestrian and bicycle paths to and through the site and enhance connections to public trail networks and district wide systems. Employ Transit Oriented Development principles and address first/last mile connectivity issues across multiple modes of transportation.

Parking

If the development cannot participate in shared parking or district wide parking facility, provide required parking for staff, and/or residents on site, preferably within or below structures. Reduce parking needs to support pedestrian, bicycle, and transit usage.

Streetscape Pedestrian Zones

Enhance the public realm by placing shops, restaurants, and other active uses on the sidewalk level to provide “eyes on the street”. Provide large glazing areas to make visual connections to interior spaces and invest in streetscape enhancements. Use design principles and building materials that promote quality and permanence.

Sustainability & Health

Identify and meet appropriate performance targets for storm water, energy and water use, indoor air quality, healthy and renewable materials, construction waste and dark skies.

Historical Perspective/Livability Enhancements/Improvements

Historic Preservation

Preserve or repurpose historic structures and fabric whenever possible, whether designated on National Register of Historic Places or not.

Art Culture & Design

Include culturally relevant public art as part of the design of the building and site, source local artists, and include community in the process.

Affordable Housing & Mixed Option Housing

In projects that are primarily housing, provide a minimum of 30% of the units to be affordable to people with incomes between 30 and 60% of Area Median Income. Provide mixture of 1, 2-, and 3-Bedroom units with appropriate amenities for populations served. A broad range of housing types, including co-housing, artist lofts and live/workspaces are encouraged.

Collaborative or Maker Spaces

Create spaces in buildings, especially at ground level that can be part of the collaborative commons. When appropriate, make some portion of the building available for public use or commerce.

Urban Context

Respect and reinforce the intrinsic character, scale and architectural fabric of the neighborhood and adjacent properties.

Adaptability

Design structures to create flexible, adaptable spaces with high ceilings and long span structures for evolving future uses.