



October 8, 2021

TO: Comprehensive and Neighborhood Planning Committee

FROM: Bill Dermody, City Planner

SUBJECT: 520 Payne Avenue Redevelopment Plan – Comprehensive Plan conformance

The HRA has received a request to create a new TIF district to assist in the financing of the new construction at 520 Payne Avenue of an approximately 62-unit affordable, 4-story multifamily rental housing development with related amenities including surface and underground parking. In order to create a TIF district for the 520 Payne Avenue Project, the HRA is required to amend the Redevelopment Project Area, per MN Statutes, Sections 469.001 to 469.047 to adopt a Redevelopment Plan. The process requires that the City Council hold a public hearing on the amendment and to make a finding that the Redevelopment Plan for the Redevelopment Project Area conforms to the City of Saint Paul Comprehensive Plan and the general plan for development of the city as a whole.

The Planning Commission must comment on the proposed redevelopment plan to make a recommendation to the City Council.

Background/Analysis

The 520 Payne Avenue Project will be constructed on vacant land on the east side of Payne Avenue, between Kenny Road and Woodward Avenue. The site received rezoning approval in July 2021 to change from I1 light industrial to T2 traditional neighborhood zoning, and variance approval in September 2021 to allow upper floor balconies to extend into the front yard setback area. The existing cell tower and associated equipment in the southeast corner of the site will remain.

The Planning Commission is asked to review the Redevelopment Plan for compliance with the Saint Paul Comprehensive Plan and other local plans. The Redevelopment Plan has been attached for your consideration. It describes a housing development on the site that is consistent with Comprehensive Plan policies, including LU-30 (growth at Neighborhood Nodes), LU-35 (multi-family along arterial streets in Urban Neighborhoods), H-31 (new affordable housing), and H-37 (affordable housing near transit).

Staff Recommendation

Staff recommends that the Comprehensive and Neighborhood Planning Committee recommends approval of the amendment of the Saint Paul Neighborhood Redevelopment Plan to incorporate the 520 Payne Avenue Project.

Attachments:

1. Draft Planning Commission resolution
2. Redevelopment Plan, including maps

city of saint paul
planning commission resolution
file number _____
date _____

Planning Commission resolution recommending approval of the seventh amendment to the Redevelopment Plan for the Saint Paul Neighborhood Redevelopment Project Area to include the 520 Payne Avenue Project

WHEREAS, Minnesota Statutes, Sections 469.001 to 469.047 (the "Act") authorizes the creation of "redevelopment projects"; and

WHEREAS, a "redevelopment project" is defined in Section 469.002, subdivision 14, as any undertaking to (1) acquire blighted areas and other real property to remove, prevent or reduce blight, blighting factors or the causes of blight; (2) clear acquired land and install streets, utilities and site improvements to prepare the site for development consistent with an adopted redevelopment; (3) sell or lease land; (4) prepare a redevelopment plan and other technical and financial plans for site improvements and land development; or (5) conduct an urban renewal project; and

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") has prepared an amended Housing Development and Redevelopment Plan (the "Redevelopment Plan" for an area that includes the 520 Payne Avenue Project under the Act as a "redevelopment project" (the "Project Area"); and

WHEREAS, the Act requires comment from the Planning Commission prior to the City Council and HRA approving the Redevelopment Plan; and

WHEREAS, the "redevelopment project" conforms to policies LU-30, LU-35, H-31, and H-37 of the City's Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission hereby finds that the Redevelopment Plan conforms to the general plan for development of the City of Saint Paul as a whole and with the comprehensive plan of the City and therefore recommends the Redevelopment Plan to the City Council and HRA for approval.

moved by _____
seconded by _____
in favor _____
against _____

SEVENTH AMENDMENT TO REDEVELOPMENT PLAN FOR THE SAINT PAUL
NEIGHBORHOOD REDEVELOPMENT PROJECT AREA

INITIAL ADOPTION BY HRA FEBRUARY 25, 1987

CITY COUNCIL ADOPTION MARCH 17, 1987

FIRST AMENDMENT – MAY 1988

SECOND AMENDMENT – SEPTEMBER 1989

THIRD AMENDMENT –MARCH, 1997

FOURTH AMENDMENT – FEBRUARY, 2010

FIFTH AMENDMENT – SEPTEMBER, 2010

SIXTH AMENDMENT – SEPTEMBER, 2014

SEVENTH AMENDMENT – NOVEMBER 10, 2021 (Scheduled)

SEVENTH AMENDMENT TO
SAINT PAUL NEIGHBORHOOD
REDEVELOPMENT PLAN

I. PURPOSE

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the “HRA”) proposes to amend the Saint Paul Neighborhood Redevelopment Plan to enlarge the project area, which enlarged area qualifies as a redevelopment project under Minnesota Statutes, Section 469.002, subdivision 14 and as blighted area under Minnesota Statutes, Section 469.002, subdivision 11 in that it consists of areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light, and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

The purpose of the Redevelopment Plan is to develop or redevelop sites, lands or areas within the Project Area in conformance with the City of St. Paul's Comprehensive Plan, and to implement recommendations of studies completed, in order to implement the City's Comprehensive Plan, including without limitation the construction of additional housing units. The redevelopment activities are expanded by this Seventh Amendment to include, the redevelopment activities associated with the construction of an affordable rental housing development consisting of one approximately 4-story, elevator-accessible building with approximately 62 residential units and related amenities including surface and underground parking, occurring within the newly added area of the Project Area.

II. AMENDMENT

The description of Redevelopment Project Area is amended to include the additional area depicted on the map attached as **Exhibit A**.

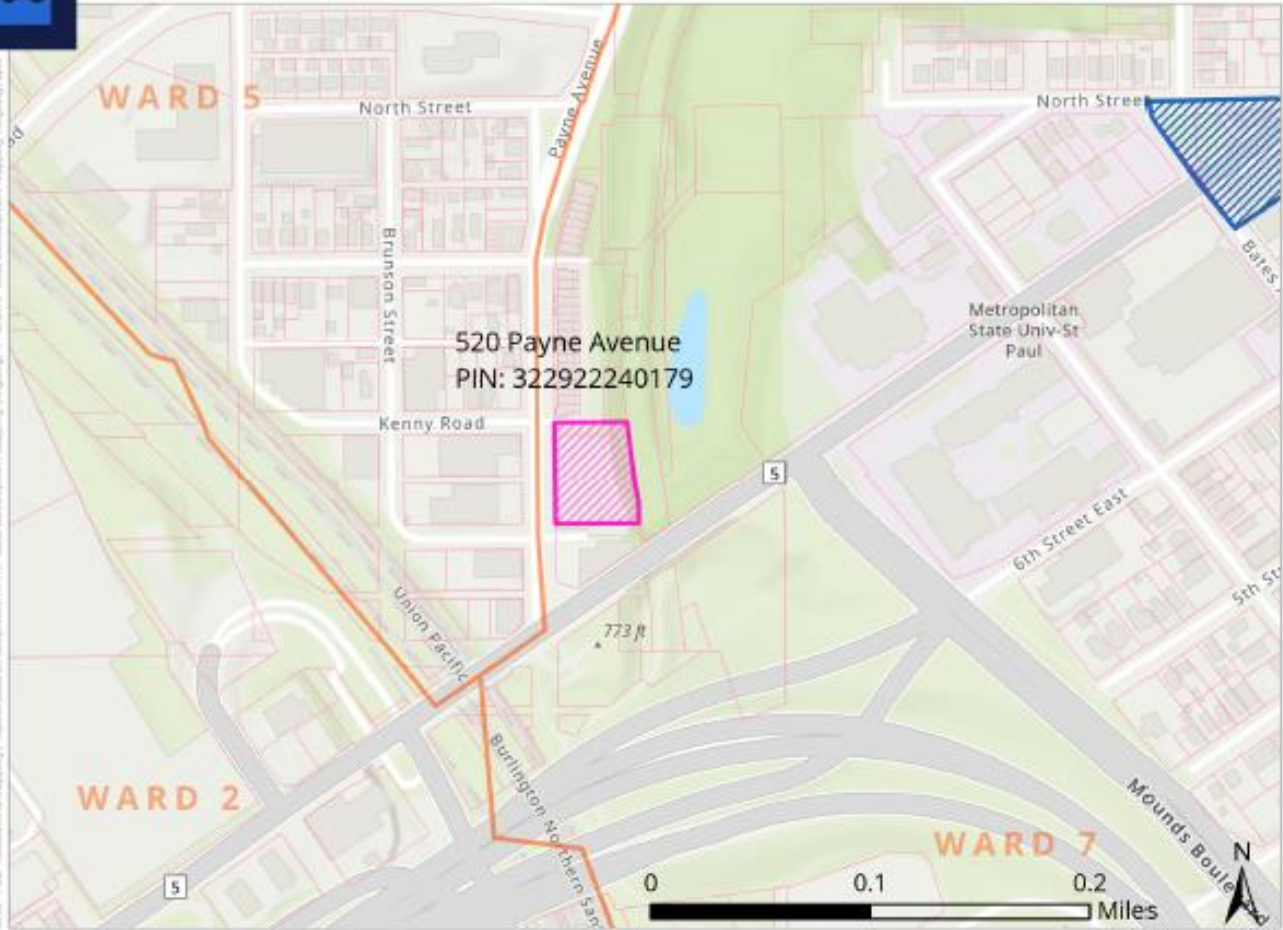
The description of the Redevelopment Project Area in Part A of the Redevelopment Plan is amended to add and include the additional property depicted in **Exhibit A** attached hereto including all adjacent streets, alleys and public rights of way. The depicted property is hereby and shall be incorporated into any other maps depicting the Redevelopment Project Area. A map depicting the entire Project Area, as amended, is attached as **Exhibit B**.

Exhibit A
Property to be Added to Redevelopment Project Area



Redevelopment Project Area Amendment

Saint Paul Neighborhood Redevelopment Project Area
 September 2021



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- Existing project area
- Added project area
- Council Ward
- Parcels

Exhibit B

Map of Redevelopment Project Area, as Amended

Redevelopment Project Area Amendment

Saint Paul Neighborhood Redevelopment Project Area
September 2021

