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MEMO:

Adopting the Equitable Development Scorecard as an appendix to the West Side Community Plan

To: Saint Paul Planning Commission

From: Comprehensive and Neighborhood Planning Committee

Date: November 1, 2019

Summary

Over the last two years, the West Side Community Organization (“WSCO”) developed an Equitable Development Scorecard (“scorecard”) to use in evaluating development proposals in District 3. The scorecard enables WSCO members to quantify how well a project fulfills the policies and principles of the West Side Community Plan, an adopted addendum to the City’s 2030 Comprehensive Plan. The resulting score can then be used by WSCO in formation of its recommendation to the City when it reviews zoning applications for development proposals in District 3.

Contents

The scorecard is adapted from the Equitable Development Principles & Scorecard developed by the Alliance for Metro Stability and various neighborhood organizations in 2016, adapted by WSCO for the District 3 community.

After introductory comments on community values and the history of the West Side, the body of the scorecard begins with instructions on its usage and a page for basic project information (including whether the project benefits from public investments). Five categories follow – Community Engagement, Equitable Housing, Environment, Economic Development/Land Use, and Transportation. Within each category is a list of WSCO policy goals, the fulfillment of which are rated from 1 to 5. WSCO’s policy goals include statements such as “Promotes traffic calming and pedestrian safety. The project prioritizes the routes and paths that pedestrians and bicyclists naturally and easily use” and “Developers have completed a culture and history tour of West Side with a West Side Community Organization member.” Points from each policy goal are summed per category and then totaled and divided against the maximum points possible to produce a final percentage score.

The scorecard closes with a glossary of terms, a bibliography, a list of resources, and a template for a Community Benefits Agreement intended to ensure the proper treatment of employees of developer subcontractors.

Linking Language, Process, and Authority

Through the following language in the West Side Community Plan, the City will recognize the scorecard as WSCO's tool for commenting on development proposals seeking City zoning approvals. The following language has been approved by Planning staff and WSCO:

“Appendix A to this Plan is the West Side Community Organization's (WSCO) “Equitable Development Scorecard” which can be submitted to the City by WSCO as its evaluation of development proposals within District 3. The Scorecard's criteria assess the extent to which WSCO finds that principles and practices of local community empowerment, fair and just project operations, environmental justice, and housing affordability are demonstrated by a development proposal. WSCO uses the resultant score to inform its recommendations to the City regarding the development proposal.”

The scorecard and its score exist as advisory comments which form WSCO's recommendation to the City. WSCO is free to include any material, including the completed scorecard, when making its recommendation to the City regarding the impact of a development project in District 3. The scorecard and its score are not to be substituted for the findings the City must make when considering zoning applications.

Committee Recommendations

The Comprehensive and Neighborhood Planning Committee recommends the Planning Commission take the following actions:

- Release the Amendment to the West Side Community Plan for public review; and
- Schedule a public hearing regarding the Amendment to the West Side Community Plan for December 6, 2019.

ATTACHMENTS

1. Equitable Development Scorecard
2. West Side Community Plan pages 1-4
3. WSCO Draft Equitable Development Scorecard Usage Guidelines (not part of scorecard)
4. WSCO Draft Scorecard Committee Nomination Form (not part of scorecard)