

**Saint Paul Planning Commission &
Heritage Preservation Commission**
MASTER MEETING CALENDAR

WEEK OF JULY 22-26, 2019

Mon (22) _____

Tues (23) _____

Weds (24) _____

**4:30-6:00 p.m. Comprehensive and Neighborhood
Planning Committee**
(Lucy Thompson, 651/266-6578)

13th Floor – CHA
25 Fourth Street West

Hotel Zoning Study and Proposed Zoning Code Amendments – Review and recommend release for public review and set public hearing on September 20, 2019. *(Kady Dadlez, 651/266-6619)*

Amending Riverfront Renaissance TIF Plan – Review amendment to Riverfront Renaissance TIF District and Redevelopment Plan for recommendation to City Council. *(Michael Wade, 651/266-8703)*

Thurs (25) _____

Fri (26) _____

8:00 a.m. Planning Commission Steering Committee
(Luis Pereira, 651/266-6556)

Room 41 City Hall
Conference Center
15 Kellogg Blvd.

8:30-11:00 a.m. Planning Commission Meeting
(Luis Pereira, 651/266-6556)

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

PUBLIC HEARING: Downtown Overnight Shelters Zoning Study – Item from the Comprehensive and Neighborhood Planning Committee. *(Bill Dermody, 651/266-6617)*

and

PUBLIC HEARING: Stryker Avenue Zoning Study – Item from the Comprehensive and Neighborhood Planning Committee. *(Michael Wade, 651/266-8703)*

Zoning **SITE PLAN REVIEW** – List of current applications. (*Tia Anderson, 651/266-9086*)

NEW BUSINESS

#19-054-653 Rivoli Bluff – Rezone from RT1 Two-Family Residential to R4 One-Family Residential. 659 Otsego Street. (*Bill Dermody, 651/266-6617*)

**Comprehensive and
Neighborhood Planning
Committee**

Highland Park District 15 Plan – Recommend adoption of the Highland Park District Plan to the Mayor and City Council. (*Kady Dadlez, 651/266-6619*)

Ford Site Design Standards – Recommend adoption of the Ford Site Design Standards as amendment to the Ford Site Master Plan and Zoning Text Amendments to the Mayor and City Council. (*Mike Richardson, 651/266-6621*)

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes May 31, 2019

A meeting of the Planning Commission of the City of Saint Paul was held Friday, May 31, 2019, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Anderson, DeJoy, Grill, Reveal, Underwood; and Messrs. Baker, Edgerton, Khaled, Ochs, Oliver, Perryman, Rangel Morales, and Risberg.

Commissioners Absent: Mmes. Lee, *Mouacheupao, and Messrs. *Lindeke, and *Vang.
*Excused

Also, Present: Luis Pereira, Planning Director; Lucy Thompson, Josh Williams, Mike Richardson, Tony Johnson, Michael Wade, Menaka Mohan, and Sonja Butler, Department of Planning and Economic Development staff.

I. Swearing in a New Commissioner

Chair Reveal announced that an emergency occurred so the new commissioner will be sworn in at the next Planning Commission meeting on June 14, 2019.

II. Approval of minutes April 5, 2019.

MOTION: *Commissioner Baker moved approval of the minutes of April 5, 2019. Commissioner Grill seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Reveal had no announcements.

III. Planning Director's Announcements

Luis Pereira announced that at the upcoming City Council meeting on June 5, 2019, the former St. Andrews Church local designation was laid over until June 5th the reason was to have the two parties engage in some mediation and the final vote is June 5th. Also, there will be a first reading on the Solar and Wind Energy Ordinance which in December 2017 the Planning Commission recommended it to move forward. And the public hearing on the Pedestrian Plan and a public hearing on the Mississippi River Corridor Critical Area chapter of the 2040 Comprehensive Plan is on the City Council agenda on June 5th as well. On June 3, 2019 two new planning staff will join the team, Addison Vang as City Planning Technician a new position which will be split between the Zoning counter duties, some assistance with research, mapping and HUD environmental reviews. Emma Siegworth the new City Planner will help move forward on the

Housing Consolidated Plan and work with Lucy Thompson on the District 16 Summit Hill neighborhood plan. They will be introduced to the Planning Commission at a future meeting.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (*Tia Anderson, 651/266-9086*)

One item to come before the Site Plan Review Committee on Tuesday, June 4, 2019:

- Sherburne Townhomes – New townhome development—six units at 418 Sherburne. Jeff Stromgren, Rice-Stromgren Architects. SPR #19-044259

NEW BUSINESS

#19-335-381 Kevin Greenlee – Conditional use permit for a carriage house dwelling. 479 Ashland Avenue, between Arundel Street and Mackubin Street. (*Tony Johnson, 651/266-6620*)

MOTION: Commissioner Edgerton moved the Zoning Committee’s recommendation to approve the conditional use permit. The motion carried unanimously on a voice vote.

#19-037-931 Waterford Bay – Conditional use permit for a building height of 45’. And for construction of a fire access road and storm sewers in the FW floodway. Variances for front yard setback >25’, primary entrance location not in third of building closest to Randolph, and rehabilitation slopes >18%. 380 Randolph Avenue, Island Station Site. (*Josh Williams, 651/266-6659*)

Commissioner Ochs asked if there was any discussion about how this affects the Great River Passage Master Plan.

Commissioner Edgerton said he does not recall that they specifically addressed it other than that in general it’s consistent with the Comprehensive Plan. They have a letter from the Friends of the Mississippi River in support. This was incorrect; Commissioner Ochs subsequently identified the FMR letter as opposing the project.

Commissioner Grill added that Dana DeMaster [President of Board of Directors, Fort Road Federation/District 9]in her public comments mentioned the connection to the river and how that was valued in the Great River Passage Master Plan.

Commissioner Edgerton said that it was largely spoken of in the context that easements are needed to ensure the existing trails can connect with the river.

Commissioner Ochs said he reads the letter from the Friends of the Mississippi River (FMR) as they are not in support of this project. The second to last paragraph says that if the City chooses to grant these variances then they (FMR) would like to see some emphases on parkland and trails. He also noted that the project site’s not that far from the river, and should something happen up stream in the gorge that a surge of water would take it out, and stated that he believes that this is borrowed beach on the Mississippi River. He is surprised that it is even zoned to be developed

and he knows that the Island Station Plan was previously located on the site, but to put housing in the middle of the riverway seems absurd to him. He also stated that he is surprised that there are not any other regulations for the Mississippi River Corridor Critical Area (MRCCA) rules that would oppose the project, but given the underlying zoning, he was seeking clarification that the issue before the Planning Commission was just the variance [and CUP] request and that they could not really consider other things.

Commissioner DeJoy said that there was previously a structure on the site, it was an Xcel Energy facility, then known as NSP. She also noted that this site was specifically identified as part of an Opportunity Zone for redevelopment by the Governor. She added that she is not sure if that is consistent with the River Corridor plan.

Commissioner Ochs said that little bay downstream was an area where coal barges come in to offload and so the bottom of that is black, full of a lot of coal.

Chair Reveal said they know that they have an awfully big liability in terms of clean up there.

Commissioner Rangel Morales voted no at Zoning Committee, because there was a question about whether there was more that we could do as a Planning Commission in terms of trying to aid in the efforts of these affordable housing issues that they have in the City. The developer was very up front and mentioned that there was a possibility that they could review the project and determine whether some form of affordable housing could be incorporated into the development. Commissioner Rangel Morales had asked City Attorney, Peter Warner, whether they could put some form of condition in terms of approving the conditional use permit to incorporate some form of inclusionary zoning. Mr. Warner is still working on the issue, it's not an easy legal question. But at the end of the day it's great that they want to develop the site, and provide easements and water access to the public, but it is a very hard area to get reach. His understanding is that everyone will have access to it, but without an affordable component the practical application of who will actually use this site is very real. He was hoping to get an answer from Mr. Warner today in terms of whether they could do anything, because the developer mentioned that he was under some time constraints. He is hoping to apply to qualify for some federal tax break that will expire the end of the fiscal year so he needs to move the project along. Commissioner Rangel Morales thinks if the applicant was willing to consider proposing a plan that did include some form of affordable housing, it would have been worth waiting to get that information from him.

Chair Reveal said that the broader question is whether there are circumstances under which they could impose requirements for some portion of affordable housing in decisions made by the Zoning Committee.

Commissioner Rangel Morales said there is a lot of theory and a lot of literature about what works in housing and what doesn't and he has had discussions with Commissioner's DeJoy and Lindeke about different theories of how to promote affordable housing within cities. Saint Paul is not the only place in the country or world that struggles with this issue. He asked if staff provide a presentation on the various methods that have been approached and some statistics. It would be good for all of them to know and have an idea about what has been tried and what works and what, more importantly, has failed.

Luis Pereira, Planning Director said they do have the inclusionary zoning study on the list and the intention is to get that started this year. Part of it has been a staffing issue and this has been a perennial request comes up from time to time. The last big effort was related to the Green Line/Central Corridor planning what can be done specific to that line given the expected redevelopment of housing. They did have a study in 2017 of density bonuses as a strategy for the Central Corridor. That study, which he can share, is fairly fresh and has some interesting conclusions there that more of an incentive based approach may work. Last year in July the City Council adopted an affordable housing resolution that had a lot of different requests, some of which relate to the work that the Planning Commission does. It specifically asked for the study of inclusionary zoning both as a citywide approach and a more targeted geographic approach. There is a thick file on this, work has been done on this over the years but they need someone to scope that out and get it started. That would be something to come to the Comprehensive and Neighborhood Planning Committee.

Commissioner DeJoy added that when they have that conversation it would be helpful to know what financing mechanisms are out there. Because housing tax credits are limited and affordable housing needs to be subsidized, so on one hand if you need the money and the money is not there, what are other alternatives to make housing affordable for people?

Commissioner Baker said it's an overall larger conversation to be had around timing. He said he does not feel like he has ever been a part of the conversation at Zoning Committee where they were not under the gun to decide based on the timeline of the applicant, and trying to ensure that the applicant receives some type of reimbursement, subsidy, or something similar. When you compile that with having the crunch of the overall housing shortage, the push is to take advantage of the opportunity because you don't know what will be there later or if another opportunity will come. He wants to be able to have more of a conversation and not feel rushed to decide, because in many instances they [the Planning Commission] makes decisions that impact neighborhoods for generations. In general, he wants to not feel rushed to make decisions based on the applicant's desire to meet a certain timeline when the goal of the Planning Commission is to ensure that they are looking at the overall needs of the City.

Commissioner Rangel Morales said one thing that is often overlooked is the goodwill and the social capital that goes to companies and businesses that help with social issues. An example is what's going on currently with Xcel and their push toward renewable energy. One of the factors in deciding to make that push was probably public input and public perception as to what is needed. He requested that there be something in the upcoming study about marketing and/or what it is that is expected of people who come forward with development proposals. The Commission hears a lot of developers say things like they are not just going to build this development and sell it, that they want to be part of the community, that they're here to help the City. They want to be part of the City. And part of being part of the city is addressing social issues we have. It's a win, win for both the business and for the city for people to invest on the issues that we need to address. This is in addition to any financial incentives they might get or not get.

Commissioner DeJoy referenced the financing mechanism that the developer was looking at, Opportunity Zones, and encouraged commissioners to read up on it. She said that it was intentionally set up for people to avoid paying taxes on capital gains by investing in poor communities and it has been mapped out in every state in the United States and there are rules to it. It was an incentive to get development in lieu of tax credits because there are not enough tax

credits. It's complicated, and if there was an easy and practical way to do affordable housing they'd be doing more of it. The financing is a big part of it.

Commissioner Underwood stated that she is a member of the Fort Road Federation, and that the representatives for the developer came to Fort Road Federation in March asking for support of a height variance. They had very early outline drawings for the height variance [CUP]. Fort Road Federations then asked critical questions of the developer about access to the river and this opportunity to truly connect Island Station to Saint Paul. The representatives of the developers said they would be considering supporting access but at the time there was going to be no public parking, for example. In response, she asked at that time if she should portage her kayak down from W. 7th Street. In May the Fort Road Federation (FRF) via email was asked to support the additional variances and at that time FRF as a group decided to pull back here a little. They understand the height, but they don't understand the variances and still concerned about access to the river. She is encouraged by the discussion from the Zoning Committee, the letter from the Friends of the Mississippi River and knowing that the developers are meeting with other interested parties. She is encouraged as the designs continue to develop that the significance of this a part of the river to the City is being recognized. Great River Passage is something that the City and the community have been working on for decades. She appreciates Commissioner Baker's point that these types of opportunities must be appreciated and someone willing to step up and tackle a challenging problem. It is exciting and something that people are really trying to support but it must be right and not just for the people willing to pay those rents. It must be right for the City and the community. So, she will be voting against this today, because she wants to get to yes, she wants to support this groups effort.

Commissioner Risberg said that the Friends of Mississippi's letter offered the compromise idea of dedicating additional parkland in the area to allow more public access. He said that he is not familiar with what the Commission's role might be in recommending that, if that is a feasible option and what the process would be for getting there. He is interested in knowing more about that, and whether it is a viable mitigation that might be worth further consideration.

Josh Williams, PED staff noted that the project will require parkland dedication. They will need to replat and parkland dedication is a part of that process. Generally, the Parks department makes the call on what land they would like to see dedicated for a particular project or the decision to take a fee in lieu. Generally, that is how the City handles it. There is a specific requirement in ordinance for the amount of dedication that determines the amount of land that would be dedicated.

Chair Reveal said that they have had presentations before that have gone into this topic but she has forgotten most of the details so it may be time to bring us up to speed on parkland dedication. What she is not clear on is under what circumstances can there be a voluntary increase in the amount of parkland dedication over what the ordinance requires. It would be helpful to get that answered.

Commissioner Underwood added that the parkland dedication does not necessarily have to be along the river, it could be anywhere.

Commissioner Perryman inquired what would happens if the Commission voted no today on this. Would it go to the next level and their decision would get voted down because the proposal meets the technical requirements? He also asked if any of this is related the housing fund that the

Mayor and City Council is working on and affordable housing and tax assessments, or if that is something different. He stated that he would like to see that be part of the presentation about affordable housing opportunities.

Mr. Williams said in terms of it being voted no, it can be appealed to the City Council and the question would be what is the basis for saying no to the application.

Commissioner Baker said to the Commissioners on the issue of potential affordable housing, the applicant said and as of right now, they followed a process. The applicant is saying that they are still open to seeing if affordable housing could work in their overall financing structure and he appreciates the point. But as of now we could not impose or force any type of affordable housing at this stage in the process and ultimately their financing model needs to work. He added that the recommended conditions of approval required easements, specifically working with the City to get access to the river.

Mr. Williams added that the requiring of easements was one of the recommended conditions of approval and that the applicant was fine with that. They would require public access and public parking. He continued that he had just learned a few minutes ago of the proposed parkland dedication that is being discussed with Parks at this time it would essentially be a strip of land reaching from the access to the property off Randolph all the way to the river along the inlet side where the proposed water access was, then all the way out to the main channel of the river. He states the he was not sure how it lines up percentage wise with what is the minimum in terms of the amount of land dedicated but it would need to at least meet the minimum.

Commissioner Edgerton asked, if the Commission were to vote no, would they need to provide a reason for the vote? He stated, in answer to his own question, that staff recommended approval, and the Planning Commission cannot just vote no because they want something better. If they vote no, it must be on the basis of the proposed use not meeting the required conditions or findings. Staff has laid forth a staff report that says the proposed use meets the conditions that would allow it to be approved, and the Zoning Committee agreed with the staff recommendation and has recommended approval. They as a Planning Commission can vote no, but they would have to state as basis for the vote that the proposed use does not meet this or that specific condition(s). The applicant followed a process, and if the Planning Commission feels that those conditions have been or can be met by the proposed use, then they have a responsibility to approve the application.

Chair Reveal stated that she agreed with Mr. Edgerton. She said that anyone wanting to make a motion to deny the application would need to state which finding they believed were not met. Others wishing to support the motion could then state that they concurred. She then clarified that the role of the Planning Commission is to make a decision on the application, and that the City Council will consider the application only in the case of appeal. She contrasted this with other types of business where the role of the Planning Commission is to make a recommendation rather than a final decision.

Commissioner Rangel Morales said the information provided by Commissioner Underwood regarding the parking and access to the river is new information that they did not have at Zoning Committee. He said he was unaware that the proposed public parking and river were added in response to a request from the Fort Road Federation. Based on this, he said the developer appears to be willing to work to try and meet the needs that are pressing to the community. He further

stated that the developer also showed an interest in considering whether affordable housing was something that they could do on the site. He stated that in order to grant a conditional use permit, the Planning Commission needs to find that the project will not be detrimental to the existing character of the development in the immediate neighborhood. Because, he continued, the site has been designated as an Opportunity Site, it is deemed to be a poor community and building housing that is not affordable for a poor community is detrimental to the existing character of the immediate neighborhood. He concluded that although he was not prepared to make a motion, he felt that the Planning Commission did have a basis to deny the application. He stated he shares Commissioner Baker's feeling rushed to make a decision, and that he didn't feel that the Planning Commission could keep approving housing that people from our communities can't afford.

Commissioner Baker asked what options were available in terms of timing of the application, and whether the Planning Commission has time to get additional information from Assistant City Attorney Peter Warner.

Chair Reveal said there are two timing issues, one is where they are on the clock [MN 15.99]. The other is the constraint of the developer for Opportunity Zone financing. She stated believed the deadline on that would be the end of the Federal Fiscal Year, which would be September 30th.

Mr. Williams said that the 60-day deadline for action would be July 5th, and that procedurally the City has the ability to unilaterally extend that by another 60 days but that the City typically reserves that second 60-days to allow the City Council to act on any appeal because legally a final decision has to include a possible appeal. He added that he understood the timeline expressed by the applicant on the financing was the end of July.

Commissioner Grill stated that she will be voting in favor of the applications. Although she expected that the big issue would be the building's location in the river corridor, she now understands that this the location is okay and that the zoning reflects this fact. She further stated she does not like the idea balancing the need for affordable housing on the back of one developer, and that she is nervous about the idea of drawing a line in the sand, it needs to be a balance that the need apply evenly. She's in agreement with everyone else about the need for affordable housing, and she does not like the idea of building more market-rate housing in this particular location. She concluded that she appreciated the changes to provide for public access to the river, and she thought overall it looks like a great project.

Commissioner Underwood reiterated that the neighborhood [Fort Road Federation] has not seen the project since March. She was encouraged to hear from the Zoning Committee about the about the easements and the real-time park building that's happening in the audience. She also noted that she appreciates having a representative of the project here. But she is asking the developer to come back to the neighborhood and say where things are now and continue that conversation.

Commissioner DeJoy expressed a desire to learn more about housing affordability and dollar amounts. She said that she recalled on previous development being told units were going to be affordable at 80% AMI (area median income) and that this meant between \$1,000 and \$1,200/month. She noted that in this case the developer was projecting monthly rents in the \$1,100 - \$1,300 range, which it seems comparable. She concluded by asking whether affordability changes depending on neighborhood.

Chair Reveal said that it changes depending on the AMI. Whether it's 30, 50 or 80, it is different, especially when the median income in this region is as high as it is.

Luis Pereira, Planning Director, said affordable housing funders HUD and MHFA use the Area Median Income for the Twin Cities Metro. Saint Paul and specific neighborhoods median income is much lower than the Twin Cities median income so it's not a good standard to use, but the State of Minnesota, Minnesota Housing Finance Agency, HUD and IRS is using a metro area based median income.

Commissioner DeJoy stated that that doesn't mean people can afford it.

Chair Reveal said it's really a federal standard and it has not been adjusted for a very long time. She recently was on a board that does affordable housing and their clientele is 30% of the average median income, and even at that lower cost its passed most peoples' ability to afford much.

Mr. Williams said that he wanted to make sure the Commissioners are all operating from the same set of information. The property is in the river corridor so it is both within the Mississippi River Corridor Critical Area (MRCCA) which has its own set of standards, and within the flood plain. Portions of the site where the building is being built, some of it is in the flood fringe and some of it is above that flood fringe. The proposal is bringing in fill so that the entire building will be above that regulatory flood protection elevation (RFPE) which is the regulatory standard that FEMA uses, therefore the City uses, so that people can participate in the flood insurance program. It's certainly not without risk, but it meets the standards that the State, City and FEMA apply in terms of building location. That is not to say it's 100% free from flooding risk, but in terms of the standards the City uses, everything is met and it does not require any additional permitting.

Commissioner Ochs said it doesn't make ecological sense to him. He understands bringing in fill for conditional use permits for industrial use along the river, or extending the piers etc. to build a structure. But he feels that to build housing in the river way, to bring in fill to build up to get around these standards is a game and does not make good sound sense. It's in a river corridor which really should be defined by the bluffs on one side and the bluffs on the other side not an arbitrary elevation. If someday the Army Corps of Engineers does not do the proper dredging to make room for the channels, another rain event makes that river wider. The reason why those bluffs are there because the river has carved out that area to make that exist. So, based on finding 5 (h) (j) and (k), which are regarding flooding, he cannot support the applications and is voting no.

Commission Edgerton said that this project is not unusual. You cannot do anything in the flood way portion of the floodplain. The flood way is where the majority of the moving water is considered to go and there is a specific hydraulic modeling way to determine the flood way. The flood fringe is considered the shallower part where the water is generally slow moving and not very deep. It's still the floodplain but certain things can be done within the flood fringe. Certain structures can be put in and fill is allowed in the flood fringe to pull something above the 100-year flood elevation. It's all determined by FEMA. Federal requirements must be met, and as part of that an engineering analysis needs to be performed to show no rise and you can't just fill and suddenly you cause the flood elevation to rise, so an analysis was done and a no rise certificate was provided. There are certain rules regarding floodplains and flood ways that

FEMA requires, and they are being met. They are meeting these requirements and it's not an unusual thing to happen.

Commissioner Rangel Morales stated that he is having trouble understanding how this project is different from the Ford site and the limitations imposed regarding affordable housing. Councilmember Dai Thao proposed a requirement 10% of the units built on the Ford site must be at 30% AMI. To Commissioner Grill's point regarding imposing this requirement on one developer, he does not know how a requirement here would differ from what was done in regard to the Ford site. He asked why this project is this not getting the same scrutiny in terms of access and affordability, and stated that he would like some clarification on that going forward.

Mr. Pereira said that the main difference is that the Ford site has a master plan and it's the master plan that has an affordable housing goal. This case is just a stand-alone zoning application.

Chair Reveal added that while the Planning Commission recommended the affordable housing inclusion in the Ford Site Master Plan, the Planning Commission did not set the requirement, the City Council did. In this case there can be an appeal to the City Council, but this is the Planning Commission's determination.

Commissioner Oliver said that to some degree it seems like some of the comments are fighting the zoning. If the complaint is that we don't want housing in the flood fringe, then the issue is that the property is zoned T2, which the Planning Commission had a role in. And the conditional use permit is for 10 extra feet, it's not for residential use of the property. If we deny the conditional use permit maybe they build a 35-foot building and we have no say at all. The Planning Commission needs to focus on what we are being asked to do, which is to evaluate the impact on the community of a 45-foot building versus a 35-foot building. If we want to avoid a housing crisis we should build more housing.

MOTION: Commissioner Edgerton moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 8-4 (Baker, Ochs, Rangel Morales, Underwood) on a voice vote.

Commissioner Baker said looking at the Zoning Committee packet with another residential property coming their way. And the conversation that they've been having is they need to know options. They need to meet and they need options that will be his push moving forward.

Commissioner Edgerton announced the items on the agenda at the next Zoning Committee meeting on Thursday, June 6, 2019.

V. Comprehensive and Neighborhood Planning Committee

Ford Site Design Standards – Release draft for public review and set a public hearing for June 28, 2019. (Mike Richardson, 651/266-6621)

Mike Richardson gave a Power Point presentation which can be viewed on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Risberg wanted more information about the discussion at Committee on what a unique opportunity the creation of design standards is and how different it is from normal City or Planning Commission process.

Mike Richardson, PED staff said that during the engagement process leading up to the master plan, it was clear that people wanted this to be a very special place. The City Council understood that and gave the directive to create standards that would ensure that the Ford site would be a special place. There are unique areas on the site, such as the central stormwater feature and the civic square areas and they want to make sure that they are treating them with the care that they needed.

Commissioner Edgerton said that during discussions about affordability and equity developers frequently say that regulation is driving up costs due to less flexibility and more requirements. Many regulations have benefits and they are there for a reason, but with those benefits comes cost and he asked about whether the team thought about the implications of these during the development of draft design standards. He emphasized the need to look at design standards with a lens of equity and affordability.

Mr. Richardson said that financial implications of design standards were considered by the working and focus groups. Saint Paul housing staff was also consulted about affordability and whether overall cost for projects would be impacted. The consensus was that there was a minor increase in cost but that most, if not all of it, could be absorbed by savings elsewhere. Housing staff also discussed whether there should be different standards for affordable housing to reduce cost, but the recommendation was for any standards to apply to all projects equally and that a goal should be that the exterior of buildings shouldn't differentiate an affordable project from market rate.

Commissioner Ochs said that affordability is largely a function of housing supply. As creating affordable housing gets more costly, things like the level of sustainability or quality of materials will need to be sacrificed. He noted that is a larger conversation that warrants consideration in the future. He asked about applicability of the design standards to other parts of the City.

Mr. Richardson said that is a good thing for the Commission and the Committee to consider in the future.

Chair Reveal reminded the Commission that this is just the beginning of this process and that more discussion will occur at Committee and at the full Commission.

Menaka Mohan, PED staff, recommended that that any city-wide design standards work would be taken up as a separate zoning study and not impact the Ford Site Design Standards.

Mr. Richardson understood that as what can be learned from this, what can be applied to other parts of the City?

Commissioner Perryman expressed concern about the sacrifice of interior quality if standards shift an emphasis to the exterior. He brought up the point that in affordable projects, quality may be sacrificed for residents on the inside at the expense of exterior appearance.

Commissioner Rangel Morales said when they had presentations on the Palace Theater and the plan for the Mississippi River development there were a lot of examples of what has been done in other cities, how projects end up looking. Were any comparisons to other cities used to come up with these standards? He noted that a discussion they had during the committee meeting was that this is supposed to be a part of the city that is visionary and future and be a 21st century community. He asked what that ultimately looks like, and how it compares to other places that have tried this type of tool.

Mr. Richardson said that one of the reasons that the City hires consultants is because of their expertise and experience having done this in other places. Based on the discussions at Committee and Planning Commission, he will try to bring project examples and talk about the standards in the context of those examples.

MOTION: Commissioner Risberg moved on behalf of the Comprehensive and Neighborhood Planning Committee to approve the resolution initiating a Zoning Study for the Ford Site Design Standards. The motion carried unanimously on a voice vote.

and

MOTION: Commissioner Risberg moved on behalf of the Comprehensive and Neighborhood Planning Committee to release the draft for public review and set a public hearing on June 28, 2019. The motion carried unanimously on a voice vote.

VI. Transportation Committee

Commissioner Ochs said that at their last meeting on May 20, 2019 they talked about the Johnson Parkway Regional Trail and the Capitol City Bikeway Interim Design Study. The primary thing with the Johnson Parkway Trail is trying to determine where in this piece of the trail system where they should be closing off roads. It's two lanes with a large median, essentially a four-road area, access roads that run parallel to Johnson Parkway. There were some issues as to which cross streets would be shut off, closed down, and some adjustments were made and basically the Transportation Committee approved two intersections that will be looked at more closely. The Capitol City Bikeway Interim Design Study was about which streets downtown make more sense going one-way or not, part of the recommendation was to take a larger view of the city and determine if they start to make one-way decisions, then they need to go through the whole City and see what other streets may be one-way as well, so before one is done they need to think about how many can be done in the long run.

Commissioner Ochs also announced the items on the agenda at the next Transportation Committee meeting on Monday, June 3, 2019.

VII. Communications Committee

Commissioner Underwood had no report.

VIII. Task Force/Liaison Reports

No reports.

IX. Old Business

None.

X. New Business


None.

XI. Adjournment

Meeting adjourned at 10:06 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Luis Pereira
Planning Director

Approved _____
(Date)

Lue Vang
Secretary of the Planning Commission

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes June 28, 2019

A meeting of the Planning Commission of the City of Saint Paul was held Friday, June 28, 2019, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, Mouacheupao, Reveal, Underwood; and Messrs. Baker, Edgerton, Lindeke, Ochs, Oliver, Rangel Morales, Risberg, Rodriguez, and Vang.

Commissioners Absent: Mmes. *Anderson, *Grill, *Lee, and Messrs. Khaled, and *Perryman.
*Excused

Also Present: Lucy Thompson, Acting Planning Director; Kady Dadlez, Mike Richardson, Tony Johnson, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes May 17, 2019.

Chair Reveal announced that the minutes are not available at this time. However, they will be ready for approval at the next Planning Commission meeting.

II. Chair's Announcements

Chair Reveal announced that the Steering Committee drafted a letter to the City Council about equity work and goals. The letter will be passed around to all the Planning Commission members to review, and the Planning Commission will receive a final copy of the letter.

III. Planning Director's Announcements

The Director Luis Pereira is on vacation, so Acting Planning Director, Lucy Thompson, announced that the City Council approved 2040 Comprehensive Plan last Wednesday. Ms. Thompson also announced that she is retiring, and her last day is Wednesday, July 31, 2019.

IV. PUBLIC HEARING: Highland Park District 15 Plan – Item from the Comprehensive and Neighborhood Planning Committee. (*Kady Dadlez, 651/266-6619*)

Chair Reveal announced that the Saint Paul Planning Commission is holding a public hearing on the Highland Park District 15 Plan. Notice of the public hearing was published in the Legal Ledger on Thursday, June 13, 2019, and mailed to the citywide Early Notification System list of recipients and other interested parties.

Kady Dadlez, PED staff, gave a detailed presentation on the draft Plan on May 17th when it was released for public review, so she provided only brief remarks today. She reminded everyone that the District Council submitted the plan in mid-April, and the Comprehensive and Neighborhood Planning Committee discussed it in early May. It has similar chapters to the 2040 Comprehensive Plan, but also includes a chapter on public art. After today's public hearing, the Plan will go back to the Comprehensive and Neighborhood Planning Committee to discuss the testimony and determine whether any changes should be recommended based on that testimony. In early August, the full Planning Commission will consider the Committee's recommendations and approve a final draft for forwarding to the City Council. As of today, two written comments have been received.

Chair Reveal read the rules of procedure for the public hearing.

The following people spoke.

Frank Jossi, former Highland District Council (HDC) member and vice president, and former chair of the HDC Community Development Committee, 1810 Hartford Avenue, Saint Paul, MN 55116. He helped lead the District 15 Plan initiative, a two-year process. He noted that the draft plan does not cover the Ford Site or the Shepard Davern area. The HDC Committee began meeting in March 2017. In the summer of 2017, the Highland District Council used several community events to reach more than 1,500 people, attracting hundreds to fill out a survey. During 2018, hundreds more residents were engaged at several major community events.

The draft plan supports many of the goals and policies of the City's 2040 plan. In the Transportation section: *Prioritize expansion of pedestrian safety infrastructure; and Ensure facilities meet the needs of people with disabilities.* In the Housing section: *Promote housing options for older adults, families with children, and people with disabilities that accommodate a range of household incomes, cultures and ethnicities; Prioritize preservation of naturally occurring affordable housing to minimize resident displacement, especially in those areas in which transit or redevelopment investments are planned; and Encourage development of affordable housing throughout Highland Park.* The hope is that the City accepts this plan as a testament to a lot of hard work of many volunteers who captured the thoughts, dreams and concerns of residents of Highland Park.

Written comments from two individuals were also submitted.

MOTION: Commissioner Mouacheupao moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, July 1, 2019, and refer the matter back to the Comprehensive and Neighborhood Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.

and

PUBLIC HEARING: Ford Design Standards – Item from the Comprehensive and Neighborhood Planning Committee. (Mike Richardson, 651/266-6621)

Chair Reveal announced that the Saint Paul Planning Commission is holding a public hearing on the Ford Design Standards. Notice of the public hearing was published in the Legal Ledger on Thursday, June 13, 2019, and mailed to the citywide Early Notification System list of recipients

and other interested parties.

Mike Richardson, PED staff, gave a Power Point presentation, which can be viewed on the web page at: <http://www.stpaul.gov/planningcommission>

Chair Reveal read the rules of procedure for the public hearing.

The following person spoke.

Tony Barranco, representing Ryan Companies, 4439 Fremont Avenue So., Minneapolis, MN 55419. Mr. Barranco acknowledged the retirement of Lucy Thompson and said they will miss her greatly. Mr. Barranco clarified that the design standards process is running independent of Ryan, although they have been able to have a seat at the table in preparing them. They are supportive of the development of design standards, as they will help maintain consistency and quality throughout the development. The main focus of their comment is to ensure there is consistency between the different planning documents. They are concerned that the design standards may not reflect something in the *Ford Zoning and Public Realm Master Plan*, and there will be confusion on which governs.

Ryan would like to preserve as many of the existing trees as possible. They want to make sure that certain setbacks and other guidance in the design standards don't conflict with maintaining trees. Also, the topography of the site slopes a lot from east to west, which impacts elements like retaining wall heights and access to garages. Mr. Barranco provided written comments to be included in the record.

Commissioner Baker asked if Mr. Barranco would elaborate on the design standards potentially being in conflict the Master Plan. Are there a lot of issues or concerns?

Commissioner Baker asked Mr. Barranco to elaborate on the design standards potentially being in conflict with the master plan.

Mr. Barranco said that ensuring vehicular site access is critical. The presence of lateral non-vehicular roads reduces options for site access, and some content in the draft may create conflicts for access. There are not a lot of areas of inconsistency; they just wanted to make sure that there isn't conflict between documents.

MOTION: Commissioner Mouacheupao moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, July 1, 2019, and refer the matter back to the Comprehensive and Neighborhood Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.

Commissioner Edgerton commented that design standards are good, but the Commission should consider the impact of design standards on equity and affordability, since they have the potential to add cost. If the City continues to impose design standards, they need to keep in mind that they also want housing affordability.

V. Comprehensive and Neighborhood Planning Committee

Frogtown Neighborhood Plan (the SMAPL) – Release draft for public review and set public hearing on August 9, 2019. *(Tony Johnson, 651/266-6620)*

Tony Johnson, PED staff, gave a Power Point presentation, which can be viewed on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Edgerton said that the idea of rezonings to T1 in Frogtown is great, but perhaps this would be a good strategy for areas beyond Frogtown. T1 can be used to add more density and vibrancy in the neighborhoods and improve walkability, because people would be able to walk to commercial uses from their homes. He hopes that they can really push forward with the zoning piece.

Tony Johnson, PED staff, said the possible amendments that he is thinking about would make T1 fit even better in a neighborhood context, so the potential changes would make it a useful tool anywhere for the type of application that we are considering in Frogtown.

Commissioner Lindeke said he remembers seeing SMAPL a couple of years ago, but then has not seen it for the last couple years.

Mr. Johnson said that he was waiting to bring SMAPL forward until the 2040 Comprehensive Plan is adopted, because of the increased permitted density range in Urban Neighborhoods. They have also been tweaking the policies since the original release.

Commissioner Lindeke said this is a good example of the implications of using zoning that was designed for the wealthier parts of the city and then applying it to the parts of the city that are more working class. He asked whether rezoning in a way that would make non-conforming uses conforming would free-up staff time.

Mr. Johnson replied that proactively rezoning to make non-conforming uses conforming would absolutely reduce the number of zoning cases.

Commissioner Baker said he thinks this potential zoning change would also make sense in the other areas in the city. They had a conversation a few Planning Commission meetings ago, about how it seems like commercial uses are being reduced. Mixed-use T1 zoning would allow the land use pattern to be more market-driven. He likes that the format of SMAPL; it makes it easier for anyone to understand what the plan is about. If it was digital, then anyone could access it.

Mr. Johnson said that there is digital version online that will be updated once we get through the adoption process.

Commissioner Baker appreciates that Mr. Johnson is thinking through some of the potential issues like gentrification and increasing local food production.

Mr. Johnson said he does not feel comfortable with doing a zoning study until there are more policies in place to help prevent potential gentrification and displacement. The work that they are doing now with the Anti-Displacement Network and the Frogtown strategic housing plan is intended to help queue up potential zoning changes in the future.

Commissioner DeJoy said that this is the most creative neighborhood plan she has ever seen -

from the graphics to the name. It reminds her of MAD magazine without the sarcasm and more substance. She likes the T1 zoning idea and the fact that it's a living document. It's also something she could share with her grandchildren; there is not another neighborhood plan in the City of Saint Paul that her 10-year old granddaughter would sit down and go through with her. This one she would. Commissioner DeJoy thinks SMAPL should be nominated to the Urban Land Institute/American Planning Association for some kind of recognition and she is happy to do that if there is a way to get it done. She asked where she can get a copy.

Mr. Johnson said that, unfortunately, he has given out all of his printed copies. Hopefully, when the plan is adopted, they will be able to get funding to print more. He would like to print a lot of them and put them all around the neighborhood - like in barber shops or grocery stores or the library.

Commissioner DeJoy is willing to work on a grant request to a foundation to get it printed, if need be.

Commissioner Ochs said he is so happy to see the SMAPL be released. He thanked Commissioner DeJoy for offering to find a grant to help with reproduction of SMAPL. Commissioner Ochs wanted to know how Mr. Johnson proposes to implement this T1 zoning concept.

Mr. Johnson replied that is to be determined. They have to do the zoning study, and figure out what people want and how they want it applied. We could potentially just rezone nonconforming uses and make them conforming, or we could do a more widespread rezoning that would address other land use opportunities – for example, to make it possible for larger single- family structures to be converted to duplexes.

Commissioner Ochs said that he is in favor of a widespread approach, but before that's implemented we should identify areas and corridors that make the most sense, and leave some areas as single-family residential zoning.

Commissioner Underwood noted that these kinds of things make her happy to be on the Planning Commission.

MOTION: Commissioner Mouacheupao moved, on behalf of the Comprehensive and Neighborhood Planning Committee, to release the draft for public review and set a public hearing on August 9, 2019. The motion carried unanimously on a voice vote.

VI. Zoning Committee

SITE PLAN REVIEW – List of current applications. (*Tia Anderson, 651/266-9086*)

No upcoming site plan reviews.

NO BUSINESS

Commissioner Edgerton announced the items on the agenda for the next Zoning Committee meeting on Tuesday, July 2, 2019.

VII. Transportation Committee

Commissioner Lindeke announced that at their last meeting, they talked about Safe Routes to Schools implementation, bump-outs in the University area and the Rush Line BRT project. Rush Line BRT will go from downtown Saint Paul north to White Bear Lake. The Ramsey County web site has more information about alignment and planned stations.

Commissioner Baker asked about Safe Routes to Schools and whether there were major changes to the current plan.

Commissioner Lindeke said that white plastic temporary bollards have been installed at one of the schools. Funds have been secured to support a position in the Saint Paul School District to have a coordinator, which Minneapolis has had for awhile and it will be helpful. The next Transportation Committee meeting on Monday, July 1, 2019 has been canceled.

VIII. Communications/Nominations Committee

Commissioner Underwood had no report.

IX. Task Force/Liaison Reports

No report.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:28 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,

Approved _____
(Date)



Lucy Thompson
Acting Planning Director

Lue Vang
Secretary of the Planning Commission

Planning team files\planning commission\minutes\June 28, 2019



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SITE PLAN REVIEW COMMITTEE MEETING Tuesday, July 23, 2019

Saint Paul Department of Safety and Inspections
375 Jackson Street, 2nd Floor Conference Room

<u>Time</u>	<u>Project Name and Location</u>
9:00a-10:30am	Internal Site Plan Review Committee

Applicants should attend the Site Plan Review Committee meeting.

At the Site Plan Review meeting, applicants will discuss their project's site plan with Saint Paul's Site Plan Review Committee. The Committee includes City staff from Zoning, Planning, Traffic, Sewers, Water, Public Works, Fire Inspections, Forestry, and Parks.

The purpose of the meeting is to coordinate Site Plan approval across City departments.

- Applicants are encouraged to bring the project's engineer, architect, and/or contractor to handle technical questions.
- Site plan application and documents were routed for City staff review prior to the meeting.
- City staff will provide comments and ask questions based on review of the site plan.
- At the end of the meeting a decision will be made whether the site plan can be approved as submitted or if revisions are required.
- City staff will document site plan comments in a letter to be emailed to the applicant.

Location and Parking:

The meeting room is at 375 Jackson Street on the 2nd floor, skyway level, to your left as you exit the elevator. A few free parking spaces are available in the DSI visitor parking lot off of 6th Street at Jackson. On-street parking meters are also available. The closest parking ramp is on Jackson one block south between 4th and 5th Street.

Contact Tia Anderson (651-266-9086 tia.anderson@ci.stpaul.mn.us) or Amanda Smith (651-266-6507 amanda.smith@ci.stpaul.mn.us) if you have questions.