



CITY OF SAINT PAUL
Melvin Carter, Mayor

*25 West Fourth Street, Ste. 1400
Saint Paul, MN 55102*

*Telephone: 651-266-6700
Facsimile: 651-266-6549*

DATE: July 10, 2019
TO: Comprehensive and Neighborhood Planning Committee
FROM: Kady Dadlez
RE: Highland Park District 15 Plan

BACKGROUND

Highland District Council began work on a new district plan in fall 2016 and its plan task force began meeting in spring 2017. Shortly thereafter Highland Park staff and volunteers began outreach and engagement efforts that continued through much of 2018. They collected input from residents through an extensive community engagement effort including online surveys conducted prior to and after the plan was drafted. Participation in the survey was encouraged through Twitter, Facebook, the district council website, the Highland Park District Council newsletter, and announcements in the Villager newspaper. Community, school, and association websites were leveraged to expand the outreach. Tabling occurred at community events that included a jazz concert, National Night Out, farmers' market, park pop-up meeting, Parks and Recreation movie nights, home improvement fair, Pool House Rock, community center, Highland Fest, and a local grocery store. The draft Highland Park District 15 Plan was prepared and presented to City staff in December 2018. Upon receipt of comments from City staff review, Highland Park District Council made revisions and adopted the plan on April 17, 2019 and then presented it to the City for review and adoption.

PUBLIC HEARING TESTIMONY

The Saint Paul Planning Commission held a public hearing on the plan on June 28, 2019; one person spoke in support of the plan and no one spoke in opposition. The in-person testimony came from a member of the Highland Park plan task force and focused on the planning process, public outreach and engagement, the hard work of many neighborhood volunteers, and how the plan's objectives and strategies address the 2040 Comprehensive Plan and equity. Two individuals provided written testimony. Comments from a City of Saint Paul Heritage Preservation staff person focused on suggested minor edits to language in the plan to make strategies clearer. Testimony from a neighborhood resident focused on transportation and transit-related topics, including a call to have the CP Rail spur placed in government ownership to preserve and protect it for future transportation purposes related to Ford Site redevelopment. The comments also suggested setting a mode share goal of 30 percent to help shift more trips to transit and suggested that Saint Paul use congestion pricing to induce greater single occupant vehicle travel.

ANALYSIS OF TESTIMONY AND RECOMMENDED REVISIONS TO THE DRAFT PLAN

Staff recommends the minor edits suggested by Heritage Preservation staff be accepted to make the intent of the plan's strategies clearer. Staff does not recommend the plan call for placing the CP Rail spur in government ownership because the property in question is in private ownership and there are no plans for a governmental entity to purchase it. Regarding transit mode share, the draft plan calls for improving public transit mode share but does not identify a specific goal. Nor does the 2040 Comprehensive Plan identify a specific goal. The 2040 plan calls for "True transportation choice throughout the city, with a shift from single-occupant vehicles toward other modes". No change to the draft plan is recommended. Finally, staff does not recommend adding a strategy to use congestion pricing because this is not

consistent with the transportation policies in the 2040 Comprehensive Plan.

Also, attached for your reference are two documents that provide a comparison of policies in the 2040 plan and the Highland Plan and policies in the Highland Plan that address equity.

OTHER PLANS

The Highland Park Neighborhood Plan Summary (2007) should be decertified when it is superseded by the Highland Park District 15 Plan.

The Shepard Davern Area Plan and the Ford Site Zoning and Public Realm Master Plan are adopted plans that set a vision and policies to guide growth, investment, and development in their respective geographic areas of the Highland Park. They are of part of the City's Comprehensive Plan and supplement the Highland Park District 15 Plan.

STAFF RECOMMENDATION

Staff recommends the draft plan be revised according to the analysis discussed in this memo and then staff recommends the Comprehensive and Neighborhood Planning Committee recommend the Planning Commission recommend adoption of the Highland Park District 15 Plan to the Mayor and City Council. See the attached draft Planning Commission resolution.

Attachments

1. All written comments received.
2. Similarity of Policies in the 2040 Comprehensive Plan and the Draft Highland Park District 15 Plan
3. Equity in the Draft Highland Park District 15 Plan
4. Draft Planning Commission resolution recommending adoption of the plan



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25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-266-6549

Date: June 19, 2019
To: Betsy Reveal, Planning Commission Chair
From: Christine Boulware, Historic Preservation Specialist
Re: Highland Park District 15 Plan - HP Comments

Chair Reveal and Planning Commissioners,

Thank you for the opportunity to comment on the Highland Park District 15 Plan. In reviewing the plan for conformance with the Historic Preservation chapter of the Comprehensive Plan, I offer the following edits and comments for your consideration:

1. PR6.1 Support continued upgrades to the historic Highland Golf Course Club House, Historic Pool House, and other multi-use facilities to make them available for community events.
 - a. Suggested language: Support the continued maintenance, preservation, and rehabilitation of upgrades to the historic Highland Golf Course Club House, Historic Pool House, and improvements to other multi-use facilities to make them available for community events.
2. PR6.6 Circus Juventus correct spelling to Circus Juventus
3. HP1. Celebrate the architectural diversity of the neighborhood and encourage maintenance and renovation of historic properties.
 - a. Suggested language: Celebrate the architectural diversity of the neighborhood and encourage maintenance and renovation rehabilitation of historic properties.
4. HP3. Give equal consideration to projects with historic preservation factors when formulating Capital Improvement Budget requests.
 - a. Suggested language: Give equal consideration to projects with historic preservation factors, when formulating Capital Improvement Budget requests. (the following strategies in HP3 are not related to CIB requests)

-----Original Message-----

From: Mathews Hollinshead <mathews.hollinshead@me.com>

Sent: Wednesday, June 26, 2019 11:46 AM

To: Thompson, Lucy (CI-StPaul) <lucy.thompson@ci.stpaul.mn.us>

Cc: *CI-StPaul_FordSitePlanning <FordSitePlanning@ci.stpaul.mn.us>; Richardson, Mike (CI-StPaul) <mike.richardson@ci.stpaul.mn.us>

Subject: District 15 Comp Plan Update comment

Think Before You Click: This email originated outside our organization.

Since I will be out of town & miss Friday's PC hearing on the Highland District Plan, here is my comment:

(1) Make explicit that the full CP Rail Spur and Rail Yards, both north and south of West Seventh, should be placed in government ownership — city if possible, but county, Met Council, state or other public entity if necessary — to be preserved and protected for future transportation and TOD purposes related to the Ford Site redevelopment.

(2) Set a 2040 transit mode share goal of 30% or more rather than 20% as the draft states. 5000-7000 new residents, customers and workers on the Ford Site means 10k-14k new daily trips at least. We should shift more of these trips to transit than currently stated in the draft plan.

(3) Congestion pricing in U.S. urban zones is no longer a dirty phrase now that NY City will actually be using it. St. Paul should use it to induce greater non-SOV travel.

Mathews Hollinshead
Transit Representative
Transportation Advisory Board
Metropolitan Council
2114 Pinehurst Ave.
St. Paul MN 55116
651-492-0645

Sent from my iPhone

-----Original Message-----

From: Mathews Hollinshead <mathews.hollinshead@me.com>

Sent: Wednesday, June 26, 2019 11:46 AM

To: Thompson, Lucy (Ci-StPaul) <lucy.thompson@ci.stpaul.mn.us>

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Mathews Hollinshead
Transit Representative
Transportation Advisory Board
Metropolitan Council
2114 Pinehurst Ave.
St. Paul MN 55116
651-492-0645

Sent from my iPhone

Frank Jossi

Madam Chair and Commission Members,

I am a former Highland District Council member, former vice president and former chair of the Community Development Committee. I served the council for 10 years and helped lead the D-15 plan initiative, a two year process which brought together surveys and discussions with hundreds of our neighbors.

This report was, frankly, harder than perhaps other district councils faced because we already did a plan for a subsector of our neighborhood, the Shepard Davern area that includes residents who live between Shepard and St. Paul Avenue. The

Ford Site, as you all know, has special zoning so this report does not cover that section of Highland either.

This necessitated in discussing with residents a lot of “We’re writing a plan that doesn’t include the Ford Site or the Shepard Davern area. You still with me?”

The Highland District Council conducted a robust community engagement outreach effort, starting before the formation of the plan and continuing until after its release.

To create our D 15 Committee we contacted 20 organizations and eventually selected 20 individuals.

The committee began meeting March 2017.

- We placed link to survey in distribution of HDC newsletter that reaches 12,300 residents and homes.

- We used Twitter, Facebook, the HDC website and the Villager to announce survey.
- We reached 700 people through the dozens of community, school and association websites.
- In the summer of 2017 the HDC used several community events to reach more than 1,500 people, attracting ^{hundreds} dozens to fill out our survey.
- ^{At} In 2018 events we interacted with ^{hundreds} dozens more residents at seven major community events.

The commission has raised issues of density and equity. If you read the report closely it anticipates the city's targeting of these two areas, even though we wrote it far before you made these components high priorities.

I call your attention to the report's support for many objectives of the city's 2040 plan. In the transportation section we call for:

- *Priority* expansion of pedestrian safety infrastructure, especially along transit routes, near schools, areas of higher pedestrian activity, and in the West 7th Street area.
- Support completion of the sidewalk grid/system.
- Ensure that facilities meet the needs of people with disabilities.
- Support continued expansion of the Safe Routes to Schools program.
- Ensure convenient and equitable access to parks and recreation facilities.

In housing we call for:

- Increasing the diversity of housing options so that people of all ages, cultures, ethnicities and incomes have a place in the neighborhood.
- Promoting housing options for older adults, families with children, and people with disabilities that accommodate range of household incomes, cultures and ethnicities, by using strategies such as zoning and density bonuses.
- Promoting and support development that includes a mix of income levels, family size, ages, and abilities in the same developments, by using strategies such as zoning, density bonuses, etc.
- Promoting and support new and infill developments that include a range of housing types to reflect the diversity of our neighborhood character that includes single family houses, mid-rise and high-rise buildings.

- Prioritizing preservation of naturally occurring affordable housing to minimize resident displacement, especially those in areas where transit or redevelopment investments are planned.
- Creating and implementing an equitable development scorecard for use in evaluating proposed developments within the neighborhood. Only a handful of cities, much less neighborhoods, have developed or use a scorecard.
- Finally, the plan encourages development of affordable housing throughout Highland Park.

We think this report is a solid reflection of the desire of our neighborhood to maintain its livability while accepting more density, more diversity and more housing options. I would also suggest to the commission that our neighborhood will

experience more change than any other St. Paul neighborhood over the next decade. No other neighborhood is likely to experience the arrival of thousands of new residents to an entirely new way of living in a setting that may becoming a model for the country. We hope...

Our neighborhood has come to accept, and some cases embrace, that future. And we hope you will accept this plan as a testament to a lot of hard work of many volunteers who captured the thoughts and dreams and concerns of residents of

Highland Park.

1810 Hartford Ave.

St. Paul - 55116

Similarity of Policies in the 2040 Comprehensive Plan and the Draft Highland Park District 15 Plan

Land Use

- *Preserve and enhance safe, desirable, and walkable neighborhood.*
- *Encourage a mix of retail and service businesses that meet daily needs close to where people live.*

Transportation

- *Put the pedestrian first in all planning.*
- *Increase bicycle accessibility.*
- *Expand and encourage the use of transit.*

Parks and Recreation

- *Ensure convenient and equitable access to parks and recreation facilities.*
- *Preserve and protect existing natural resources and park amenities.*
- *Preserve natural environment and habitat.*
- *Seek and leverage public and private partnerships to share open space and meeting space in the neighborhood.*

Housing

- *Increase the diversity of housing options so that people of all ages, cultures, ethnicities and incomes have a place in the neighborhood.*
- *Support transit oriented housing development along major transit corridors.*

Environment and Water Resources

- *Maintain and enhance green space and tree cover.*
- *Support solid waste and energy consumption measures that promote environmental sustainability.*

Historic Preservation

- *Celebrate the architectural diversity of the neighborhood and encourage maintenance and renovation of historic properties.*
- *Support the preservation and maintenance of designated sites and encourage compatible uses so they continue to remain community assets.*

EQUITY IN THE HIGHLAND PARK DISTRICT 15 PLAN

Transportation

- Support expansion of pedestrian safety infrastructure, especially along transit routes, near schools, areas of higher pedestrian activity, and in the West 7th Street area.
- Support completion of the sidewalk grid/system.
- Ensure that facilities meet the needs of people with disabilities.
- Support continued expansion of the Safe Routes to Schools program.

Parks & Recreation

- Ensure convenient and equitable access to parks and recreation facilities.
- Maintain and encourage continued and future cooperative relationships with public schools and private institutions to share open space such as Talmud Torah, Cretin-Derham Hall, St. Paul Academy, Jewish Community Center, and St. Catherine University.

Housing

- Increase the diversity of housing options so that people of all ages, cultures, ethnicities and incomes have a place in the neighborhood.
- Promote and support housing options for older adults, families with children, and people with disabilities that accommodate range of household incomes, cultures and ethnicities, by using strategies such as zoning and density bonuses.
- Promote and support development that includes a mix of income levels, family size, ages, and abilities in the same developments, by using strategies such as zoning, density bonuses, etc.
- Promote and support new and infill developments that include a range of housing types to reflect the diversity of our neighborhood character that includes single family houses, mid-rise and high-rise buildings. Examples include row houses, duplexes, triplexes, bungalow courts, accessory dwelling units, and mixed-use development.
- Prioritize preservation of naturally occurring affordable housing to minimize resident displacement, especially those in areas where transit or redevelopment investments are planned.
- Create and implement an equitable development scorecard for use in evaluating proposed developments within the neighborhood.
- Encourage development of affordable housing throughout Highland Park.

Environment

- Promote efforts to make healthy local food accessible to neighborhood residents, including support of neighborhood community gardens and farmers markets.

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

Resolution to Recommend Adoption of the *Highland Park District 15 Plan*
as an Addendum to the Saint Paul Comprehensive Plan

WHEREAS, the *Highland Park District 15 Plan* was created by the Highland Park District Council through a community-based process over the past several years; and

WHEREAS, the Highland Park District Council adopted a draft of the Plan on April 17, 2019; and

WHEREAS, the *Highland Park District 15 Plan* outlines priorities and guiding policies for the District 15 planning district in the areas of land use, transportation, parks and recreation, housing, environment and water resources, historic preservation, and public art; and

WHEREAS, the Saint Paul Planning Commission held a public hearing on the *Highland Park District Plan* on June 28, 2019; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee of the Saint Paul Planning Commission reviewed public testimony, including recommendations from Heritage Preservation staff, and amended the *Highland Park District 15 Plan* to reflect its consideration of the testimony, recommendations, and comments; and

WHEREAS, the Saint Paul Planning Commission is authorized under Minnesota Statutes Section 462.355(2) and Chapter 107 of the Saint Paul Administrative Code to recommend to the Mayor and City Council amendments to the Comprehensive Plan; and

WHEREAS, the Saint Paul Planning Commission finds the *Highland Park District 15 Plan* to be consistent with the Saint Paul Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends adoption of the *Highland Park District 15 Plan* as an addendum to the Saint Paul Comprehensive Plan subject to review and approval by the Metropolitan Council, and replacing the previous plan: Highland Park Neighborhood Plan Summary adopted in 2007.

moved by _____
seconded by _____
in favor _____
against _____