

# City of Saint Paul

## Department of Planning and Economic Development

### 2016 Annual Report



The Most  
Livable City  
in America

## PED leadership

- Planning and Economic Development Director: Jonathan Sage-Martinson
- Planning and Economic Development Deputy Director: Kristin Guild
- Economic Development: Martin Schieckel
- Housing: Patty Lilledahl
- Planning: Donna Drummond

## PED by the numbers

- Full-time employees: 74
- 2016 operating budget: \$10.2 million
- 2016 HRA budget: \$42.8 million
- Affordable housing dwelling units preserved and created in 2016: 1,599
- Total Cultural STAR (Sales Tax Revitalization program) awards: \$1.64 million
- Total business investment: \$12.5 million

## DIRECTOR'S MESSAGE

Saint Paul has enjoyed several years of robust economic growth, adding high-quality jobs in burgeoning industries and private investment in the community. We have a growing population, a talented workforce of all ages and skill sets, and an ever-increasing array of vibrant community spaces.

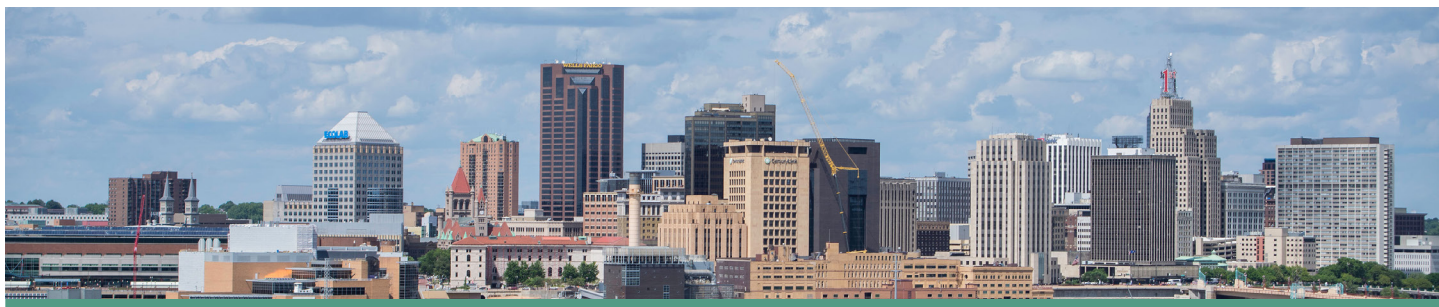
Part of the reason for our success has been a series of carefully considered policy decisions and initiatives by the City of Saint Paul that have created an attractive climate for people and businesses. We have supported a mix of new, affordable and market-rate housing; protected the integrity of our historic properties and neighborhoods; and undertaken major planning efforts to ensure that our community is well-positioned for the future.

Building on these efforts, our staff have created an Economic Development Strategy to guide our economic development work through 2018. The plan outlines strategies to create jobs and increase residents' access to those jobs; grow the tax base to maintain and expand City services, amenities and infrastructure; and lower unemployment among the City's diverse populations with disproportionately low employment rates.

This planful approach to encouraging investment and economic growth will help us ensure that Saint Paul continues to be the most livable City in America. We look forward to working with our diverse neighborhoods to make this vision a reality.



Jonathan Sage-Martinson,  
Planning and Economic Development Director



# SNAPSHOT OF SAINT PAUL

With high-quality jobs with flourishing businesses, a talented workforce of all ages and skill sets, and an array of vibrant community spaces, Saint Paul helps businesses of all kinds thrive.

## Strong, diverse economy

Saint Paul's job base has nearly returned to pre-recession levels, and downtown Saint Paul has seen **3.3% growth in private-sector jobs** from 2013-2015.

City of Saint Paul as of Q3, 2016:

- Employers: 6,467
- Jobs: 180,837
- Average weekly wages: \$1,108



**Investment** in Saint Paul continues to be strong. The total valuation of 2016 construction permits was \$483.5 million.



Saint Paul boasts **well-respected companies** from **diverse industries** including medical, financial, retail, agriculture, packaged goods, energy, technology, and precision manufacturing.

## Top employment sectors in Saint Paul:

1. Health care and social assistance
2. Public administration
3. Educational services
4. Finance and insurance
5. Accommodation and food services

*Note: These statistics reflect 2015 year-end data.*

## Talented workforce

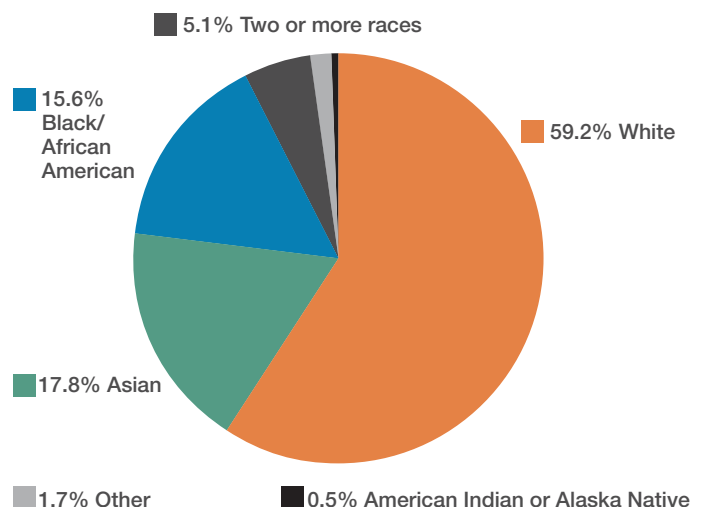
- Saint Paul is growing and recently surpassed **300,000 residents**.
- With **58,000 students** studying at **11 colleges**, Saint Paul is home to the next generation of **young professionals**.
- **38.6%** of the population is **age 25+ with a bachelor's degree or higher**. The City's median age is 31.
- More than **100 different languages and dialects** are spoken in Saint Paul.

## Top languages spoken in Saint Paul:

- English
- Hmong
- Spanish
- Somali



## Saint Paul residents are:



# ECONOMIC DEVELOPMENT

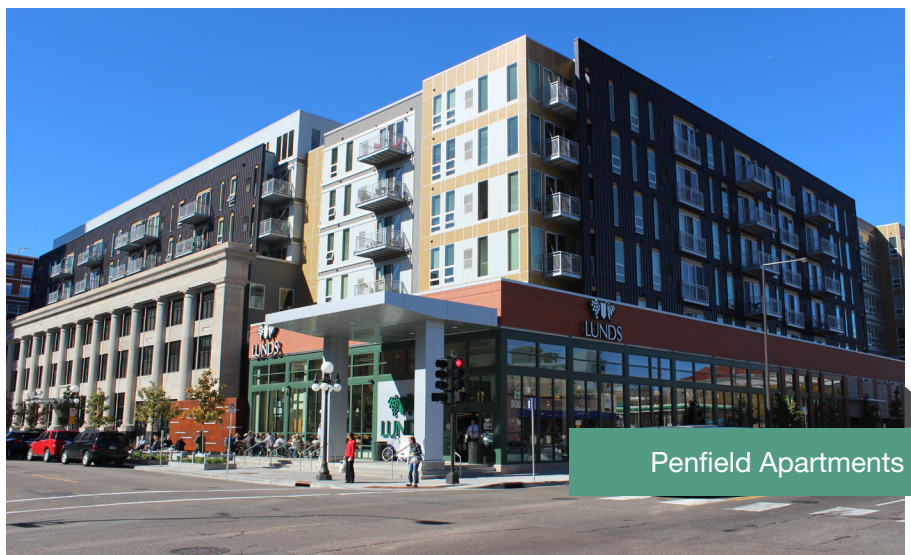
- **Cultural STAR program invested \$1.64 million** to strengthen the arts and culture sector to promote economic growth in Saint Paul, including support of a variety of cultural festivals, theater performances, and other activities for all ages.
- **Revived the Palace Theatre**, a 100-year-old vaudeville house, into a 2,800-capacity concert venue for contemporary music.
- **Completed Little Mekong Plaza**, a privately owned public plaza that will be the hub of the annual Little Mekong Night Market and other community events.
- **Completed major bike trail projects**, including the first segment of the Capital City Bikeway, a system of off-street bike trails connecting downtown Saint Paul to the regional trail system, and a portion of the Grand Round.
- **Commercial Vitality Zone** program allotted investment in neighborhood commercial districts, including Phalen Village, Payne Avenue, and East 7th Street.
- **Invested \$750,000 in a Dayton's Bluff Business Incubator project.**
- **Received \$90,000 grant from the Metropolitan Council Tax Base Revitalization Account** to support environmental site investigation on four commercial properties owned by the Housing and Redevelopment Authority (HRA).
- **Launched the Center Cities Competitiveness Initiative through GREATER MSP** to accelerate economic growth in the Midway and East Side neighborhoods in Saint Paul, and the North and Northeast neighborhoods in Minneapolis.
- **Completed a parking study for the Selby-Western commercial area** to explore ways to better accommodate commercial and residential parking needs in this thriving business district.
- **HRA issued \$157 million in conduit bonds** for Gillette Children's Specialty Healthcare, Community School of Excellence, Saint Paul City Charter School, Nova Classical Academy Charter School, Hmong College Prep Academy Charter School, and Carondelet Village Senior Housing.
- **Neighborhood STAR invested \$2.2 million** in business growth and community vitality efforts, leveraging \$17.3 million in non-City dollars.



Little Mekong Plaza

# HOUSING

- **Sold the Penfield Apartments for \$65.5 million**, realizing a return of \$8.7 million, and decertified the Penfield TIF district. During the recession, the City stepped in to redevelop the property and position the downtown rental market for growth. The project added 254 apartments, the first new construction, market-rate building in downtown in more than a decade. The building is LEED silver certified, and a Lunds & Byerlys grocery store occupies the ground floor.
- **Completed 1,580 units of multifamily rental housing**, including new construction, substantial rehabilitation and the long-term preservation of affordable units. Projects included: Western U Plaza, Selby Grotto, Superior Cottages, Custom House, Cambric, Hamline Station Phase I and II, 2700 University, Lonnie Adkins, Prior Crossing, American House, and Skyline Tower.
- **683 units of multifamily rental housing under construction**, including Wilson Ridge, Cerenity, Higher Ground Saint Paul, Brownstone, 72 Cesar Chavez, and Raymond Avenue Flats.
- **58 units completed or underway as a part of Inspiring Communities**, a housing redevelopment strategy investing in neighborhoods most impacted by foreclosure and residential vacancy. In 2016, 19 high-quality, affordable, energy-efficient, single-family ownership units were completed, sold and occupied by moderate- to middle-income households. An additional 39 units are currently underway. Most of the projects are affordable housing sold to homeowners, 49% of whom are non-white. The program received special recognition by the Preservation Alliance of Minnesota for its transformative work along East 4th Street in the Dayton's Bluff Historic District.
- **The Cambric opened its doors to provide affordable rental housing for seniors on the East Side.** Developed by Dominion, this project completes the redevelopment of a long-vacant, HRA-owned lot and former brownfield located on East 7th Street, an important commercial corridor.
- **Hamline Station, a new transit-oriented development project, opened** directly adjacent to the Hamline Avenue Station platform on the Green Line. This mixed-use project provides new retail space and affordable housing to families and individuals.
- **Prior Crossing is a 44-studio, new construction apartment building** with 23 units designated for long-term homeless youth. The location of this project at the corner of University and Prior provides direct access to the adjacent Green Line at the Fairview LRT station, allowing easy access to jobs and opportunities to residents.
- **Provided 33 low-income homeowners with loans to address emergency situations and to help improve their homes.**



Penfield Apartments

# PLANNING

Our planning division completed a variety of important studies and plans in 2016, including the Snelling-Midway Redevelopment Site Master Plan, the Congregate Living Zoning Study, and several district council community plans. The team led the planning and community engagement work for the Snelling-Midway and Ford redevelopment sites. The team also conducted significant community engagement for the update to the City's Comprehensive Plan, a vision for the next 30 years, expected to be adopted in 2018.

## Completed projects include:

- Commercial Development District Reviews for North Garden Theater and Can Can Wonderland
- Congregate Living Zoning Study
- District 1 Community Plan
- Green Line Accessory Units Zoning Study
- Macalester Groveland (District 14) Community Plan
- North End (District 6) Community Plan Amendments
- Outdoor Commercial Uses Zoning Study
- Red Rock Corridor Implementation Plan
- Snelling-Midway Redevelopment Site Master Plan, Stadium Site Plan, and Zoning Amendment
- Street Design Manual and Complete Streets Action Plan
- Union Park (District 13) Community Plan
- Wall signs and zoning fee amendments
- 35 zoning applications, 26 subdivision applications, and 13 environmental reviews
- Comprehensive Plan engagement (1,900 people through 57 events)

## The planning division made major progress on the following projects:

- Ford Site Redevelopment
- River Balcony Master Plan and Phase I Design
- Regional Transit Corridor Planning (Gateway, Riverview, Rush, and Red Rock corridors)
- Grand Round and Capital City Bikeway Design
- West Side Flats Greenway Implementation
- South Snelling Zoning Study
- Southport Area Study



Comprehensive Plan Engagement



Rendering of River Balcony

## HERITAGE PRESERVATION

- **Staffed 39 design reviews through the Heritage Preservation Commission, including public hearings.**
- **Conducted 362 administrative design reviews.**
- **Reviewed three Historic Rehabilitation Tax Credit projects**, including the Gordon and Ferguson Building, Schmidt Brewery Keg House, and the Jax Building.
- **Presented 10 awards** during the 26<sup>th</sup> Annual Heritage Preservation Awards.
- **Reviewed five plans for historic preservation policy inclusion**, including the Como Community Plan (District 10), District 1 Community Plan, Union Park Community Plan (District 13), Koch-Mobil Redevelopment Plan related to the Jacob Schmidt Brewing Company Heritage Preservation District, and the Saint Paul Street Design Manual.
- **Reviewed plans for 8 80 Vitality Fund projects**, including the Capital City Bikeway, the Grand Round, and the River Balcony.
- **Made 38 staff determinations about the need for historic environmental assessment worksheets** for projects proposed in the Hill State and Hill National Register Historic Districts.



## FINANCE AND ADMINISTRATION

- **Received the Achievement of Excellence in Financial Reporting award** from the Government Finance Officers Association for the 2015 HRA Comprehensive Annual Financial Report.
- **Increased the proportion of people of color on the PED staff team** from 8.5% in 2012 to 15.4% in 2016, accomplished through focused recruitment and retention activities.
- **Oversaw compliance for the City's federal grants from the Department of Housing and Urban Development**, including \$6.35 million in Community Development Block Grants, \$1.48 million in HOME program housing development funds, and \$575,000 in Emergency Solutions Grants in 2016.
- **Added grant compliance oversight for redevelopment grants** received from the State and Metropolitan Council.
- **Hired 10 talented new staff members**, including a research analyst and a human resources representative, to support the department in data-driven decision making, hiring and retention.



# MAJOR REDEVELOPMENT SITES

## Ford Site



As Ford's former Twin Cities Assembly Plant is redeveloped in the coming years, a 21st Century Community will emerge on the 135 acres of land situated along the Mississippi River.

Saint Paul residents have spoken loud and clear: This site will be a livable, mixed-use neighborhood with clean technologies and high-quality design of energy, buildings and infrastructure. This site will support walking, biking and transit, and will provide services, jobs and activities that every generation can enjoy.

In 2016, the City completed a framework for the potential land use plan and transportation network for the site. The site will be rezoned from primarily industrial use to a mixed-use urban village. The rezoning will clearly identify the site's redevelopment potential and market value to prospective buyers, while creating more certainty for the surrounding community.

The City conducted a transportation study to inform the master plan. This study confirmed that incorporating a street grid on the site will assist in managing vehicle traffic and ensure a better experience for drivers, pedestrians and cyclists – both in and around the site, particularly along Ford Parkway.

Learn more at [stpaul.gov/Ford](http://stpaul.gov/Ford).

# MAJOR REDEVELOPMENT SITES

## Snelling-Midway Redevelopment



Minnesota United FC has proposed constructing a nearly 20,000-person-capacity Major League Soccer stadium at I-94 and Snelling Avenue as part of a planned and coordinated redevelopment of the entire 34.5-acre site that also includes the Midway Shopping Center. The goal is to create a new urban village surrounding the stadium that includes retail, office, residential and public open space uses through increased-density redevelopment.

With significant community input, the City completed a site plan for the soccer stadium development and a master plan to guide redevelopment of the entire site. Soccer stadium construction work is expected to begin in spring 2017.

Learn more at [stpaul.gov/Midway](http://stpaul.gov/Midway).

# MAJOR REDEVELOPMENT SITES

## West Side Flats



West Side Flats is a 40-acre brownfield site across the Mississippi River from downtown in Saint Paul's West Side neighborhood. The West Side Flats will emerge as a thriving riverfront urban village that connects the larger West Side community to the Mississippi River and downtown Saint Paul. With its unique location in the Mississippi River floodplain, the presence and movement of water will be reflected in land use patterns, street design, stormwater features, and public realm design.

Sherman Associates has proposed a development at West Side Flats that will include two buildings totaling 264 apartment units. The complex will offer a mix of market-rate and affordable housing. One of the buildings will be constructed to meet the ultra-low energy use Passive House standard, and will require minimal energy for heating and cooling. The building is on track to be the first of its kind in the metro area.

Additionally, Weidner Apartment Homes and local developer Dan Hunt have teamed up to build a multi-block development with 700 residential units in the West Side Flats from Fillmore Avenue to Plato Boulevard.

To meet the West Side Flats' increased stormwater management needs due to planned new developments, a scenic greenway will be constructed to provide both stormwater management infrastructure and public open space. The 1,450-foot-wide, six-acre greenway will extend from the Mississippi River levy through the development. The greenway will help clean and filter the water before it is ultimately conveyed into the Mississippi River.

Learn more at [stpaul.gov/WestSideFlats](http://stpaul.gov/WestSideFlats).

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