



CITY OF SAINT PAUL
Melvin Carter, Mayor

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DATE: July 24, 2019
TO: Comprehensive and Neighborhood Planning Committee
FROM: Michael Wade, PED (651-266-8703; michael.wade@ci.stpaul.mn.us)
SUBJECT: Review Riverfront Redevelopment Plan for compliance with Comprehensive Plan

INTRODUCTION

The Saint Paul Housing and Redevelopment Authority (HRA) has received a request to amend the Saint Paul Riverfront Redevelopment Plan to enlarge the bounds of the Saint Paul Riverfront Redevelopment Project Area (“Project Area”) to match the Special Sanitary Sewer Availability Connection Charge (SSSACC) district. Enlargement of the Project Area will enable funding from the Riverfront Renaissance Tax Increment Finance (TIF) District to be directed toward public improvements currently outside of the Project Area, including the required upgrade to the Riverview Lift Station, as well as prevention of blighted and deteriorated areas and costs connected development within the Project Area, as is authorized to applicable authorities under State statute.

The process requires that the City Council hold a public hearing on the amendment and to make a finding that the amended redevelopment plan conforms to the City of Saint Paul Comprehensive Plan. In recommendation to the City Council, the Planning Commission must comment on the proposed amendment’s conformity to the Comprehensive Plan.

DISCUSSION

The upcoming upgrade to the Riverview sanitary sewer lift station (south of the Mississippi River, just across from downtown) is being funded by an HRA TIF loan. To be cautious and ensure the City remains in compliance with TIF law, the Project Area boundary must be expanded to encompass the entire SSSACC district affected by the upgrades. Additionally, public investments in City infrastructure and public space within the Project Area are necessary in connection with current developments and development interest. Development in the proposed Project Area includes the combined market-rate and affordable multifamily rental housing development to be known as the West Side Flats III Apartments Project.

The Planning Commission is asked to review the amendment to the Redevelopment Plan for compliance with the Saint Paul 2030 Comprehensive Plan and other local plans. The amendment has been attached for your consideration. Investment in public infrastructure in the expanded Project Area is consistent with Comprehensive Plan’s goals and policies, including policies 1.1, 1.2, 1.16, 1.19, 1.21, 1.23, 1.24, 1.25, 1.26, and 1.28 of the Land Use Chapter, policies 1.1, 1.2, 1.3, 1.9, 2.1, and 3.2 in the Housing Chapter, and policies 3.1, 3.4, and 3.6 of the Water Resources Management Chapter. Additionally, expansion of the Project Area is

consistent with the City Council-adopted West Side Flats Master Plan (2015) and Harriet Island/District del Sol Plan (2003).

STAFF RECOMMENDATION

Staff recommends that the Comprehensive and Neighborhood Planning Committee recommends approval of the Redevelopment Plan.

Attachments:

1. Draft Planning Commission Resolution
2. Amendment to the Riverview Redevelopment Plan

FOURTH AMENDMENT TO REDEVELOPMENT PLAN FOR THE SAINT PAUL
RIVERFRONT REDEVELOPMENT PROJECT AREA

INITIAL ADOPTION BY HRA – NOVEMBER, 1987

FIRST AMENDMENT – AUGUST 23, 2000

SECOND AMENDMENT – OCTOBER, 2001

THIRD AMENDMENT – JUNE, 2011

FOURTH AMENDMENT – AUGUST 28, 2019 (Scheduled)

FOURTH AMENDMENT TO
SAINT PAUL RIVERFRONT
REDEVELOPMENT PLAN

I. PURPOSE

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the “HRA”) proposes to amend the Saint Paul Riverfront Redevelopment Plan to enlarge the project area of the Saint Paul Riverfront Redevelopment Project (the “Project Area”), which enlarged area qualifies as a redevelopment project and will prevent the emergence of blighted and deteriorated areas. The enlargement of the Project Area is being undertaken, in part, in connection with certain public improvements, including without limitation, a new lift station, in connection with certain new development within the Project Area, including without limitation, a combined market-rate and affordable multifamily rental housing development to be known as the West Side Flats III Apartments Project.

The purpose of the Redevelopment Plan is to develop or redevelop sites, lands or areas within the Project Area in conformance with the Comprehensive Plan of the City of Saint Paul, Minnesota (the “City”), and to implement recommendations of studies completed, in conformance with the City’s Comprehensive Plan. The redevelopment activities are expanded by this Amendment to include all development and redevelopment activities occurring within the newly added area of the Project Area.

II. AMENDMENT

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

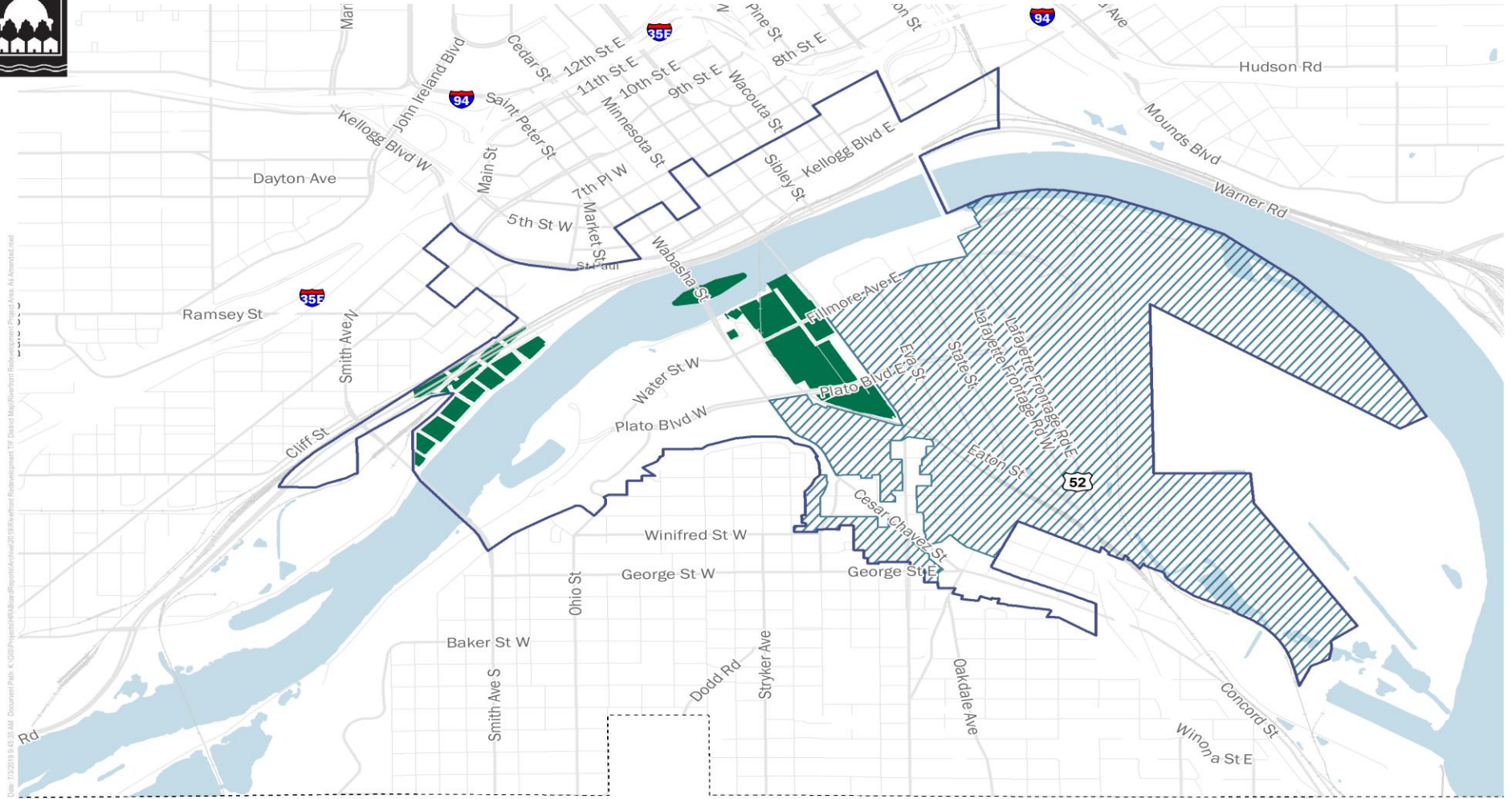
EXHIBIT A

Map of the Saint Paul Riverfront Redevelopment Project Area Including Property to be Added Thereto



Riverfront Redevelopment Project Area, As Amended

Riverfront Renaissance TIF District - June 2019



Date: 7/2/2019 9:43:35 AM Document Path: K:\GIS\Projects\RD\Report\Report\Archives\2019\Riverfront Redevelopment TIF District Map\Riverfront Redevelopment Project Area - As Amended.mxd

Riverfront Redevelopment Project Area
 Riverfront Redevelopment Project Area - Additions
 Riverfront Renaissance TIF District

This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data source: St. Paul Enterprise GIS, 2019.



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

Saint Paul Riverfront Redevelopment Project Area Amendment

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

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

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") has heretofore created and approved a Redevelopment Plan for the Riverfront Redevelopment Project Area, as amended; and

WHEREAS, the HRA has caused to be prepared a Fourth Amendment to Redevelopment Plan (the "Amended Redevelopment Plan") for the Saint Paul Riverfront Redevelopment Project Area under the Act (the "Project Area"); and

WHEREAS, the Act requires comment from the Planning Commission prior to the City Council's and HRA's approval of the Amended Redevelopment Plan; and

WHEREAS, the "redevelopment project" conforms to policies 1.1, 1.2, 1.16, 1.19, 1.21, 1.23, 1.24, 1.25, 1.26, and 1.28 of the Land Use Chapter, policies 1.1, 1.2, 1.3, 1.9, 2.1, and 3.2 of the Housing Chapter, and policies 3.1, 3.4, and 3.6 of the Water Resources Management chapter of the City's 2010 Comprehensive Plan;

moved by _____

seconded by _____

in favor _____

against _____

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