

Outdoor Sports and Entertainment

Zoning Code Clarification Amendment

Background

Outdoor sports/entertainment uses are currently allowed under the Commercial Recreation, Entertainment and Lodging category in I1, I2, and I3 industrial districts, Table 66.521. Such uses are allowed conditionally in I1 and permitted in I2 and I3. There are other locations and zoning districts in the City where such uses would be appropriate, particularly near downtown and in T4 districts where unique transportation access and proximity to transit and fixed rail transit stations exist, locations that are particularly good for facilities intended to serve the entire city. Both T4 and B5 zoning districts provide for high density, transit-supportive mixed-use development where a greater reliance on transit makes high density mixed-use development possible and desirable. Outdoor sports and entertainment can complement and support other uses in these areas.

CHS Field in downtown Saint Paul is located on land owned by the Department of Parks and Recreation. Parkland is permitted in the B5 (Central Business-Service) district, with the stadium being an accessory use. The site of the proposed soccer stadium in the Snelling-Midway area is zoned T4 (Traditional Neighborhood). Parkland is also a permitted use in the T4 district, as it is in every zoning district in the Zoning Code. Similar to CHS Field, the soccer stadium will be owned by the City of Saint Paul (although the land underneath will continue to be owned by the Metropolitan Council and leased to the City). However, staff recommends that the Zoning Code be clarified to specifically state that outdoor sports and entertainment are permitted uses in both the B5 and T4 zoning districts.

The B5 district is used only in the perimeter of the downtown area. Outdoor sports/entertainment uses are appropriate in the perimeter of the central business district because this area is well-served by parking, transit and freeway access, and such uses complement other downtown uses. Outdoor entertainment already occurs as an accessory use in the B5 zoning district with music festivals at Mears Park, movies and concerts at CHS field, and miniature golf at the Science Museum of Minnesota. Similarly, miniature golf and outdoor video viewing is permitted at the Walker Sculpture Garden in Minneapolis. Therefore these types of uses should be permitted as principal uses in the B5 district. Given the similarities of the B5 and T4 zones in terms of providing for high density, transit-supportive development, it is reasonable to allow outdoor sports/entertainment uses in the T4 zoning district as well.

The T4 district allows indoor recreation under the Commercial Recreation, Entertainment and Lodging category in Table 66.321. When the T4 zone was created, the possibility of an outdoor sports facility or stadium was not contemplated, therefore it is absent from the table of permitted uses. The Snelling-Midway redevelopment site is an appropriate location for outdoor sports/entertainment due to its T4 zoning and because it is uniquely served by transportation access and proximity to transit and a fixed rail transit station. The redevelopment site is in immediate proximity to Interstate 94 (a principal arterial), the Snelling Avenue light rail transit station along the Green Line, the bus rapid transit A Line along Snelling Avenue, and the intersection of two A-Minor arterials, Snelling and University Avenues.

Staff Recommendation

Planning staff recommends a zoning code amendment to allow outdoor sports/entertainment as a permitted use in the B5 and T4 districts provided that in the T4 district the use meets the standard of being located in areas uniquely served by transportation access and proximity to a fixed rail transit station.

Sec. 65.645 Reserved Outdoor sports/entertainment

Development Standard in the T4 traditional neighborhood district:

The site shall be adjacent to a fixed rail transit station, a principal arterial, and at least two (2) A-Minor arterial streets.

Table 66.321 Principal Uses in Traditional Neighborhood Districts

Use	T1	T2	T3	T4	Definition (d) Standards (s)
Restaurant, outdoor		P	P	P	(s)
<i>Commercial Recreation, Entertainment and Lodging</i>					
Bed and breakfast residence	P	P	P	P	(d)
Hotel, inn		P	P	P	
Health/sports club		P	P	P	(d)
Indoor recreation		C	C	C	(d), (s)
<u>Outdoor sports/entertainment</u>				P	<u>(s)</u>
Reception hall/rental hall		C	C	C	
Theater, assembly hall		C/P	C/P		(s)

<i>Automobile Services</i>							
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Table 66.421 Principals Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Standards (s)
Restaurant, outdoor				P	P	P	P	(s)
<i>Commercial Recreation, Entertainment and Lodging</i>								
Bed and breakfast residence		P	P	P	P			(d), (s)
Bingo hall, auction hall				C	P	P	P	
Health/sports club				P	P	P	P	(d)
Hotel, inn, motel					P	P	P	
Indoor recreation				C	P	P	P	(d), (s)
<u>Outdoor sports/entertainment</u>							P	
Reception hall/rental hall				P	P	P	P	
Steam room/bathhouse facility			P	P	P	P	P	(d)

Theater, assembly hall, concert hall				P	P	P	P	
<i>Adult Entertainment</i>								

Butler, Sonja (CI-StPaul)

From: Brian Mehrman <brianm@archetypesign.com>
Sent: Friday, May 06, 2016 10:15 AM
To: Dadlez, Kady (CI-StPaul)
Subject: Signage

We are very interested in providing the signage for this project. If you should need samples or prototypes let me know and we would be happy to provide what you need. Thank you for your consideration.

Brian Mehrman
archetype
9635 Girard Ave. S | Minneapolis, MN | 55431
D 952 641 9631
O 952 641 9600
archetypesign.com

Butler, Sonja (CI-StPaul)

From: Machaga N Johns <bigbodyone2@yahoo.com>
Sent: Friday, May 06, 2016 2:10 PM
To: Dadlez, Kady (CI-StPaul)
Subject: Suggestions for Stadium and surrounding area

Hi,

My name is Machaga Johns. My mother lives in the midway area. My first suggestion is that the dome be covered due to noise pollution. My second is that the height of the buildings being built by the stadium are restricted to a certain height that doesn't completely kill the skyline.

Sincerely,

Machaga Johns

Butler, Sonja (CI-StPaul)

From: Katie DiSanto <Katie@saintpaulchamber.com>
Sent: Monday, May 09, 2016 11:33 AM
To: Dadlez, Kady (CI-StPaul)
Cc: Marie Ellis
Subject: Letter of support for the Snelling-Midway Redevelopment Site
Attachments: 160509 Snelling-Midway Redevelopment Site.pdf

Hi Kady!

Attached is a letter of support from the Saint Paul Area Chamber of Commerce for the Snelling-Midway Redevelopment Site to be discussed at the June 10 Planning Commission meeting. Please let me know if you need any further information.

Thanks!
Katie DiSanto



SAINT PAUL AREA CHAMBER OF COMMERCE

Katie DiSanto
Manager of Public Affairs
Direct // 651.265.2788
www.saintpaulchamber.com



May 9, 2016

Saint Paul Planning Commission
c/o Kady Dadlez, Department of Planning and Economic Development
15 Kellogg Blvd. West
Saint Paul, Minnesota 55102

Re: Snelling-Midway Redevelopment Site Plan

Dear Planning Commission Members,

The Saint Paul Area Chamber of Commerce would like to express its support of the Snelling-Midway redevelopment master plan, soccer stadium plan and zone clarification amendment to be discussed at the June 10 meeting. The Chamber has been in support of the soccer stadium since it was first discussed as a Saint Paul initiative and we are supportive of the surrounding infrastructure plans that will help reinvigorate the Snelling-Midway area.

The Chamber is excited for the potential of the Snelling-Midway Redevelopment Site Plan, especially the revision to the existing business area and additional green space. Transportation improvements in the surrounding area will also be beneficial to not only the Midway neighborhood but for all of Saint Paul. The Chamber believes that the addition of the soccer stadium to this location will help reinvigorate a neighborhood in Saint Paul that is primed for improvements. We are excited to see how the project can help the surrounding business community and the community as a whole.

Thank you for your work on the Snelling-Midway Redevelopment Site Plan and we are looking forward to changes to come with the site. Please don't hesitate to contact me with any further questions.

Sincerely,

Matt Kramer
President
Saint Paul Area Chamber of Commerce

Butler, Sonja (CI-StPaul)

From: Jake Rueter <jake.rueter@gmail.com>
Sent: Thursday, May 26, 2016 9:03 AM
To: Dadlez, Kady (CI-StPaul)
Subject: Support for Minnesota United FC Stadium Plan | Comments for Planning Commission

Dear Ms. Dadlez,

I am writing to express my support for Minnesota United FC's stadium plan as a homeowner in the Hamline Midway neighborhood. The design of the stadium and attention to details like pedestrian-scale lighting, curbsless streets, and bike lanes on Shields Avenue show that the developer is seriously considering how to make this site a better place for people. I am also encouraged to see that the developer will be working with the responsible parties to improve pedestrian safety at St. Anthony Avenue and Snelling Avenue.

I would ask that the Planning Commission support this proposed development and the required zoning changes.

Sincerely,

Jake Rueter
1347 Blair Ave
Saint Paul, MN 55104



UNION PARK DISTRICT COUNCIL

1602 Selby Avenue, Suite 10, Saint Paul, MN 55104

651.645.6887 | info@unionparkdc.org | www.unionparkdc.org

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June 2, 2016

Council President Russ Stark
Councilmember Dai Thao
Jonathan Sage-Martinson, Director, Planning and Economic Development
Saint Paul Planning Commissioners
Saint Paul City Hall
15 West Kellogg Boulevard
Saint Paul, MN 55102

Dear Council President Russ Stark, Councilmember Dai Thao, Mr. Sage-Martinson and Planning Commissioners:

The Union Park District Council board passed the following resolution at its regular meeting on June 1, 2016:

The Union Park District Council endorsed its “Midway Center Community Vision Steering Team” report in December 2015. At that time, the Steering Team identified several key issues regarding the potential redevelopment of the Midway Center superblock that are important to the residents and businesses of Union Park.

In January, the City launched the Snelling-Midway Community Advisory Committee (CAC) to provide community input on the Midway Center Master Plan and MLS Stadium Site Plan. As the CAC nears the conclusion of its work, many of the key issues identified by the Steering Team remain outstanding and unaddressed. Critical details about how the redevelopment of the site will impact neighbors and businesses are not yet clear, as are opportunities for future public engagement.

Recognizing that significant redevelopment of the Midway Center site will create actual and perceived negative impacts, Union Park District Council is committed to working with the city on mitigation of these issues, and to engaging the public in the development of solutions. Union Park District Council believes the following issues, among others, still need to be addressed:

- Traffic flow to and from the site, and broader traffic issues created by the development
- Pedestrian safety in and around the site
- Bicycle access to and from the site
- Encouragement of public transit and other non-vehicular stadium access
- Noise and light impacts
- Crime and public safety impacts
- Construction mitigation plans

- Community access to the stadium during non-game times
- Development of a Community Benefits Agreement or similar benefit arrangement
- Transparency in Midway Center development plans
- Utilization of local and minority businesses and workforce in the development
- Support for current businesses in transition
- Evaluation of economic impacts of the development
- Plan for eventual Minnesota United departure

The Union Park District Council will therefore develop a Midway Center Redevelopment Task Force under the Committee on Land Use and Economic Development specifically to partner with the City of Saint Paul, RK Midway and Minnesota United. The Task Force will convene its first meeting before July 1 and will seek to:

1. Serve as a conduit for community engagement and partnership in the planning and construction of the Midway Center site.
2. Advocate for additional opportunities for neighbors to address specific issues identified above.
3. Seek equitable, positive solutions that strengthen the quality of life, business climate and livability of the neighborhood.

Cooperation from the City will be crucial in the efforts of this Task Force. We hope we can count on the City to support our work. If you have any questions, please feel free to contact me.

Sincerely,



Julie Reiter, Executive Director
Union Park District Council

cc: Donna Drummond, Planning and Economic Development
Kady Dadlez, Planning and Economic Development

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Julie Reiter, Executive Director
Union Park District Council

cc: Donna Drummond, Planning and Economic Development
Kady Dadlez, Planning and Economic Development