



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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DATE: April 7, 2016
TO: Comprehensive Planning Committee
FROM: Donna Drummond, Director of Planning
RE: Snelling Midway Redevelopment Site: Proposed Review Process

The Planning Commission will be reviewing several components related to the 35 acre Snelling-Midway redevelopment site, including:

- Master plan
- Soccer stadium site plan
- T4 & B5 zoning clarification amendment.

The purpose of this memo is to provide information on the planning process to date and a recommended schedule and process for Planning Commission review of these items over the next few months.

Background

The Metropolitan Council's 10 acre "bus barn" property at the Snelling-Midway site was announced in October, 2015, as the preferred location for a new Major League Soccer stadium by the Minnesota United FC. The balance of the superblock, bounded by I-94, Snelling and University Avenues, and Pascal Street, is owned by RK Midway and contains the Midway Shopping Center and several smaller commercial buildings. RK Midway indicated its intention to work with Minnesota United FC on a master plan for redevelopment of the entire superblock. S9Architecture from New York City was hired as the master plan designers and Populous from Kansas City was hired as the stadium architecture firm.

Community Process

Last October the City solicited applications for a Snelling-Midway Community Advisory Committee (CAC). In November Mayor Coleman appointed 21 community members from a list of 210 applicants, plus representatives of Minnesota United, RK Midway, and the Metropolitan Council, to sit on the CAC. The purpose of the CAC is to advise City officials, staff, and the owners/developers and designers as they develop a master plan and stadium site plan for submission to the City.

The CAC has met a total of 8 times and is scheduled to meet twice more in April and May to finalize its recommendations to the Planning Commission. In addition, feedback from the broader community has been solicited at 3 public open houses, where information was presented and attendees were invited to provide input at topic break-out tables. The same questions that have been asked at the open houses have also been asked on Open Saint Paul, the City's on-line public input opportunity. A total of approximately 400-500 people have provided input at the open houses or through Open Saint Paul. One additional public open house is planned to occur prior to the Planning Commission's public hearing on these items.

A separate Snelling-Midway Jobs Strategy Workgroup has been meeting since January and is focused on retention and attraction of jobs to the Snelling-Midway site. The workgroup includes various business organizations, workforce training providers, and building and construction trades groups.

The City has also begun an environmental review (Alternative Urban Areawide Review or AUAR) of the proposed stadium and master plan development. The purpose of the environmental review is to identify environmental impacts of the proposed development and develop a mitigation plan to prevent negative impacts. Environmental review does not make a decision on whether or not the development is approved but is intended to inform the review and approval process.

The project page at www.stpaul.gov/midway has extensive information on the various elements of the project and process that has been underway.

City Council Approvals to Date

On March 2, 2016, the City Council held a public hearing and approved various agreements related to the soccer stadium project including a ground lease, and development, use, lease, environmental project management and funding agreements. The funding agreement approved \$16.1 million of City funds to be used for construction of public infrastructure around the stadium.

Planning Commission Review

An overview and schedule of the public process to date and proposed schedule for Planning Commission review and City Council review and approval is attached. Staff is recommending that the master plan, stadium site plan, and zoning code amendment be handled together by the Comprehensive Planning Committee, with a public hearing on those items before the full Planning Commission on June 10th. Since site plans normally go through the Zoning Committee for review the City Attorney's Office has recommended that the Planning Commission approve a resolution that describes the process for review of this package of items. A draft resolution is attached for your review. At the Comprehensive Planning Committee's next meeting on April 26 the committee will review the draft master plan and site plan submittals and a draft zoning code amendment. The purpose of the Zoning Code amendment is to clarify that outdoor recreation/entertainment are permitted uses in both the B5 (Central Business-Service) and T4 (Traditional Neighborhood) districts. The design/developer teams are scheduled to submit final information for the master plan and site plan by May 15, so there is time to develop a staff report and recommendation in preparation for the June 10th Planning Commission public hearing. This schedule is dependent on progress the design teams are making on their submittals and is subject to revision.

On the back of the public process overview is a brief summary of community hopes and concerns that have been identified to date.

Staff Recommendation for Committee Action

Staff recommends that the Comprehensive Planning Committee recommend to the Planning Commission approval of the attached resolution and setting a public hearing date of June 10, 2016, on the master plan, stadium site plan, and zoning amendment.

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

Planning Commission Process for Snelling-Midway Site Redevelopment Review

WHEREAS, the 35-acre Snelling-Midway redevelopment site (bounded by Interstate-94, Snelling and University Avenues, and Pascal Street) has been selected as the desired site for a major league soccer stadium by Minnesota United FC (Soccer Team); and

WHEREAS, the City of Saint Paul has negotiated a land lease with the Metropolitan Council for its 10-acre "bus barn" property at that location for the site of the new stadium, and in turn has negotiated a lease of that land to the Soccer Team; and

WHEREAS, RK Midway, the owner of 25 acres of the 35-acre site, has expressed a desire to engage with the Soccer Team in master planning, with the goal of creating a master plan for construction of a stadium that would be integrated into a new mixed-use neighborhood; and

WHEREAS, the City created a Snelling-Midway Community Advisory Committee (CAC) and appointed 21 community members to provide input to City officials and staff and provide feedback to the Soccer Team and RK Midway as the master plan and stadium site plan were developed; and

WHEREAS, the advice of the CAC has been supplemented by community input received at three open houses and through the City's on-line public input platform Open Saint Paul; and

WHEREAS, RK Midway will be submitting a master plan and the Soccer Team will be submitting a stadium site plan to the City for review and approval; and

WHEREAS, the Planning Commission will review and make recommendations on these proposals to the Mayor and City Council;

NOW, THEREFORE, BE IT RESOLVED, that the public hearing on these proposals will be held before the full Planning Commission; and

BE IT FURTHER RESOLVED, that the Planning Commission assigns its Comprehensive Planning Committee to discuss and make recommendations to the full Planning Commission for its final recommendations.

moved by _____
seconded by _____
in favor _____
against _____

SNELLING-MIDWAY REDEVELOPMENT SITE*- PUBLIC PROCESS OVERVIEW**

*35-acre site which includes the soccer stadium. Opportunities for input by the general public are highlighted in red.

**Draft schedule – dates after mid-April are subject to change.

October, 2015 – Minnesota United announces that it has selected the Snelling-Midway site as the proposed location for a new MLS (Major League Soccer) stadium.

November 20, 2015 – Mayor Coleman announces his appointment of community members to the Snelling-Midway Community Advisory Committee (CAC). The purpose of the CAC is to provide input to City officials, staff, and the soccer stadium and master plan design teams as they prepare their formal applications for City approvals.

November 30 - First Community Open House – Presentation on the proposed Use & Development Agreements, proposed process (CAC, TAC, community meetings, PC Review, City Council approval), followed by break-out tables to get community input regarding a variety of topics.

December 3 -CAC Meeting #1

December 17 – CAC Meeting #2

January 7, 2016 – CAC Meeting #3

Mid-January – Formation of Snelling-Midway Jobs Strategy Workgroup composed of community businesses, organizations and agencies involved in business retention and attraction. Workgroup is meeting January – April.

January 26 – **Second Community Open House** – Review of precedents and principles from design teams, input to date, break out tables for community input.

February 4 – CAC Meeting #5

February 18 – CAC Meeting #6

March 2 – **City Council Public Hearing** on Ground Lease & Development, Use, & Funding Agreements

March 3 – CAC Meeting #7

March 15 – **Third Community Open House** – review draft stadium site plan and master plan concepts, break out tables for community input.

March 31– CAC Meeting #8

April 28 – CAC meeting #9

April 29 - Planning Commission announces a public hearing for June 10.

May 26 – CAC meeting #10

May 30 - Publish notice of Draft AUAR (environmental review), the **30 day public comment period** begins.

Early June – **Fourth Community Open House** – provide information on site plan and master plan submittals and take public comments on draft AUAR.

June 10 - **Planning Commission public hearing** on stadium site plan, master plan, and zoning amendment.

July 8 – Planning Commission final recommendations on stadium site plan, master plan and zoning amendment.

Late July - Final approval by City of AUAR (identifying environmental impacts and mitigation plan).

Early August – **City Council public hearing** and final decisions on stadium site plan, master plan, and zoning amendment.

Summary of Community Input to Date – Major Themes

Hopes

- Create a unique destination for the neighborhood and region.
- Broaden the mix of uses (office, retail, residential and entertainment).
- Increase the density of development.
- Create an urban street and block pattern with high quality, walkable streetscapes.
- Promote buildings with active uses and transparency at the street level.
- Design to facilitate walking, biking and transit use.
- Develop high-quality public spaces that serve as community focal points.
- Facilitate weekday, evening and weekend activity during all four seasons.
- Provide high-quality jobs available to local residents.
- Connect to the broader neighborhood.
- Reflect the cultural and ethnic diversity of the area.
- Support businesses that serve neighborhood needs.
- Support residential development affordable to a range of incomes.

Concerns

- Traffic congestion and potential for overflow parking in the surrounding neighborhood.
- Possible noise and light spillover from stadium.
- Concern about local businesses being forced to relocate or that they may not be able to afford new rents.
- Scale of development for new office space may be too high.
- New development won't fit into the existing neighborhood or reflect community character.
- Jobs availability to area residents.

Prepared by City of Saint Paul Dept. of Planning & Economic Development staff, 04/05/16