city of saint paul
planning commission resolution
file number 16-37
date July 8, 2016

SNELLING-MIDWAY MASTER PLAN

WHEREAS, a 10-acre site at the northeast corner of Snelling and St. Anthony and owned by the Metropolitan Council has been selected by the Minnesota United FC ("Team") as its desired location for a major league soccer stadium ("Stadium Site"); and

WHEREAS, abutting the ten-acre Stadium Site to the north is a 25-acre parcel owned by RK Midway ("RKM") which is presently used for a number of commercial uses commonly known as the Midway Shopping Center ("MSC Site");

WHEREAS, RKM has also expressed a desire to redevelop the MSC Site; and

WHEREAS, the Team and RKM desire to integrate their redevelopment plans for the Stadium Site and the MSC Site in order to create a 35-acre mixed-use neighborhood bounded by Interstate-94, Snelling and University Avenues, and Pascal Street; and

WHEREAS, a master plan may be provided for review and recommendation by the planning commission and approval by City Council resolution according to §66.344(b) of the Legislative Code; and

WHEREAS, the City has determined that a duly adopted Master Plan for the entire 35-acre site will facilitate the development goals of the Team and RKM as well as the land use and planning goals of the City and, to that end, the City created the Snelling-Midway Community Advisory Committee ("SMCAC") to provide feedback on the Master Plan for the entire 35-acre site as well as the Site Plan for the twelve-acre Stadium Site; and

WHEREAS, in addition to the work of the SMCAC, additional input on the Master Plan and the Site Plan has been provided via four community "open houses" and through the City's on-line public input platform; and

WHEREAS, a technical advisory committee comprising City staff from PED, Public Works, Parks, and Recreation, Safety and Inspections, Fire, Water, Financial Services, Mayor's Office, City Council, and the public artist; and staff from the Saint Paul Design Center, MnDOT, and the Metropolitan Council was created to guide the work of architects, designers, and consultants throughout the planning process; and

WHEREAS, the Saint Paul Planning Commission held a public hearing on June 10, 2016 on the Snelling-Midway Redevelopment Site Master Plan, notice of which was published in the St. Paul Legal Ledger on May 26, 2016; and

WHEREAS, the Planning Commission referred the Snelling-Midway Redevelopment Site Master Plan to the Comprehensive Planning Committee for consideration, review of the public testimony, and recommendations; and

WHEREAS, the Comprehensive Planning Committee, on July 6, 2016, forwarded its recommendations to the Planning Commission; and

WHEREAS, the Planning Commission considered the report of the SMCAC, public testimony and the recommendations of the Comprehensive Planning Committee;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends the City Council adopt the Snelling-Midway Redevelopment Site Master Plan and Design Guidelines as the master plan for the T4M district within the redevelopment area, subject to the following conditions:

1. Require a minimum floor area ratio of 2.0 for new development within the master plan boundary. The stadium and single story buildings planned for the "Shops in the Green" are part of the master plan and an exception to the FAR requirement.

2. Require a minimum of 250,000 square feet of office uses, 168,400 square feet of retail uses, and 248 residential units at maximum build out.

3. Require all new buildings within the master plan boundary to have a primary pedestrian building entrance on arterial, collector, and/or local streets. For all new commercial and civic buildings, require that window and door openings comprise at least 50 percent of the length and at least 30 percent of the area around the ground floor along arterial, collector, and/or local street facades.

4. Residential buildings should be allowed without retail on the first floor provided first floor residential units have exterior entrances along the street.

5. Surface parking should not exceed 20 spaces per development block, except for the surface lot at the southeast corner of the site. Allow structured parking to be located all underground (in addition to being split below and above retail). No free standing parking ramps should be allowed unless wrapped with first floor active uses on all street frontages. The interim parking lot west of the stadium should be removed within five years of establishment. Only minimal improvements to the lot should be allowed to discourage significant investment and justification for long term use.

6. The master plan design guidelines and stadium design proposal shall take precedence over the following traditional neighborhood design standards as provided §66.343(a): §66.343(3) block length; §66.343(13)b, c, and d window design, glass, shape, size, and pattern; §66.343(14)a, materials and detailing; and §66.343(18)b surface parking in proximity to a corner.

7. Include the additional design guidelines attached to this staff report.

8. Public realm - the street pattern, block layout, and park or open spaces should be as shown on the master plan. New public streets or removal of a public street segment, park or open space, or entire block shall be considered a major modification of the master plan and shall require amending the master plan.

9. An open space plan, including a preliminary design treatment for open space, should be included in the master plan when an open space agreement is negotiated in conjunction with meeting the City's parkland dedication requirements. The open space should be publicly accessible even if privately developed and maintained.

10. A preliminary landscape plan indicating street trees and landscape treatment of streets, public spaces should be provided in the master plan.

11. A preliminary stormwater plan identifying preliminary locations of structures and methods to be used in managing stormwater and surface water on the site should be provided in the master plan.

BE IT FINALLY RESOLVED, that the Planning Commission makes the following recommendations to the Mayor and City Council,

a) **Affordable housing.** Outside of downtown, all of the new construction housing units built or proposed along the Green Line east of Snelling Avenue have been affordable. The only market

rate units that have been constructed are west of Snelling Avenue. It is important for the Snelling-Midway development to demonstrate the success of market rate residential units in the Midway area, but also recognize the importance of including housing affordable to a mix of incomes. The Housing Chapter of the City's Comprehensive Plan states that for City/HRA-assisted new rental units, at least 30 percent will be affordable to households earning 60 percent of the AMI, of which at least one third will be affordable to households earning 50 percent of the AMI, and at least one third will be affordable to households earning 30 percent of the AMI. For City/HRA-assisted new ownership units, at least 20 percent will be affordable to households earning up to 80 percent of the AMI, and an additional 10 percent will be affordable to households at 60 percent of AMI. These are calculated on a citywide basis. City/HRA assisted housing developed at Snelling-Midway should strive to meet the City's affordability goals.

b) **Displacement.** The proposed urban village should be a place where all people can live, work, and play. It should have high quality architecture, well-designed public spaces, diverse housing opportunities, and a vibrant local economy. It should be a place that integrates a broad mix of people and cultures into a vibrant mixed use community. It should also be a model for economic, environmental, and social sustainability.

c) **Business and employee retention and attraction.** The Snelling-Midway Jobs Working Group final report is attached and includes specific strategies designed to address this goal.

d) **Community liaison.** Minnesota United FC and the master developer should each designate a community liaison that can serve as a single point of contact for community members who have questions or concerns during and after construction.

e) **Community Fund.** Establish a community fund with contributions from Minnesota United FC and RK Midway to support and address neighborhood issues arising from stadium events and operations at the Snelling-Midway site.

f) **Broadband capability.** Require that conduit be installed during construction of new public streets to ensure the Snelling-Midway site is ready for installation of fiber optic cable.

moved by Merrigan

seconded by _____

in favor 13 with 1 abstention (Edgerton)

against _____