DEPARTMENT OF PLANNING &
ECONOMIC DEVELOPMENT
Jonathan Sage-Martinson, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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DATE: April 22, 2016

TO: Planning Commission

FROM: Neighborhood Planning Committee

SUBJECT: Review Wilson II Redevelopment Plan for compliance with Comprehensive Plan

INTRODUCTION

The HRA has received a request to create a new Housing TIF district to assist in the financing of the new construction of a 113-unit affordable housing building (Wilson II Project). In order to create a TIF district for the Wilson II Project, the HRA is required to establish a Redevelopment Project Area, per MN Statutes, Sections 469.001 to 469.047 and adopt a Redevelopment Plan. The process requires that the City Council hold a public hearing on the establishment and to make a finding that the Redevelopment Plan for the Redevelopment Project Area conforms to the City of Saint Paul Comprehensive Plan and the general plan for development of the City as a whole.

The Planning Commission must comment on the proposed redevelopment plan to make a recommendation to the City Council.

BACKGROUND/PROPOSED PROJECT

The Wilson II Project will be constructed on land immediately to the west of the existing 102 unit Wilson Ridge Apartments, located at 1276 Wilson Avenue. The Wilson II Project will include underground parking and will share surface parking with the existing apartment building. The Wilson II Project aligns with many of the City's development goals:

- It will create 113 units of affordable housing on what is now underutilized vacant land;
- The housing units will be restricted throughout the term of the 25 year TIF district to households with incomes at or below 60% of MSA ($51,480 for a family of four)
- The project furthers neighborhood revitalization by increasing the stock of 2 bedroom units near transit corridors in proximity to centers of employment;
- The project is located within the Invest St. Paul Boundaries, and within an area highlighted in the Consolidated Plan as an Intensified Housing Rehabilitation Area; and

- The project is adjacent to the bike path along Johnson Parkway and accessible to local parks including the Battle Creek Regional Park, multiple schools and amenities.

The developer of the project is Lupe Development Partners. The developer has presented their plan to the Dayton's Bluff Community Council, which includes a rezoning of the properties. Dayton's Bluff's Board of Directors voted unanimously in support of the rezoning. The developer has also submitted an application for an adjustment of a common boundary. This will combine the existing apartment building parcel, along with two adjacent parcels, into two new tax parcels, one which will include the new development.

The Planning Commission is asked to review the Redevelopment Plan for the Wilson II Project Area for compliance with the Saint Paul Comprehensive Plan and other local plans. The Plan has been attached for your consideration. The Plan describes a series of objectives for an affordable housing development on the site that is **highly consistent** with a wide range of Comprehensive Plan goals. It complies with the following policies:

- Land Use Policy 1.1 – Guide the development of housing in established neighborhoods
- Land Use Policy 1.2 – Permit high-density residential development in mixed-use corridors
- Land Use Policy 1.9 – Encourage medium-density multi-family housing along residential corridors
- Housing Policy 1.1 – Increase housing choice
- Housing Policy 1.3 – Revitalize the city through land-efficient housing
- Housing Policy 2.1 – Maintain vitality and high quality of life in existing neighborhoods
- Housing Policy 2.15 – Revitalize areas with higher concentrations of vacant/underutilized housing
- Housing Policy 3.2 – Support new housing opportunities for low-income households

Furthermore, it meets the objectives of the Gold Line Station Area Plan (2015) for the Etna station, which is adjacent to the Redevelopment Project. The Dayton's Bluff Community Council Plan Summary (2009) does not specifically address this area.

RECOMMENDATION

The Neighborhood Planning Committee recommends that the Planning Commission recommend approval of the Redevelopment Plan for the Wilson II Project Area to the Mayor, City Council, and the HRA Board for public hearing and approval.

Staff Contacts

Jake Reilly (651.266.6618), Jenny Wolfe (651.266.6680), and Tchu Yajh (651.266.6592)

Attachment

- Redevelopment Plan for the Wilson II Project Area, including the area Map

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

Planning Commission resolution recommending approval of the Housing Development and Redevelopment Plan for the Wilson II Housing Project District 4, Ward 7

WHEREAS, Minnesota Statutes, Sections 469.001 to 469.047 (the "Act") authorizes the creation 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 prepared a Housing Development and Redevelopment Plan (the "Redevelopment Plan") for the Wilson II Housing Project under the Act as a "redevelopment project" (the "Project Area"); and

WHEREAS, the Act requires comment from the Planning Commission prior to the City Council and HRA approving the Redevelopment Plan; and

WHEREAS, new private investment that fully realizes the potential of the Project Area and meets City goals and objectives is unlikely to occur unless public actions commence to prepare the Project Area for redevelopment and guide its transformation; and

WHEREAS, the "redevelopment project" conforms to Land Use Policies 1.1, 1.2, and 1.9 and Housing Policies 1.1, 1.3, 2.1, 2.15, and 3.2 of the City's 2010 Comprehensive Plan; and

WHEREAS the "redevelopment project" generally follows the goals outlined in the Gold Line Station Area Plan (2015) for the Etna Station;

NOW, THEREFORE, BE IT RESOLVED that the Saint Paul Planning Commission hereby finds that the 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 Redevelopment Plan to the City Council and HRA for approval.

moved by _____
seconded by _____
in favor _____
against _____

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