

**Saint Paul Planning Commission  
City Hall Conference Center  
15 Kellogg Boulevard West**

**Minutes October 19, 2018**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, October 19, 2018 at 8:30 a.m. in the Conference Center of City Hall.

**Commissioners Present:** Mmes. Reveal, Mouacheupao, Underwood and Messrs. Baker, Edgerton, Fredson, Lindeke, Oliver, Perryman, Rangel Morales, Reich, Risberg, Vang and Wojchik

**Commissioners Absent:** Mmes. Anderson\*, DeJoy\*, Khaled\*  
\*Excused

**Also Present:** Lucy Thompson, Kady Dadlez, Menaka Mohan, Luis Pereira, Mike Richardson from Department of Planning and Economic Development; YaYa Diatta, Department of Safety and Inspection

**I. Approval of minutes of October 5, 2018.**

**MOTION:** *Commissioner Baker moved approval of the minutes of October 5, 2018. Commissioner Underwood seconded the motion. The motion carried unanimously on a voice vote.*

**II. Chair's Announcements**

Chair Reveal mentioned that there has been some community concern about Planning Commissioners testifying at City Council meetings on Planning-Commission-related topics. Commissioners are permitted to speak as individuals (but not as Commissioners), but if they are speaking in opposition on an issue the Planning Commission acted on, they need to identify themselves as a Planning Commissioner and state that they voted against it when it was before the Commission. If a Commissioner wishes to speak on a topic that is pending before the Commission or is likely to be in front of the Commission, he/she can express publicly whatever position he/she has, but will likely be asked to recuse yourself when the Commission votes.

The Chair also mentioned that she will be working with staff on planning for a retreat this fall or early next year. One of the topics will be the 2040 Comprehensive Plan and how it gets incorporated into the Commission's work, especially the Zoning Code. Mr. Pereira will be sending out an email asking for potential topics for the retreat.

**III. Planning Director's Announcements**

- **Introduction of new Planning Director**

Interim Planning Director Lucy Thompson announced that this is her last meeting as Interim Planning Director and thanked the Commission for their support over the last few months. She then introduced Luis Pereira, PED's new Planning Director. Mr. Pereira thanked Ms. Thompson for her role as Interim Planning Director, and looks forward to working with her and all the Planning Commissioners.

Ms. Thompson mentioned that the ADU ordinance passed at City Council on Wednesday. This was due to the great work of former City Planner, Jamie Radel. She also mentioned that the West Marshall Zoning Study was laid over again at the City Council until October 24, 2018. Commissioner Mouacheupao asked for a brief review of the amendments being proposed by Councilmember Nelson. Kady Dadlez, from PED, stated that originally, the City Council had considered an amendment to rezone the southwest corner of Marshall and Finn from single-family to T2, but Councilmember Nelson suggested the change be from single-family to RM1.

#### **IV. Zoning Committee**

**SITE PLAN REVIEW** – List of current applications. (*Tia Anderson, 651/266-9086*)

**There are no projects scheduled for review.**

Commissioner Edgerton said the next Zoning Committee is Thursday, October 25, 2018 and will be in Room 40 of the basement of City Hall. Two items on are the agenda.

#### **V. Ryan Cos. Vision for the Ford Site** – informational presentation only Ryan Team members: *Clare Scott, Josh Ekstrand, Jared Olson, Ryan Cos.*

Ryan Cos. officials Clare Scott and Josh Eckstrand showed a PowerPoint presentation and video of their vision for the Ford site. Ryan Cos. presentation can be found here:

**Presentation Link**

**Animation Link**

Commissioner Oliver asked what is being done with the CP Rail parcel of land.

Mr. Ekstrand said he can't speak on behalf of CP Rail and that, at this time, they have not concentrated that area.

Commissioner Baker asked how Ryan arrived at the traditional character and land uses in the Gateway district, and whether Ryan incorporated comments from people who live outside of the neighborhood as well as current Highland Park residents.

Mr. Ekstrand said most of the comments they received were in support of more traditional architecture and building materials. Ryan considers the Ford site an extension of the Highland Park neighborhood area; hopefully, this will also draw people from outside the area to live in and visit the Ford site. Mr. Ekstrand said that he was surprised by the number of people who either

lived in Highland previously and wanted to return or new people who are anxious to visit and live there.

Commissioner Edgerton thanked Ryan Cos for their presentation and asked about the planned commercial uses.

Mr. Ekstrand said potential uses, based on community input, are a grocery store, breweries, cafes and fitness centers.

Commissioner Risberg noted that he really liked all the pedestrian and walking spaces. He asked how the parking will be managed.

Mr. Ekstrand said most of the buildings will be “self-parked” – i.e. have parking below-grade or behind the unit.

Commissioner Lindeke asked about project phasing.

Mr. Ekstrand said they are looking at phasing the first portion around the retail area to build momentum. The next phase will be centered on the central water feature, which will be faced with row homes and multifamily buildings.

Commissioner Rangel Morales asked for the number of single-family units being proposed.

Mr. Ekstrand said they are looking at 35 units.

Chair Reveal questioned whether housing can be built in certain areas of the site due to potential soil contamination.

Mr. Ekstrand said that all 122 acres will be cleaned up to residential standards.

Commissioner Fredson asked if Ryan Cos had an idea about the square footage of the homes.

Mr. Ekstrand responded that, at this time, they don’t know. Market conditions will more than likely dictate the size and cost.

Commissioner Edgerton asked what type of sustainability features the project would have.

Mr. Ekstrand said they are working on ways of incorporating green roofs, and possibly solar and electric charging stations.

Chair Reveal asked if they are limiting building heights in order to limit shadowing on adjacent buildings.

Mr. Ekstrand stated that the proposed lower heights are in response to both shadowing and market conditions. Most of the participants at the community meetings were overjoyed about limiting the building heights.

Commissioner Underwood questioned whether the City’s density goals are being met.

Chair Reveal said that will to be analyzed by staff. City Planner Mike Richardson said the density they describing does meet the density goals.

Commissioner Edgerton asked the makeup of the people who attended the community meetings.

Mr. Ekstrand responded that most of the 300 folks were residents of the Highland neighborhood. Commissioner Baker asked about the row houses, saying that he was glad to see them incorporated in the plan.

Mr. Ekstrand views row houses as very desirable, especially since they are new to this area. This is the best way to get the density the City desires. It opens up a whole new market for those who can't afford a single-family home.

Commissioner Reich asked who CP Rail can sell their property to.

Ms. Thompson said it is privately-owned, and CP Rail can sell it to whoever they like.

Commissioner Edgerton asked about housing affordability.

Mr. Ekstrand said they are still working out the affordability issues on the site. They are working with their affordable housing partners to distribute units throughout the site and integrate them with market-rate units.

Commissioner Rangel Morales questioned who was providing input regarding affordability.

Commissioner Risberg asked Ryan Cos if they were incorporating any indoor free public space for general community use.

Mr. Ekstrand said that, at this time, there are not any plans to provide indoor public space. Apartment buildings might have community room or other and shared spaces that could be used by the broader public.

Chair Reveal said she would like to see if this could be added to the plan.

Commissioner Risberg suggested that perhaps some of the old Ford buildings could be used for this purpose.

Chair Reveal thanked Ryan Cos for coming to the Planning Commission.

## **VI. Comprehensive Planning Committee**

Commissioner Mouacheupao said the draft 2040 Comprehensive Plan is on the City's website for review.

## **VII. Neighborhood Planning Committee**

Commissioner Lindeke said the Committee did not meet last week. They will meet this Monday,

October 22.

**VIII. Transportation Committee**

**IX. Communications Committee**

**X. Task Force/Liaison Reports**

**XI. Old Business**

**XII. New Business**

**XII. Adjournment**

Meeting adjourned at 9:50 a.m.

Recorded and prepared by  
Laura Eckert, Interim Planning Commission Secretary  
Planning and Economic Development Department,  
City of Saint Paul

Respectfully submitted,



Lucy Thompson  
Interim Planning Director

Approved

11/16/18

(Date)



Luis Rangel Morales  
Secretary of the Planning Commission

