TODAY’S OBJECTIVES

Via presentation:
1. Review the zoning-related equity priorities of the 5/3 retreat
2. Appreciate what’s on our Planning Team work program list—work items underway in 2019 and proposed for the future that have some equity dimensions

Via conversation (and with above as inputs):
3. Begin to determine how the Zoning Committee/Commission can help put equity considerations into practical effect
   a. Which key considerations or questions should staff have?
   b. Recognize staff capacity constraints (we do not have staff resources to take on any more work items right now)
4. Consider questions sent by Committee members in advance, as they relate to equity
REMINDER ABOUT ROLE OF PLANNING COMMISSION

Article I, Sec. 2 of the Planning Commission bylaws:

POWERS AND DUTIES. The function of this commission shall be to carry out the provisions of Section 107.02 of the Saint Paul Administrative Code which reads in part as follows:

"Powers and duties. The commission shall serve as an advisory body to the mayor and city council on municipal planning matters as required by the municipal Planning and Development Act, Minnesota Statutes 462.351 and the Metropolitan Land Planning Act, Minnesota Statutes 473.858. It shall review and comment upon comprehensive plan recommendations, studies and amendments submitted by the office of the mayor through the planning coordinator and shall recommend to the mayor initiation of such planning studies as it deems necessary for the proper preparation of comprehensive plan or any portion thereof."
## TYPES OF DECISIONS

<table>
<thead>
<tr>
<th>Zoning Committee, and Comprehensive &amp; Neighborhood Committee ↓</th>
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<tbody>
<tr>
<td>Quasi-Judicial Decisions (all decisions where the Planning Commission’s decision is final unless appealed)</td>
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<tr>
<td><strong>Examples</strong></td>
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<tr>
<td>Conditional Use Permits</td>
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<td>Non-Conforming Use Permits (all types)</td>
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<td>Variances</td>
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<td>Site Plan Reviews</td>
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<td>Determinations of Similar Use</td>
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<td>Appeals of Administrative Decisions</td>
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Final decisions, unless appealed
2019 Planning Team Work Program
3/8/19

Transportation/Public Systems
- Snelling-Midway (Allianz Field) Transportation Management Plan (TMP) and updates
- Gold Line BRT Engineering & Finalize Station Area Planning (Met Transit & Washington Co lead)
- Riverview Transit Corridor Environmental Review and Station Area Planning (Ramsey Co lead)
- Arterial BRT Study Update (Metro Transit lead, City input)
- Rust Line Environmental Review and Station Area Planning (Ramsey Co lead)
- B Line Design Duo Service Improvement Plan (Metro Transit lead, City input)
- Metro Transit Service Improvement Plan (Metro Transit lead, every five years, City input)
- Electric mobility hub prototype development (Bloomberg Cities Climate Challenge grant)
- Pedestrian Plan* - Planning Commission and City Council adoption (Public Works lead)
- Downtown multi-modal transportation study (recommended by East Metro Strong, possible lead of Metro Transit, Public Works/PED monitor, possible Bloomberg funding per CRO Stark)
- Capital City Bikeway – interim option design, implement, select consultants (Public Works lead)*
- Riverwalk Master Plan - schematic design (Parks lead)

Neighborhood and Site/Redevelopment Planning
- Ford Site* - Master Plan amendments, AUAR, plat approval, Design Standards, planning related to site preparations, affordable housing, infrastructure, stormwater, and sustainability
- Snelling-Midway (Allianz Field) Redevelopment – Certificate of Occupancy, AUAR mitigation, Master Plan implementation – e.g. adjacent redevelopment*, Community Fund Task Force*
- Cultural Destinations Areas and Neighborhood Nodes, planning & implementation
- Hillcrest Golf Course Redevelopment – initiate community process for Master Plan
- Rice-Lartigue Vision Plan implementation, including potential zoning amendments*
- West Side Flats Site Plans and Master Plan greenway implementation
- East 7th Village Master Plan for housing (Cemstone site)
- Districts* 2, 5, 7, 8, 9, 12, 15, 16 updates, and new District 17 Plan
- Downtown Sites Redevelopment (ongoing)
  - Seven Corners Gateway (development agreement approval*)
  - Ramsey West – site design, integration of RiverBouy
  - Central Station Block review of responses to RFS, Input on site plan
  - RiverCentre ramp vertical development
- Sears Site redevelopment process (Capitol Area Architecture and Planning Board (CAAPB) as lead, City at master planning table, environmental review, site plan review TBD, and platting)
- Island Station – pre-development site planning and other approvals as necessary

Note: Required plats for, and/or grant funds received for, the above projects must be approved/accepted by City Council.

Comprehensive Planning
- Comprehensive Plan 2040*, including Mississippi River Critical Area Chapter - Planning Commission Review & City Council Adoption

Zoning Studies and Text Amendments
- Airport Zoning* – Joint Airport Zoning Board (Holman & MSF)
- Sustainable Power (Wind & Solar) zoning text amendments (adopted at PC in Dec 2017)*
- Small Homes Zoning Study & related Chapter 66 zoning amendments** (e.g. greater flexibility in residential districts, smaller minimum home widths, etc.)
- Chapter 63 - Citywide Parking Standards zoning text amendments*
- Chapter 63 (Regulations of General Applicability) zoning amendments*
- Chapter 66 - RM multifamily zoning districts standards Study and zoning amendments*
- Chapter 66 Amendments**: Separating out the Critical Area Regulations (approvable by DNR) from Floodplain Regulations
- Stryker Avenue Zoning Study*
- Ward 3 Residential Design Standards*: building articulation amendments
- Progress on Zoning studies regarding affordable housing requested by City Council*: i.e. review and update of the definition of family, increased density in residential districts; and initiate Inclusionary zoning study
- Initiate Zoning and Site Plan amendments* to begin to implement Comprehensive Plan 2040
- Adopted zoning text amendments* that meet Strategic Priority Decision-making. E.g., “hotels” land use definition and standards; sandwich board signage zoning text amendments

Other Major Projects
- HUD Consolidated Plan 2020-2024* (with PED Housing and Federal Grants Teams)
- Opportunity Zone Project Marketing (includes prospectus) (Research & GIS)
- NOAH property prioritization (Research & GIS)
- District Council Training Module about Planning, complementary to DSI Zoning Training (with District Council Coordinator)
- Community engagement on draft Climate Adaption and Resiliency Plan* (Mayor’s Office lead)
- Data management governance group (OTC, Research & GIS, HPC, Zoning, and PED Admin teams)
- Market Watch Report (Research & GIS)
- Planning for equity (align with Engagement Framework, Equity Action Plan, develop indicators)
- Anti-Displacement Policy Network (with PED Housing Team)
- Rondo Land Bridge feasibility study input and Reimagining 94* (environmental phase) – (project monitoring, with Mayor’s Office)
- Zoning Guidebook – finalize
- ProjectDOX – implementation of site plan reviews

On-going
1. Zoning Cases* (rezoins, zoning text amendments appeals of Planning Commission decisions)
2. Site plan review
3. Research & GIS Mapping (include PED Web map tool)
4. Environmental reviews (HUD-mandated and EAW reviews, process improvements)
5. District Council plan updates* (Districts 2, 5, 7, 8, 9, 12, 15, 16), new District 17 plan
6. District planner liaison relationships
7. Urban Design Collaborative (former Saint Paul Design Center Management Team)
8. Implementation of Grand Round* – Como Ave and Johnson Parkway (Public Works lead)
9. PED Development Grants Application team: coordination of clean-up/development grant apps.
10. College zoning, including parking
11. Sustainability Team participation (Mayor’s Office lead)
12. Capital Improvement Plan team participation (OPS lead)
13. Commercial Vitality Zones* - Como Front Dale, Selby, Rice-Capitol (ED Team lead)

*YOU RECEIVED THIS IN MARCH
Planning Team Staffing Level (20 FTEs)

- City planners – 11.5 FTE (including director)
- Research Analyst – 1.5 FTE
- Planning Technician – 2.0 FTEs
- HPC staff – 3.0 FTE
- Admin. Assistants – 2.0 FTE
- 1 Planning intern
2019 ZONING STUDIES & TEXT AMENDMENTS – WHERE ARE WE?

- Sustainable Power (Wind & Solar) Zoning text amendments (at City Council) – Adopted
- Overnight shelter use in B4 Zoning study
- Stryker Ave Zoning Study
- “Hotel” land use definition study
- Ford design standards
- Citywide Parking regulations
- RM Zoning Study
  - Other Chapter 66 updates – housing; use tables; etc.
  - Support for Mayor’s Office’s tiny/affordable homes project
  - Definition of “Family” study
- Initiate Inclusionary Zoning Study
- Ward 3 Building Articulation

Under review now

Staff work started

Yet to start, but this year
ZONING STUDIES & TEXT AMENDMENTS – 2020 LIST

- Finalize Citywide Parking regulations amendments
- Produce Inclusionary Zoning study (as part of 2018 City Council resolution 18-1204 regarding affordable housing)
- Develop Chapter 68 Amendments to update the Mississippi River Critical Area Ordinance (in advance of submitting to DNR for review in 2021)
- Tangletown/Macalester Park study (as needed, items not addressed with the Ward 3 Design Standards Amendments)
- Initiate Religious (accessory) uses zoning study – must commence by Feb. 26, 2020
- Initiate study of schools (and other institutional/assembly uses) in industrial zones study (City Council request)
- Chapter 63 Regulations of General Applicability zoning text amendments
- Zoning study of farmers markets and outdoor sales Conditional Use Permits
28 policies and 17 implementation actions

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<tr>
<th>Chapter</th>
<th>Policies</th>
<th>Implementation Items</th>
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<td>Land Use</td>
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<td>Mississippi River Corridor Critical Area</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>28</strong></td>
<td><strong>17</strong></td>
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WHICH ZONING WORK ITEMS RELATE TO EQUITY?

UNDERWAY IN 2019

- Naturally-Occurring Affordable Housing (NOAH) work – Rental Rehab Loan Program - with Housing Team
- Inclusionary Zoning Study
- RM Residential Multifamily zoning study
- Definition of Family zoning study (with DSI)
- Parking regulations zoning study
- Residential analysis (per 2018 City Council resolution): 3-4plex opportunity analysis along Transit Corridors and within Neighborhood Nodes

PROPOSED TO ADVANCE EQUITY, 2040 COMP PLAN, & ON LIST:

- Update in the Zoning Code:
  - Intent and purpose statement
  - CUP standards review and update
  - Site Plan Review standards review and update (with DSI)
- Explore creation of qualitative equity guidelines, and/or encourage district councils to use equity scorecards
- Update the District and Small Area Plan Guidelines to reflect the 2040 Comp Plan – including equity-related policies
- Chapter 66 zoning text amendments in support of density
- Update Planning Commission’s Duplex-Triplex Conversion Guidelines (with DSI)

Highlighted items have an upcoming slide with more detail
RENTAL REHAB LOAN PROGRAM:
CITYWIDE (CLASSIFIED C,D) AND AREAS OF CONCENTRATED POVERTY (A,B,C,D)

ACP50 Areas

April 8th, 2019  Interact with the data online at https://bit.ly/2CYq3IB
UNDERWAY: INCLUSIONARY ZONING

“...impacts and advantages of a citywide and/or targeted inclusionary zoning policy.”

Inclusionary Housing Policy in the Twin Cities

Inclusionary housing, also known as inclusionary zoning, or IZ, is a policy that requires developers to build a percentage of housing units within market-rate developments that are affordable to low- and middle-income households. In recent years, mandatory inclusionary housing policies have been adopted by some metro area cities as one tool for increasing the supply of affordable housing units in their communities. This document offers a comparison of known existing policies for planners, policymakers, developers, and advocates who want to understand how different IZ policies have been structured to date.

For more information on inclusionary housing, visit our Expert Insights on Inclusionary Zoning workshop page at www.minneapolished.org/community/community-development-events/expert-insights-on-inclusionary-zoning.

<table>
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<th>POLICY FEATURE</th>
<th>BLOOMINGTON</th>
<th>EDINA</th>
<th>MINNEAPOLIS</th>
<th>RICHFIELD</th>
<th>ST. LOUIS PARK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effective date</td>
<td>September 2019</td>
<td>March 2019</td>
<td>January 2019—interim policy in effect, permanent policy expected to be up</td>
<td>October 2018</td>
<td>May 2019</td>
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An Analysis of a Density Bonus Program along University Ave

Recommendations for St. Paul

Prepared by Joshua Abrams, December 2017

Summary

St. Paul is interested in exploring if a density bonus program has potential to produce affordable housing in the University Avenue Corridor. Many cities are interested in density bonus programs because they can be win-win solutions: affordable housing for the city and increased profit for a developer. However, it is often difficult to make these programs work.

In late 2016, St. Paul applied for and received a grant to do this work from the Minneapolis/St. Paul Regional Mixed Income Housing Feasibility Education and Action Project, sponsored by The Family Housing Fund and the Urban Land Institute Minnesota/Regional Council of Mayors (ULI MN/RCM).

Green Line Density Bonus Study: Final Report

March, 2015
UNDERWAY: RM RESIDENTIAL MULTIFAMILY STUDY

• To what extent do current RM1-RM3 zoning district standards limit residential housing opportunities?:
  ▪ Minimum lot area per unit / Floor Area Ratio
  ▪ Maximum lot coverage requirement (35%)
  ▪ Parking requirements
  ▪ Maximum height
  ▪ Setback requirements

▪ How appropriate is it to apply Traditional Neighborhood (T) district design standards?

▪ Impact on City’s housing growth goals – Staff ideas under consideration:
  ▪ Reducing minimum lot area per unit by 200-300 s.f. per unit
  ▪ Eliminating the 35% lot coverage maximum in RT and RM districts
  ▪ Adding Traditional Neighborhood district design standards to 3+ unit buildings in RM2 (RM2 is the most commonly-occurring RM district in the city)
  ▪ Eliminating parking requirement within ¼ mile of University Ave, as it is in T districts
  ▪ Reducing min. parking requirement for 6+ unit buildings by 25% if buildings within ½ mile of LRT, BRT, streetcar, or arterial BRT

Staff: Bill Dermody
Current definition: §60.207

**Family.** One (1) or two (2) persons or parents, with their direct lineal descendants and adopted or legally cared for children (and including the domestic employees thereof) together with not more than two (2) persons not so related, living together in the whole or part of a dwelling comprising a single housekeeping unit. Every additional group of four (4) or fewer persons living in such housekeeping unit shall be considered a separate family for the purpose of this code.

This definition of “family” forbids (regardless of the size of the dwelling unit):

- blood relatives that cause the total to exceed four (not including the primary parents’ lineal descendants);
- more than four unrelated residents;
- three or more unrelated persons joining the primary parents and their descendants.
PROPOSED: EXPLORE EQUITY GUIDELINES

• Separate from Zoning findings – qualitative questions, yes/no answers
• “Guidelines” approach allows us to see what works
• **Possible qualitative guidelines examples (Y/N answers):**
  1. Is the application located in an Area of Concentrated Poverty where 50% or more residents are people of color, indigenous and/or Latinx ethnicity?
  2. Does the application add net affordable housing (as defined by the 2040 Comp Plan) to the area?
  3. Does the application help retain or create family-sustaining jobs, compared to what was there before?
  4. Does the application involve other community benefits (e.g., energy and efficiency standards that impact residents relative to costs; location of project relative to transit and jobs, etc.)?
• If an application meets all required zoning findings, not meeting “equity” guidelines cannot be the sole basis of a municipal planning decision (per CAO)
PROPOSED: DISTRICT AND SMALL AREA PLAN GUIDELINES

• Last updated in 2010 with 2030 Comp Plan (i.e., needs an update)
• Provides neighborhoods guidance on how to implement the Comp Plan with District Plan updates
• Plan Content – excerpt, emphasis added by staff:

“District ... Plans may be done for general or specific purposes and are essential in refining and implementing city development objectives and Comprehensive Plan priorities as they apply locally, based on local needs and opportunities. At the outset of the planning process, PED staff will provide a list of key strategies from the Saint Paul Comprehensive Plan which should be addressed, if applicable, in all plans.

E.g., identify locations, policies and action steps related to:
• Rezoning and density of redevelopment, TOD
• Mixed income & affordable housing
• Affordable housing preservation
• Industrial site assembly – family-sustaining jobs
• Multimodal investment
• Resiliency and sustainability
• Small business opportunities - SWMBEs
• Creative placemaking
• Active living and community health
YOUR QUESTIONS

1. Which Zoning Committee decisions are most vulnerable to being made less well because we aren't taking equity issues into account?

2. What areas of Zoning decision-making would benefit from better guidelines—both to document historic decisions and preserve institutional memory, and to guide new areas like equity?

3. What equity dimensions do we think are most relevant — Economic fairness? Racial justice? Geographic distribution? Other?

4. What are the legal limits on conditions imposed on decisions?
   1. X% of affordable housing? (i.e. inclusionary zoning)
   2. A minimum amount of commercial space in mixed use developments?
   3. If we are legally proscribed, what would we have to do to change that? Amend state law? Local law or regulations? Other?

5. Do we need to think about a significant City-wide rezoning to adapt land use to market changes and new economics on jobs, etc.?
YOUR QUESTIONS

6. How should we think about **transitional development**? (i.e. shorter-term uses when market conditions don't allow for a higher or better use)?
   1. Moving from industrial to non-industrial uses, or vice versa?
   2. Long-vacant properties, potentially not feasible for economically reuse?
   3. Retrofitting historic properties to new uses?
CONVERSATION

Via conversation:

3. How can the Zoning Committee/Commission help put equity considerations into practical effect?
   
a. Which key considerations or questions should staff have?
   
b. Recognize staff capacity constraints (we do not have staff resources to take on any more work items right now)

4. Consider questions sent by Committee members in advance, as they relate to equity