



CITY OF SAINT PAUL
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DATE: December 10, 2014
TO: Comprehensive Planning Committee
FROM: Michelle Beaulieu, City Planner
RE: Comprehensive Planning Priority Themes

Background

The Planning Commission, through the Comprehensive Planning Committee, is asked to review applications for City funding through various programs including Neighborhood and Cultural STAR and CIB. The Commission reviews applications for compliance to the Comprehensive Plan, last updated in 2008.

After a discussion of past years' application reviews, the Comprehensive Planning Committee determined that the best course of action would be to determine a theme around which to create priorities. Project applications would then be reviewed not only for Comprehensive Plan conformance, but also for how they helped achieve the goals of the selected theme.

Potential Themes

8-80 Vitality: Livability and Mobility

As Saint Paul demographic make-up is predicted to become more diverse and both older and younger, and as talented young employees have more choice in where they live, designing a city for all residents has become a high priority. The 8-80 Vitality Fund recently approved by the City Council demonstrates this, and the 8-80 theme would continue this targeted investment.

Projects prioritized under this theme will include public realm improvements; walkability and/or bikeability elements; improved accessibility including ADA upgrades; and community-driven initiatives.

Jobs and Economic Development

Since the end of the recession, the City of Saint Paul has not seen the robust economic recovery and recovery of jobs that had been hoped for by this time. This theme focuses on nurturing existing businesses, attracting new businesses, and visible revitalization projects in commercial districts and Downtown.

Projects prioritized under this theme will include business expansion and improvement projects (particularly those that create jobs); façade improvements and improvement programs; arterial

roadway improvements; and the involvement of non-profits focused on workforce development.

Environmental Sustainability

Environmental sustainability is an important consideration for construction projects. Buildings, open spaces and infrastructure must all be designed with attention to ecological systems and a light environmental footprint. Buildings should be rehabilitated, constructed with reused and renewable materials, and utilize technologies that are energy efficient and promote conservation.

Projects prioritized under this theme will include energy and heat efficiency upgrades; storm water management techniques; solar panel installations and similar alternative energy investments; and urban agriculture and/or community gardens.

Arts and Beautification

The physical design of the city should bring people together and foster creativity. The design of city elements should be an opportunity for improving people's experience of the public realm, and will encourage investment and enjoyment of businesses and spaces.

Projects prioritized under this theme will include significant public art elements; landscaping; façade improvements and improvement programs; and other highly visible, aesthetic improvements and investments.

Strengthening Neighborhoods

The City of Saint Paul is the "most livable city." This theme emphasizes this by prioritizing residential projects, and enhancements to existing homes and community services.

Projects prioritized under this theme will include improvements to multi-family buildings; programs supporting single-family home owners; affordable housing projects and improvements; and improvements to community services, childcare centers and schools.

Example

The table below shows how priorities could be applied to the 2014 pool of 42 applications for Neighborhood STAR funding. All of the projects were assigned to one or more theme as appropriate, then staff, as an example exercise, highlighted those that seemed to fit each theme best, or would bring direct benefits to the largest group of people.

<i>Theme</i>	<i>Example STAR projects</i>
8-80 Vitality	Model Cities Commercial: Build out commercial, office and community space inside the new, mixed use BROWNstone and Central Exchange buildings.
	Jamestown Homes: Purchase a 73-unit subsidized housing complex and rehabilitate the property with new windows, siding, HVAC, mechanical systems, siding, roof, security cameras and provide handicap accessibility across the entire site and playground.
	A Great Little Theater in the Neighborhood: Purchase and create theater space with new electrical, HVAC system, flooring, walls, lobby, ticket booth, refreshment counter, handicap accessible restrooms, dressing rooms, doors and entryway.

	<u>Renovation of Highland & Grandview Theatres:</u> Renovations to the Highland and Grandview Theatres to include new seats, plumbing and carpet replacement.
	<u>Field of Joy:</u> Installation of a 80 x 45 yard synthetic, all-condition turf, soccer field.
	<u>Kopplin's Coffee Energy Efficiency & Accessibility Improvement:</u> Upgrades to include new windows & doors, additional exterior lighting, HVAC replacement, 2 built-in benches and 2 planters.
	<u>Merrick on the Move Capital Campaign:</u> Construct a new, 25,000 sq. ft. multi-service community center complete with a gym, food shelf and children, teen & administrative space.
	<u>North Dale Multi use Hockey Rink Remodel & Retrofit:</u> Replace their 4-year-old mat refrigerated ice rink system with a permanent, refrigerated rink with coils imbedded into concrete.
	<u>Arcade Phalen Post 577 Revitalization Project:</u> Façade improvements, handicap accessible entrances and bathrooms, new patio, signage, a new basement sprinkler system and update the bar area by removing walls and installing carpet and paneling.
	<u>NE Senior Home Improvement Program:</u> A grant program will assist District 2 seniors in owner-occupied homes with home modifications such as wheelchair ramps, grab bars, additional stair railings, stair lifts and sliding shelves to allow them to remain safely in their homes.
Jobs and Economic Development	<u>Model Cities Commercial:</u> Build out commercial, office and community space inside the new, mixed use BROWNstone and Central Exchange buildings.
	<u>Bright Farms St. Paul Greenhouse Farm:</u> Acquisition and installation of growing systems and harvesting equipment inside a new 33,000 sq. ft. commercial hydroponic green house in Saint Paul.
	<u>Whebbe's Rare Books & Antiquities:</u> Rehab an existing storefront with an updated façade, signage, windows, lighting, paint and build a second floor for offices and storage space.
	<u>430 S. Robert Redevelopment:</u> Construct a 2-story commercial building with ground floor retail space/public plaza and a community meeting room with office space for the West Side Community Organization (WSCO) and NeDA on the second floor.
	<u>Bad Weather Brewing Company:</u> Leasehold improvements to a 12,000 sq ft former tire repair shop with the addition of new lighting, windows, doors and utilities to create a brewery/taproom, patio and offices.
	<u>Beautify 1044 W. 7th Street:</u> Landscaping, paving, surveillance system, painting and roof repair to space occupied by two commercial tenants.
	<u>Insty Prints Relocation Phase 2:</u> Demolition of a rear addition to create secure, lighted off-street parking and a permanent trash, recycling and delivery area.
	<u>Renovation of Highland & Grandview Theatres:</u> Renovations to the Highland and Grandview Theatres to include new seats, plumbing and carpet replacement.
	<u>Expansion of the Circus Juventas Big Top:</u> 13,500 sq. ft. addition to accommodate new training space, classrooms, a study area, offices, kitchen, restroom and costume shop along with expansion to current restrooms and exterior improvements to sidewalks, landscaping and access driveways.
	<u>Mid Continental Oceanographic Institute Build Out:</u> Leasehold improvements to include a new exterior awning, signage and store front

	build out to create retail space with new lighting and fixtures.
	<u>Kopplin's Coffee Energy Efficiency & Accessibility Improvement:</u> Upgrades to include new windows & doors, additional exterior lighting, HVAC replacement, 2 built-in benches and 2 planters.
	<u>In Progress Neighborhood Garden Landscaping Plan:</u> Façade improvements to include new windows, awnings, exterior doors, a security gate, exterior lights and new door locks.
	<u>JTC Property Management:</u> Exterior facelift to include the addition of front brick columns with wrought iron fencing and replacement of the asphalt parking lot and cement sidewalk.
	<u>East Side Enterprise Center Incubator Kitchen:</u> Leasehold improvements include new ventilation hoods and walk-in refrigeration and freezer units.
	<u>Little Mekong Façade and Storefront Improvement Program:</u> A new program to assist 3-5 small businesses on University Avenue between Marion and Mackubin with exterior improvements including new lighting, signage, windows, painting or awnings.
	<u>AEDS Façade Program:</u> A new first-come, first-served loan & grant program offered to commercial property owners or tenants in the University/Snelling Avenue area for commercial exterior improvements.
	<u>NENDC Solar Star Program:</u> Four to ten businesses would receive financial assistance for a new solar project for their building.
	<u>North End Business Development Program:</u> Matching loan and grant funds would be available on a first come, first served basis for fixed interior and exterior improvements to commercial properties within District 6.
Sustainability	<u>Bright Farms St. Paul Greenhouse Farm:</u> Acquisition and installation of growing systems and harvesting equipment inside a new 33,000 sq. ft. commercial hydroponic green house in Saint Paul.
	<u>Kopplin's Coffee Energy Efficiency & Accessibility Improvement:</u> Upgrades to include new windows & doors, additional exterior lighting, HVAC replacement, 2 built-in benches and 2 planters.
	<u>David Barton Reflective Garden & Community Labyrinth:</u> Purchase and plant trees, bushes and perennials to serve as a noise buffer from Seventh Street traffic.
	<u>East 7th and Bates Senior Apartments:</u> Storm water management for the entire site followed by construction of a 4-story building complete with 109 senior rental apartments, underground parking, landscaping and green space on the southeast corner.
	<u>Energy Smart Homes St. Paul:</u> Continuation of a revolving loan program for Saint Paul homeowners and landlords interested in energy efficient improvements including insulation, a furnace or water heater.
	<u>Lead Window Replacement Program:</u> A program to assist approximately 25 homeowners earning less than 80% of the median income in replacing lead painted windows.
	<u>NENDC Solar Star Program:</u> Four to ten businesses would receive financial assistance for a new solar project for their building.
Arts and Beautification	<u>A Great Little Theater in the Neighborhood:</u> Purchase and create theater space with new electrical, HVAC system, flooring, walls, lobby, ticket booth, refreshment counter, handicap accessible restrooms, dressing rooms, doors and entryway.

	<u>Whebbe's Rare Books & Antiquities</u> : Rehab an existing storefront with an updated façade, signage, windows, lighting, paint and build a second floor for offices and storage space.
	<u>Beautify 1044 W. 7th Street</u> : Landscaping, paving, surveillance system, painting and roof repair to space occupied by two commercial tenants.
	<u>James J. Hill Center Streetscape Improvements</u> : Continue landscaping efforts with a patio, garden, spruce trees and classical urns.
	<u>Expansion of the Circus Juventas Big Top</u> : 13,500 sq. ft. addition to accommodate new training space, classrooms, a study area, offices, kitchen, restroom and costume shop along with expansion to current restrooms and exterior improvements to sidewalks, landscaping and access driveways.
	<u>Project Cinderella</u> : Exterior improvements to include landscaping, parking lot restoration, decorative murals and remodeling of 1,200 sq. ft. into an education, training and community room.
	<u>Mid Continental Oceanographic Institute Build Out</u> : Leasehold improvements to include a new exterior awning, signage and store front build out to create retail space with new lighting and fixtures.
	<u>Kopplin's Coffee Energy Efficiency & Accessibility Improvement</u> : Upgrades to include new windows & doors, additional exterior lighting, HVAC replacement, 2 built-in benches and 2 planters.
	<u>In Progress Neighborhood Garden Landscaping Plan</u> : Façade improvements to include new windows, awnings, exterior doors, a security gate, exterior lights and new door locks.
	<u>Exterior Building Restoration</u> : Remove damaged exterior siding, patch & waterproof the building and regrade and landscape. (Midwest Special Services)
	<u>JTC Property Management</u> : Exterior facelift to include the addition of front brick columns with wrought iron fencing and replacement of the asphalt parking lot and cement sidewalk.
	<u>David Barton Reflective Garden & Community Labyrinth</u> : Purchase and plant trees, bushes and perennials to serve as a noise buffer from Seventh Street traffic.
	<u>Little Mekong Façade and Storefront Improvement Program</u> : A new program to assist 3-5 small businesses on University Avenue between Marion and Mackubin with exterior improvements including new lighting, signage, windows, painting or awnings.
	<u>AEDS Façade Program</u> : A new first-come, first-served loan & grant program offered to commercial property owners or tenants in the University/Snelling Avenue area for commercial exterior improvements.
Strengthening Neighborhoods	<u>Jamestown Homes</u> : Purchase a 73-unit subsidized housing complex and rehabilitate the property with new windows, siding, HVAC, mechanical systems, siding, roof, security cameras and provide handicap accessibility across the entire site and playground.
	<u>Summit University House Move Project</u> : Exterior enhancements including siding, trim and new storm windows at a home being moved to the 700 block of Fuller Avenue.
	<u>LaClinica HVAC System Upgrade</u> : Install a new control system to ensure optimum use of the current HVAC unit.
	<u>430 S. Robert Redevelopment</u> : Construct a 2-story commercial building with ground floor retail space/public plaza and a community meeting room with office space for the West Side Community Organization (WSCO) and NeDA on the second floor.

	<u>Common Bond Communities New Non-Profit Headquarters:</u> Rehabilitate newly acquired office space with handicap accessible entryways, a new restroom facility with shower, and added exterior lighting.
	<u>James J. Hill Center Streetscape Improvements:</u> Continue landscaping efforts with a patio, garden, spruce trees and classical urns.
	<u>Project Cinderella:</u> Exterior improvements to include landscaping, parking lot restoration, decorative murals and remodeling of 1,200 sq. ft. into an education, training and community room. (at Feline Rescue)
	<u>Field of Joy:</u> Installation of a 80 x 45 yard synthetic, all-condition turf, soccer field.
	<u>Village on Rivoli 2014:</u> Phase 1 gap financing to build 12 single-family homes complete with three bedrooms and two stall garages in the Railroad Island neighborhood.
	<u>Merrick on the Move Capital Campaign:</u> Construct a new, 25,000 sq. ft. multi-service community center complete with a gym, food shelf and children, teen & administrative space.
	<u>Open Cities Health Center's Extending the Family Campaign:</u> Phase II interior improvements to include a new lobby, exam rooms, lab, bathrooms, elevator, storage, classroom and administrative space.
	<u>North Dale Multi use Hockey Rink Remodel & Retrofit:</u> Replace their 4-year-old mat refrigerated ice rink system with a permanent, refrigerated rink with coils imbedded into concrete.
	<u>Montessori American Indian Childcare Center:</u> Purchase and renovate a former bank building with new bathrooms and commercial kitchen to create a child care center primarily for American Indian children and families.
	<u>Exterior Building Restoration:</u> Remove damaged exterior siding, patch & waterproof the building and regrade and landscape. (Midwest Special Services)
	<u>Roof Replacement & Update:</u> Their first leasehold improvement is to replace the 27-year old roof on the main library building. (East Side Freedom Library)
	<u>Arcade Phalen Post 577 Revitalization Project:</u> Façade improvements, handicap accessible entrances and bathrooms, new patio, signage, a new basement sprinkler system and update the bar area by removing walls and installing carpet and paneling.
	<u>East Side Community Radio:</u> Establish a 100-watt radio station with the construction of a 6 x 12 ft. transmission room and installation of a cable broadcast antenna.
	<u>East 7th and Bates Senior Apartments:</u> Storm water management for the entire site followed by construction of a 4-story building complete with 109 senior rental apartments, underground parking, landscaping and green space on the southeast corner.
	<u>Energy Smart Homes St. Paul:</u> Continuation of a revolving loan program for Saint Paul homeowners and landlords interested in energy efficient improvements including insulation, a furnace or water heater.
	<u>Lead Window Replacement Program:</u> A program to assist approximately 25 homeowners earning less than 80% of the median income in replacing lead painted windows.
	<u>Greater Frogtown Rental Rehab. Program II:</u> Continuation of a forgivable loan program offering up to \$11,500 per property to landlords with 51% of their tenants at or below 80% of median income. Eligible improvements include the removal of lead-based paint, structural

	repairs, security lights, new roofs, doors and windows.
	<u>Critical House Systems Repair Program:</u> Ten (10) qualified owner-occupied single-family, duplex or permanent mobile home owners are eligible for a forgivable loan to repair their HVAC, electrical, plumbing or roof.
	<u>NE Senior Home Improvement Program:</u> A grant program will assist District 2 seniors in owner-occupied homes with home modifications such as wheelchair ramps, grab bars, additional stair railings, stair lifts and sliding shelves to allow them to remain safely in their homes.

Committee Action

There are many areas of the city that deserve attention, and the Comprehensive Plan attempts to address all the issues facing Saint Paul. However, during any era, certain issues may present themselves as the topic of the day. The Comprehensive Planning Committee could use one or more of the themes listed above as the lens through which to prioritize STAR and CIB projects. Each theme has a strong basis in the Comprehensive Plan.

For the upcoming rounds of funding applications, is there an area in which the City should be investing more heavily than in others? How would the Comprehensive Planning Committee's selected focus be utilized by staff and/or the committee when applications are under review?