

STEERING COMMITTEE MEETING #2

Land Use and Housing

4.25.2016



5:30 p.m. Work to Date (Community Engagement Summary)

5:40 p.m. City Goals related to Land Use and Housing

5:45 p.m. Land Use Themes

6:30 p.m. Housing Themes

6:55 p.m. Community Engagement Schedule

2016



Mission

To be a progressive and livable community, a “walkable” Village which is sustainable, safe and secure.

VISION

“Saint Anthony is a vibrant community that values our unique environment, our fiscal soundness and a tradition of being a desirable city in which to live, work, learn and play.”

STRATEGIC INITIATIVES

Environmental Stewardship

Quality Infrastructure

Robust Technology

Quality Housing & Commercial/ Industrial Businesses

Inclusive “Village”

Safe, Sound & Progressive Community

GOALS

Build & Cultivate Environmental Responsibility

Maintain & Enhance Infrastructure

Foster & Encourage Civic Engagement

Create & Maintain Healthy Neighborhoods

Communicate Transparently & Effectively

Ensure a Safe & Secure Community

Increase & Maintain Fiscal Strength

ACTION STEPS

- Continue phosphorus reduction initiative
- Continue Silver Lake & Mirror Lake clean-up
- Continue a rain barrel & rain garden workshop
- Become a “Green Step 4 City”
- Explore green roof on water storage tank
- Monitor wood fires impact
- Continue less paper office concept
- Explore alternate energy ideas
- Monitor organics
- Explore urban farming
- Explore source water protection
- Explore pharmaceuticals drop off sites

- Complete joint fiber partnership
- Complete 2016 street, utility and sidewalk project
- Construct accessible pedestrian signal (APS) funding
- Continue Mirror Lake area flooding options
- Continue LED lighting
- Explore “Storm Proofing” Options (electrical outages)
- Review adequacy, function & size of public facilities
- Explore roundabouts

- Continue community farmer’s market
- Explore Cultural-Historical Center
- Provide more on-line city services from website
- Continue Night to Unite
- Explore innovative citizen engagement ideas
- Provide road construction education event


- Present sustainable house remodel project
- Promote housing rehabilitation and reinvestment programs
- Conduct Council Tour of City
- Ensure City code reflects sustainability initiatives
- Pursue southern “Gateway” redevelopment study
- Evaluate Code Enforcement program
- Discuss options for land use density /impact on walkability
- Assessment of Anthony Lane Business Park
- Explore development of former bowling alley site

- Assess new “SAV” signs on secondary City accesses
- Create Communication Plan
- Continue Fix-it Clinics & TechDump
- Create 2016 project update & information sheet
- Explore efficient collections of payments
- Create customer portal for water usage
- Create sustainability tour map
- Explore alternate cable access options
- Explore creation of data base of residents

- Plan & implement new technology for all city applications
- Continue summer survival school
- Continue crime prevention strategies & community outreach
- Explore pedestrian & bike- friendly routes including sidewalks
- Conduct Emergency Operations Center exercise
- Develop traffic control signage policy
- Conduct traffic studies on major roadways & intersections

- Track grant outcomes & opportunities
- Continue cooperative ventures with other entities
- Plan 2017 levy & street improvement program
- Maintain professional development
- Review compensation, staffing and organizational structure
- Expand long term revenue planning
- Expand sharing of major equipment items with other governmental entities
- Continue exploring equipment ownership vs. leasing

Issues and Opportunities Chart

 St. Anthony Comp Plan – Visioning Mtg 4.11.16	Issues / Concerns	Opportunities
Transportation	<ul style="list-style-type: none"> • Bus shelters & frequency concern of bus routes • Not as walkable, bikeable as it could be • Not a walkable community, planners give priority to motor vehicles • Street redevelopment does not integrate walk/bike safety in design – bury power lines – Future planning should happen now • Dangerous intersections, Silver Lake Rd is busy (& 37th) • Connection to 694 makes us a main thoroughfare • Bus shelters? • No separate bike lanes for commuters • Bikes/pedestrians are seen as recreational, not transportation • Potentially dangerous intersections (i.e. 29th & SLR, etc) • Lack of pedestrian/bike to key employer sites and commercial sites • Current system oriented to cars – less opportunity for driving as gas supplies dwindle • Lack of bike/ped/transit safety & availability 	<ul style="list-style-type: none"> • Create more bus shelters & more frequent route • Create more bike and walking paths • Bus route for commuting to work, Look to expand bus opportunities • Proximity to Minneapolis and St. Paul • Re-route cars around on 88 • Bridge over Kenzie Terrace @ Stinson • Put sidewalks wherever streets are redone • Complete Grand Rounds • Add sidewalks & upgrade intersections for safety • Connect trails • Redevelop to minimize roads to accommodate pedestrians, bikers, pets, etc • Rethink lighting, garage, street widths • Neighboring cities connections
Land Use & Housing	<ul style="list-style-type: none"> • Relationship with the city and the developers must improve so the city maintains sufficient investment in the projects as well as the developers • Lack of affordable housing for all types of families • Walmart • Poor maintenance of green space • Long-term affordability • Redevelopment needed at trailer park and several commercial areas • Lack of space for new development • Lack of integration between use areas • Green spaces are primarily <u>water-intensive</u> grass • Parking lots • Beekeeping requires more land than most lots have • Redevelop business parks, make them future forward and attracting clientele • Upkeep of residential • We <u>need</u> to have more desirable, nicer, high end single family homes. Will encourage new residents, improve city demographics, attract more business & increase property tax revenue 	<ul style="list-style-type: none"> • Capture more tax dollars with positive developers similar to Linden Hills • Update zoning ordinances • Lowry Grove, Multi-family, Multi-use → AFFORDABLE • Walmart • Incorporate native plants and eliminate chemicals • Restrict teardowns & preserve what we have • Keep community vibrant w/ new residents • Manage density to maintain quality of services • Creative development of few vacant parcels (i.e. bowling alley) • Redevelopment with economic diversity in mind and blending of land use spaces • Redevelop on Kenzie Terrace • Solve Walmart (YWCA) • More density, less parking lots • Multidwelling housing for seniors to transition out of homes and stay in community

Environmental

- Ordinances are not forward-thinking
- Water quality in lakes
- Tree removal during street renovation
- City position for sustainability/growth opportunities
- Silver Lake water quality
- Clay soil
- Groundwater quality
- Encourage business and homeowners to reduce runoff, reduce water use
- Water quality (drinking & surface) threats
- Silver Lake: too many carp, adjoining lawns
- More pollinators, diverse plantings, native plantings, fruit trees, more trees
- Energy and land use practices are not sustainable
- Not enough green space
- Water quality

- Water-holding facility on Silver Lake
- Ban pesticides
- Plant more trees
- Banning plastic bags
- Silver Lake is a great resource. Maintain and improve it.
- New technology for improvements
- Wealth of resources to conserve natural resources (water, energy, etc)
- Be forward-thinking with technology
- Explore grants, funding sources, volunteers to expand greening the city

Public Spaces

- Make sure there are adequate parks & public space throughout
- Update the Community Center
- Public Meeting spaces
- Safety & health of parks
- Aging community center
- Community center very active – could it be upgraded
- Private businesses are our public spaces – could there be public park component?
- Rundown areas (i.e. Walmart, Commercial areas at 40th/Stinson etc)
- Lack of development due to lack of big box store
- Use of chemical on public grass
- City Hall is ugly (building)
- Gym in community center is too small
- Space for resident students in public schools

- More mixed-use space
- Replace turf with natives, trees, natural playground equipment
- Update Community Center to meet the needs of the community
- Summer ice rink
- Add anchor store, other retail
- Environmentally friendly/sustainable landscaping
- Dog drinking fountains
- Dog park @ Central park
- Farmers markets
- City Parks

- **Six total maps**

Most common areas selected

- Identify strengths, assets of the neighborhood (green sticker)
 - Central Park (6)
 - Silverwood (6)
 - Golf course (2)
 - Library (2)
 - Schools
 - Silver Lake Village (4)
- Identify places you go (yellow sticker)
 - Central & Silverwood parks
 - Schools
 - “Triangle” businesses (Pub, liquor store)
 - Silver Lake village shopping
- Identify places that you wouldn’t want to go/places that may weaken the neighborhood or areas that are difficult to access/dangerous (red sticker)
 - Intersection of Silver Lake & 37th (3)
 - Several intersection on SL south of 37th (marked as unsafe)
 - Manufactured home park on Kenzie (2)
- Identify opportunity areas for development (blue sticker)
 - Walmart site (6)
 - Manufactured home park on Kenzie (5)
 - Bike/Ped improvements on STA Blvd; Grand rounds (2)



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TRENDS

- Increasing land values, relative to house value
- Diversification (ethnic, age, income)
- Aging, outdated commercial
- Increasing desire for physical connectivity
- High market demand for rental housing (affordable and high priced)
- Higher clearance in industrial property
- Increasing demand for live/work spaces

LAND USE THEMES

- Encourage re-development of key locations of underutilized and aging commercial, residential, and industrial property within the city (Walmart site, Kenzie District, former bowling alley site, industrial park)
- Enhance and upgrade the industrial park
- Encourage the development of higher density and mixed use (retail/housing) development
- Maintain and enhance current public park and community center facilities
- Encourage a multi-generational community
- Encourage the re-development of Kenzie Terrace into a mixed use, walkable area
- Focus re-develop in areas served with transit
- Land uses should be integrated, walkable, and sustainable

HOUSING THEMES

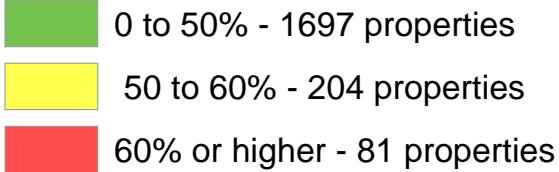
- Maintain and increase supply of affordable housing (required)
- Increase overall supply of housing
- Provide options for nicer, higher end housing
- Encourage housing churn by developing desirable and a variety of senior housing options
- Allow for investment in improvements and additions to existing homes
- Tighten code enforcement

QUESTIONS

- Anything related to commercial (besides re-development into mixed use) Stinson
- Tear-downs (encourage or discourage)

- Walmart site
- Affordable housing strategies
- Proactive or responsive to market policies for:
 1. Affordable housing (ADUs, micro-units)
 2. Re-development of certain areas (financing mechanisms, land use plans)
 3. Mixed use (live/work, flexible use districts like innovation districts)
 4. Small area planning
 5. Teardowns/upgrades (lot coverage, height, setbacks)
 6. Code enforcement
 7. Sustainable, walkable policies (green districts, connectivity policies, parking standards)
 8. Density
- What are we missing?

Percent Land Value to Total Market Value Residential



PUBLIC PARTICIPATION PLAN

Final 3.1.2016



PHASE I: BACKGROUND AND VISIONING

1st Steering Committee: February 22nd at 5:30 p.m. –Background and Demographics

Parks Commission: March 7th at 7:00 p.m. – Parks and Trails Visioning

Community Engagement Event: Wine Tasting: March 19th 2 to 5 p.m.

~~2nd Steering Committee Meeting: March 28th 5:30 – Review of 2008 Comp Plan - Canceled~~

Community Visioning Meeting: tentatively April 11 6 to 8 p.m.

2nd Steering Committee Meeting: April 25th at 5:30 p.m. – Land Use and Housing Themes

ECFE class chat – Landings: 2:30 to 3:30 (May 3rd)

ECFE class chat - Diamond 8: 10:00-10:45 (May 5th)

ECFE class chat - Autumn Woods: (4 to 5) (May 5th)

ECFE Parent Council meet and greet: prior to meeting on May 10th

Chat and Chowder 12: 00 p.m.: Landings (May 11th)

PHASE II: LAND USE RELATED TOPICS

3rd Steering Committee Meeting: May 23rd at 5:30 – Land Use, Housing and Economic Development Goals

Council Worksession – May 31st at 7:00 – Draft Land Use Goals and Map

Parks Commission: June 6 at 7:00 p.m. – Parks and Trails Goals

Council Update: June 14th at 7:00 p.m. – Progress to Date and Upcoming Community Engagement Events

Community Engagement Event: Advance Workshop on Sustainability (Goals and Implementation): June 28 (4 to 8 tentatively)

PHASE III: TECHNICAL ANALYSIS (INFRASTRUCTURE)

4th Steering Committee Meeting: June 27th at 5:30 – Infrastructure Goals

5th Steering Committee Meeting: July 25th at 5:30 – Infrastructure Goals

City Council worksession (check in) – tentative

PHASE IV: IMPLEMENTATION/POLICIES

Community Engagement Event: Village Fest: August 6th daytime

6th Steering Committee Meeting: August 22 at 5:30 p.m. – Land use, Housing, and Economic Development Implementation

7th Steering Committee Meeting: September 26 at 5:30 p.m. – Infrastructure Implementation

PHASE V: DRAFT PLAN

8th Steering Committee Meeting: October 24 at 5:30 p.m. – Draft Plan

Community Engagement Event: Wine Tasting: November 19th 2 to 5 p.m.

Community Meeting: Draft Plan: November 19th 6 to 8 p.m.

9th Steering Committee Meeting: November 24 at 5:30 p.m. – Draft Plan

Planning Commission Meeting: November 24 at 7:00 p.m. – Public Hearing on Draft Plan

City Council Meeting: December 13 at 7:00 p.m. – Preliminary Approval and Authorize Submittal to Met Council

PHASE VI: MET COUNCIL APPROVAL PROCESS

Adjacent Community Review – December through May 2017

Submit to Met Council – June 2017

Approval by Met Council – October 2017

Final Adoption/Approval by City Council – October 2017