

Disposition of public land

City Council Study Session

October 28, 2024

Discussion questions

Should the city consider selling or developing any of the four properties highlighted in the report?



9258 Club Rd

- Property information
 - 5.26 acres
 - 2040 land use: PRK
 - Zoning: R-1
- Site features
 - Lowlands include wetland and floodplain
 - Upland is wooded, oak savannah, tree inventory unavailable
 - Steep slopes in-between
 - Road and sewer access limited
- Bought for park use in 1993
- Inquiry: high density mixed-use with affordable apartments and affordable daycare (2019)
- Recommendation: rezone to park

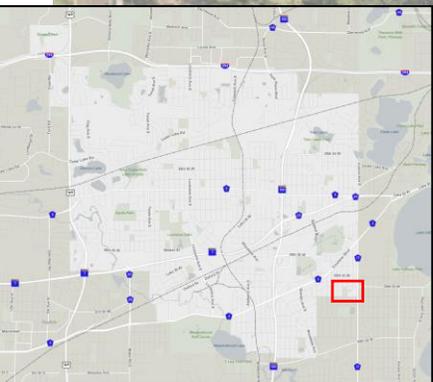
9258 Club Road

Should the city consider selling or developing this property?



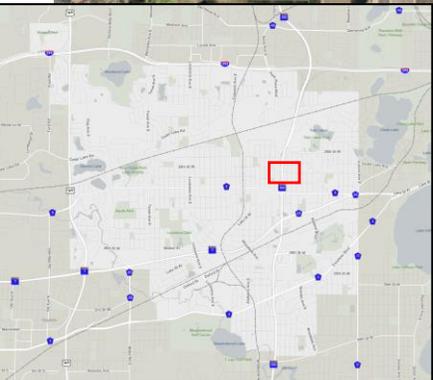
3940 France Ave S

- Property information
 - 4.77 acres
 - 2040 land use: PRK
 - Zoning: R-1
- Site features
 - Lowland in floodplain
 - Ballfield
 - Upland is wooded
 - Steep slopes in-between
 - MPLS pump house
- Bought in 2016 without use restrictions; later changes to Edina's Weber Park
- Inquiry: medium density for-sale housing, including affordable
- Recommendations:
 - Consider partial sale, development
 - Rezone to N-2, N-1 and park



3940 France Ave S

Should the city consider selling or developing this property?



2800 Toledo Ave S

- Property information
 - 0.8 acres
 - 2040 land use: ROW
 - Zoning: R-2
- Site features
 - Wooded along local streets, including mature lilacs
 - Grasses planted 2021
 - Hwy 100 noise wall west of site
 - City trail along Toledo Ave S
 - Borders “rock island” park to south
- Bought in 2023 without use restrictions
- Inquiries:
 - Affordable, for-sale housing
 - Jewish community housing
 - Preservation (Restore Lilac Way)
- Recommendations:
 - Consider sale, development
 - Rezone to N-1

2800 Toledo Ave S

Should the city consider selling or developing 2800 Toledo Ave S?



16XX Quentin Ave S

- Property information
 - < 2 acres
 - 2040 land use: ROW
 - Zoning: R-2
- Site features:
 - Quentin Ave dead end road
 - Shrubs along frontage road
 - Planted trees along and east of Quentin Ave
 - Alley on northeast portion
 - Wooded north of Quentin
- MNDOT ROW turnback
- Recommendations:
 - Consider sale, development
 - Rezone to N-2
 - Title research needed

16XX Quentin Ave S

Should the city consider selling or developing this property?

Thank you!

Sean Walther, planning mgr/dpty comm dev dir
Karen Barton, community development director

Statutory boards and commissions annual preparation discussion

Study Session
October 28, 2024

Discussion Questions

1. What has each commission been working on in 2024?
2. How can council best support your commission in the future?

Most recent commission workplan

- Listed in the following order
 1. Planning Commission/ Board of Zoning Appeals
 2. Housing Authority
 3. Fire Civil Service

2023-2024 planning commission and board of zoning appeals work plan

Time Frame	Initiative		Strategic Priorities	Purpose (see last page for definitions)
Ongoing	Review development applications; hold study sessions and hearings in order to make informed decisions and recommendations to city council.	<input type="checkbox"/> New Initiative <input checked="" type="checkbox"/> Continued Initiative <input checked="" type="checkbox"/> Ongoing Responsibility	<input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> N/A	<input type="checkbox"/> Commission Initiated Project <input type="checkbox"/> Council Initiated Project <input type="checkbox"/> Report Findings (council requested) <input checked="" type="checkbox"/> Formal Recommendation (council requested)
Ongoing	Identify strategies to broaden participation and reduce barriers to public participation.	<input type="checkbox"/> New Initiative <input checked="" type="checkbox"/> Continued Initiative <input checked="" type="checkbox"/> Ongoing Responsibility	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> N/A	<input type="checkbox"/> Commission Initiated Project <input type="checkbox"/> Council Initiated Project <input type="checkbox"/> Report Findings (council requested) <input checked="" type="checkbox"/> Formal Recommendation (council requested)
Q1 2023 – Q4 2024	Update light rail station area plans (Arrive + Thrive)	<input type="checkbox"/> New Initiative <input checked="" type="checkbox"/> Continued Initiative <input type="checkbox"/> Ongoing Responsibility	<input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> N/A	<input type="checkbox"/> Commission Initiated Project <input checked="" type="checkbox"/> Council Initiated Project <input type="checkbox"/> Report Findings (council requested)

				<input checked="" type="checkbox"/> Formal Recommendation (council requested)
Q2 2022 – Q1 2025	Review residential districts, including two-family dwelling units (twin homes and duplexes) on appropriately sized lots in low density residential areas	<input checked="" type="checkbox"/> New Initiative <input type="checkbox"/> Continued Initiative <input type="checkbox"/> Ongoing Responsibility	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> N/A	<input type="checkbox"/> Commission Initiated Project <input checked="" type="checkbox"/> Council Initiated Project <input type="checkbox"/> Report Findings (council requested) <input checked="" type="checkbox"/> Formal Recommendation (council requested)
Q2 2022 – Q1 2025	Increase densities and housing options on high frequency transit routes and near rail stations	<input checked="" type="checkbox"/> New Initiative <input type="checkbox"/> Continued Initiative <input type="checkbox"/> Ongoing Responsibility	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> N/A	<input type="checkbox"/> Commission Initiated Project <input checked="" type="checkbox"/> Council Initiated Project <input type="checkbox"/> Report Findings (council requested) <input checked="" type="checkbox"/> Formal Recommendation (council requested)
Q4 2022 – Q1 2023	Review temporary use regulations	<input checked="" type="checkbox"/> New Initiative <input type="checkbox"/> Continued Initiative <input type="checkbox"/> Ongoing Responsibility	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Commission Initiated Project <input type="checkbox"/> Council Initiated Project <input type="checkbox"/> Report Findings (council requested) <input checked="" type="checkbox"/> Formal Recommendation (council requested)

<p>Q2 2025 - Q2 2026</p>	<p>Transit oriented development zoning regulations (Arrive + Thrive implementation)</p>	<p><input checked="" type="checkbox"/> New Initiative <input type="checkbox"/> Continued Initiative <input type="checkbox"/> Ongoing Responsibility</p>	<p><input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> N/A</p>	<p><input type="checkbox"/> Commission Initiated Project <input checked="" type="checkbox"/> Council Initiated Project <input type="checkbox"/> Report Findings (council requested) <input checked="" type="checkbox"/> Formal Recommendation (council requested)</p>
<p>Q2-Q3 2024</p>	<p>Hold a planning commission meeting at an off-site location to foster community relationships.</p>	<p><input checked="" type="checkbox"/> New Initiative <input type="checkbox"/> Continued Initiative <input checked="" type="checkbox"/> Ongoing Responsibility</p>	<p><input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> N/A</p>	<p><input checked="" type="checkbox"/> Commission Initiated Project <input type="checkbox"/> Council Initiated Project <input type="checkbox"/> Report Findings (council requested) <input type="checkbox"/> Formal Recommendation (council requested)</p>
<p>Q3 - Q4 2020 24</p>	<p>Racial equity and inclusion training. Possibly joint training with other boards and commissions like ESC and police advisory commission. Alternatively, staff will share information or resources regarding the latest city policies and activities that intersect with the planning commission's work plan.</p>	<p><input checked="" type="checkbox"/> New Initiative <input type="checkbox"/> Continued Initiative <input type="checkbox"/> Ongoing Responsibility</p>	<p><input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> N/A</p>	<p><input type="checkbox"/> Commission Initiated Project <input type="checkbox"/> Council Initiated Project <input type="checkbox"/> Report Findings (council requested) <input checked="" type="checkbox"/> Formal Recommendation (council requested)</p>

Parking Lot

Items that are being considered by the board/commission but not proposed in the annual work plan. Council approval is needed if the board/commission decides they would like to move forward with an initiative.

Initiative	Comments:
Water conservation and water recycling	Explore ways to encourage reduced water use, capture and reuse of storm water, and protect ground water resources.
Housing analysis	Explore setting policy targets for different housing types in the city based on present inventory and unmet demand, and promote homeownership opportunities as well as inclusionary housing goals.
Transitional industrial zoning district	This item was identified in the comprehensive plan. Several amendments have been made to the existing industrial districts that reflect elements of this idea through applicant-driven requests in the past two years. For this reason, it is a lower priority.

City of St. Louis Park Strategic Priorities

1. St. Louis Park is committed to being a leader in racial equity and inclusion in order to create a more just and inclusive community for all.
2. St. Louis Park is committed to continue to lead in environmental stewardship.
3. St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.
4. St. Louis Park is committed to providing a variety of options for people to make their way around the city comfortably, safely and reliably.
5. St. Louis Park is committed to creating opportunities to build social capital through community engagement.

Purpose: definitions

Commission Initiated Project <ul style="list-style-type: none">• Project initiated by the board or commission
Council Initiated Project <ul style="list-style-type: none">• Project tasked to a board or commission by the city council
Report Findings <ul style="list-style-type: none">• Initiated by the city council• Board and commission will study a specific issue or topic and report its findings or comments to the city council in writing• No direct action is taken by the board/commission
Formal Recommendation <ul style="list-style-type: none">• Initiated by the city council• Board and commission will study a specific issue or topic and makes a formal recommendation to the city council on what action to take• A recommendation requires a majority of the commissioners' support

Work plans may be modified, to add or delete items, in one of three ways:

- Work plans can be modified by mutual agreement during a joint work session.
- If immediate approval is important, the board or commission can work with their staff liaison to present a modified work plan for city council approval at a council meeting.
- The city council can direct a change to the work plan at their discretion.

2023-2024 accomplishments

Key duties:

- Review development projects, planning studies and zoning amendments.
- Hold public hearings and make recommendations to the city council.

Activities:

- Zoning code changes!
 - A zoning code audit in identified that over 95% residential districts is zoned for single-family housing, which is one of the barriers to more housing options.
 - We propose new neighborhood zoning districts wherein it will be legal to build up to a three-unit dwelling in all residential areas of the city, along with other low-rise housing types along transit corridors as aligned with the comprehensive plan. We are also simplifying the code to be more user-friendly.
 - 400+ people have shared 200+ comments through a variety of online and in-person engagement opportunities. We also have 1300+ people signed up for zoning code updates via email, indicating a high turnout of engaged residents.
- Planning commission reviewed 10 applications in 2023 and 20 in 2024. These included several school district building projects, mixed-use and apartment developments, and ordinances related to floodplain, breweries temporary uses and tree preservation.
- Board of zoning appeals reviewed a variance request and an appeal of a zoning administrator determination.

2023-2024 work plan

Zoning code changes: Hold the public hearing for the comprehensive rezoning and associated comprehensive plan amendments for the new neighborhood zoning districts. Next planning commission will review the commercial zoning districts and performance standards.

Long range planning activities. Review and provide input on the updates to light rail transit station area plans (Arrive + Thrive).

Review development applications: Highlights include Zelia on Seven, Achromatic 6013, Central Community Center, Aquila School, Groves Academy and Wells Roadside.

Racial equity and inclusion:

- Identify strategies to broaden participation and reduce barriers to public participation. Review notification methods, online opportunities to submit input, and consider when providing translation services, transportation or childcare may be warranted.
- Participate in racial equity training, if offered.
- Hold a planning commission study session at an off-site location to foster community relationships.

Opportunities for collaboration:

Include other bodies (e.g., environment and sustainability and police advisory commissions) when conducting commissioner training.

5-Year PHA Plan 2025 – 2029

The Housing Authority is required to submit a 5-year PHA plan to HUD. The following is the mission, goals and objectives and progress report from the 5-year PHA Plan approved by the Housing Authority Board 10/9/2024 and submitted to the U.S. Department of Housing and Urban Development.

Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.

The Housing Authority develops, integrates, and operates housing and housing assistance policies and programs to ensure the availability of safe, affordable and desirable housing options that meet the diverse, lifecycle housing needs of all the residents of St. Louis Park

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

Goal 1: Maintain or increase the availability of decent, safe and affordable housing in St. Louis Park. Objectives:

- Maximize utilization of Housing Choice Voucher program funds and vouchers
- Continue to provide 159 public housing units within St. Louis Park
- Maintain high performer status for both the HCV and Public Housing programs
- Continue to apply for new funding, program opportunities and vouchers as they become available
- Administer the locally funded Kids in the Park rental assistance program
- Administer the Stable HOME rental assistance program for suburban Hennepin County
- Begin administering the Bring it Home Minnesota state rental assistance program expected in 2025
- Build strong relationships with landlords and property managers to encourage participation in rental assistance programs and share information with their tenants the programs

Goal 2: Promote self-sufficiency and stabilize families. Objectives:

- Administer a Family Self-Sufficiency Program
- Administer the ROSS program at Hamilton House
- Inform program participants of city and state homeownership programs

Goal 3: Administration of programs that support and/or promote a well-maintained housing stock using the city's housing rehab programs and homeownership programs.

Goal 4: Provide input on strategies to promote the creation and preservation of affordable rental and homeownership options for low- and moderate-income households in St. Louis Park.

This information is important! If you do not understand the information have someone translate it for you, or call the Housing Authority (HA) at 952.924.2579 to arrange for language assistance. Contact the HA if you or anyone in your family is a person with disabilities and you require a specific accommodation to fully utilize our programs and services.

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Oversee the administration of the Housing Authority's core federally funded rental assistance programs including review and approval of program policies, ensuring sound fiscal policies and funding administration, approving the submission of competitive grant applications to secure new and renewal funding and review and approval of the 5-year capital improvement plan for the Public Housing properties.

- i. Oversaw the fiscal and administrative integrity of HUD's federally funded rental assistance programs ensuring maximize utilization and administration at a level to maintain HUD's High Performer Standard in both the Public Housing and Housing Choice Voucher programs.
- ii. Continued to support staff's submission of competitive grants applications for HUD renewal funds to ensure continuation of the Family Self-Sufficiency Program and the Resident Service Coordinator at Hamilton House and the award of new vouchers. The St. Louis Park HA has historically been a "qualified PHA" because we had a combined unit total of 550 or less public housing units and housing choice vouchers. In 2024 the HA became a qualified agency because we exceed the 550 combined unit count because of the additional vouchers the HA now administers. In the past 5 years the HA has added 83 new vouchers from 323 to 406 vouchers in 2024. The following is the breakdown of new vouchers since the last 5 year plan: 12 FUP, 24 FYI, 5 fair share, 17 mainstream, 25 VASH.
- iii. Held the annual HA agency plan public hearing, received and reviewed comments from the tenant advisory committee, reviewed and approved the HA's capital improvement plans for the public housing properties owned and managed by the HA.
- iv. Continued to support HA partnerships to create and administer rental assistance opportunities with Hennepin County, Wayside, Vail Place, STEP and the SLP School District to continue to seek future opportunities to partnering

Oversee the administration of programs that support/promote a well-maintained housing stock using the city's housing rehab programs.

- i. The board reviews and provides input to staff on the proposed annual allocation of the CDBG funds, proposed modifications to existing housing programs and reviews approves initial and renewal of contracts related to the administration of various housing programs.

Explore/support/provide input on strategies to promote the creation and preservation of affordable rental and homeownership options for low-and-moderate-income households in the community including both new construction and preservation of existing naturally occurring affordable housing.

- i. The board reviews the annual housing activity report and provides input to staff on new and existing housing initiatives and programs that create and preserve affordable housing.

This information is important! If you do not understand the information have someone translate it for you, or call the Housing Authority (HA) at 952.924.2579 to arrange for language assistance. Contact the HA if you or anyone in your family is a person with disabilities and you require a specific accommodation to fully utilize our programs and services.

Planning Commission/BOZA Purpose

- **The Planning Commission** is responsible for reviewing and making recommendations on land use, site plans, conditional use permits, variances and land subdivisions. The commission is also responsible for playing a key role in
- **The Board of Zoning Appeals** is responsible for hearing and deciding appeals related to zoning decisions made by the Zoning Administrator. This includes granting variances, reviewing orders, requirements, permits, decisions or refusals made under the zoning code. The board also ensures that zoning regulations are applied fairly and consistently.

Housing Authority Purpose

- **The Housing Authority** has vested powers, duties and obligations to the authority for the purpose of managing, planning and implementing the city's low- and moderate-income housing programs. The body is additionally responsible for: planning and implementing new housing programs for low- and moderate-income groups, and accepting projects delegated by the EDA. They can also levy special benefit taxes to support these housing projects, with city council approval.

Fire Civil Service Purpose

- **The Fire Civil Service Commission** has the authority to oversee the employment, promotion, discharge, and suspension of all offices and employees within a city's fire department. This includes roles such as the chief, assistant chief, inspectors and clerks involved in the fire prevention and protection.