Plenary 1: Integration as Planning Practice

Tim Gladhill, City of Ramsey
Tina Goodroad, City of Dayton
Lucy Thompson, City of St. Paul
INTEGRATED PLANNING
PLANNING UP

Tim Gladhill, City of Ramsey
December 13, 2016
Ramsey
Small Area Plan – the Model
The COR Development Plan

PlanIt

Slide Credit: Mark Riverblood, Parks/Assistant Public Works Superintendent
The COR Development Plan
The COR Development Plan
Integrating Zoning and Streetscape
# Integrated System Planning

## The COR – System Plan Dashboard

<table>
<thead>
<tr>
<th>Roads</th>
<th>Signs</th>
<th>Storm Water</th>
<th>Parks/ Trails</th>
<th>Parking Ramps</th>
<th>Comm. Center</th>
<th>Cut &amp; Fill</th>
</tr>
</thead>
<tbody>
<tr>
<td>● What public roads need to be constructed?</td>
<td>● What is the sign plan for this development?</td>
<td>● What is the regional storm water plan?</td>
<td>● What is the park/ trail plan?</td>
<td>● What is the community center/ programming plan?</td>
<td>● What preliminary/ general amount of cut/ fill is needed on City owned land?</td>
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<tr>
<td>● What will trigger construction?</td>
<td>● What will trigger construction?</td>
<td>● What will trigger construction?</td>
<td>● When/ what will trigger construction?</td>
<td>● When/ what will trigger construction?</td>
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<td>● How will City obligations be funded?</td>
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<td>● How does the community center affect The COR pro-forma?</td>
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<td>● How does the parking ramp plan affect The COR pro-forma?</td>
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### Outstanding Items

- Complete a concept plan and feasibility report for all outstanding public infrastructure. This includes water, sewer, sidewalks, landscaping, street lights, etc. This does not cover private or internal roads and utilities.
- City Council policy discussion RE position on various items (who pays for what, what triggers construction, how will City fund, etc.).
- Update and revise COR Sign Plan that was started by Landform.
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- Complete concept plan and feasibility report for all outstanding parking ramps in the COR. This work has been partially completed.
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- Have a detailed policy discussion with City Council. Do we need a community center? If yes, what kind (stand alone or partnership?). What general set of services do we want to offer. What is our general appetite from a budgeting perspective? When should a community center be constructed?
- Complete a concept plan and feasibility report for all outstanding cut/fill on City owned properties. This work has been partially completed.
- City Council policy discussion about how this may affect pricing strategy for City owned land, and how this information may affect forecasted land proceeds.

### Action Steps

- Complete a concept plan and feasibility report for all outstanding public infrastructure. This includes water, sewer, sidewalks, landscaping, street lights, etc. This does not cover private or internal roads and utilities.
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### Outcome

- Concept plans for outstanding master developer items (what are we doing/ scope of work, and about how much will it cost)
- Policy positions for outstanding master developer items (who is paying for what, when improvements will be made, how will the City fund our obligations)
- Pro-forma for development can be completed (what is the forecasted financial performance of The COR, how do these plans effect expenditures/ cash flow)
## Clarifying Roles and Responsibilities – Policy Makers

<table>
<thead>
<tr>
<th>City Council</th>
<th>Planning Commission</th>
<th>Economic Development Authority</th>
<th>Parks and Recreation Commission</th>
<th>Environmental Policy Board</th>
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<tbody>
<tr>
<td>Set Strategic Direction</td>
<td>Land Use Vision</td>
<td>Project Pro-Forma and Real Estate (System Plan Costs)</td>
<td>Parks, Recreation, Open Space, and Public Space Plan</td>
<td>Natural Resources/Resilience Plan</td>
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<tr>
<td>Final Policy Decision</td>
<td>Land Use Plan</td>
<td>Economic Development Plan</td>
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<td>Housing Plan</td>
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**PlanIt**
Clarifying Roles and Responsibilities - Staff

- COR Development Plan Team
  - Community Development Director
  - City Administrator
  - Economic Development Manager
  - City Engineer
  - City Planner
  - Parks/Assistant Public Works Superintendent
Integrating Public Engagement

Ask a question EVERYONE can answer

Ramsey Star Express Ridership Continues to Grow

Since service started on January 22, ridership has continued to grow as commuters in the area discover this new express service to downtown Minneapolis.

There is still capacity for additional ridership on the Ramsey Star Express. No other service will get you downtown as quickly and as comfortably as the Ramsey Star Express. If you would like more information on the Ramsey Star Express visit www.commutercoach.org or call 1-888-528-8880. The Ramsey Star Express is Route 856.

WHAT DO YOU WANT IN OUR BACKYARD?

All Ramsey Residents are invited to collaboratively plan how we will go into the future together. This is the last step in the Ramsey3 Community Planning initiative – see www.Ramsey3.org for more information.

WHAT: The VISION for Ramsey’s next Comprehensive plan. The Comprehensive Plan by law governs all land use decisions.

WHEN: Friday, May 4, Reception 5:30, Event 7:00 – 10:00 pm
Saturday May 5, 10:00 am – 3:30 pm (lunch provided)

WHERE: Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303 - Alexander Ramsey Room

HOW: Based on the current comp plan principles and what we think is best about Ramsey, we will have an open community conversation where you will be able to raise your own most important issues and concerns, discuss them directly with your neighbors, and document the results in a way the City Council can hear, embrace, and implement in the next Plan.

What would people like to see continue? What do we believe the principles mean? What guidelines can we put in place to insure the next comp plan meets these principles?
Integrating Public Engagement
Integrating Market Realities

COR Development Plan Market Panel

by City of Ramsey Community Development Department

DESCRIPTION
The COR Development Plan
What do we want for future improvements in our COR Development?
Please join us for a moderated panel discussion with market experts to discuss market conditions for future development within The COR. The Planning Commission and City Council have been working on clarifying the vision for future development, infrastructure, and public spaces within The COR. As you may recall, the City recently invited Boards and Commissions to participate in an online survey about the future plans for The COR. A key component of clarification moving forward will be the expansion of the role of public participation.

DATE AND TIME
Thu, October 27, 2016
6:00 PM – 8:00 PM CDT
Add to Calendar

LOCATION
Ramsey
Ramsey, MN 55303
View Map

Bruce Anderson
Planning Commission

The COR Market Panel

Market Panel Event
October 27, 2016
Doesn’t this process take a lot of time and money?
Have a Plan to get to the Finish Line
Successful Implementation
Ramsey 2040 Comprehensive Plan Update
2. VISION, VALUES AND GOALS

In 2006, Ramsey community members formed Ramsey3, a grassroots organization dedicated to imagining the future of Ramsey. Through a series of community meetings, the Ramsey3 process culminated in a Vision and Values statement with a Checklist for future decision making summarized in the Introduction chapter. A set of Goals and Strategies, based on comments from the numerous community meetings, was compiled by consultants and City staff. The Goals and Strategies for each chapter of this plan are also repeated within those chapters. The Goals and Strategies were compiled before the final completion of the V of the City that would inform the Vision and Values.

A. THE VISION:
1) Without compromising private property rights.
2) Ramsey will evolve through citizen driven, self-balanced and connectivity between its unique urban

B. THE VALUES:
1) Encourage walkability through pedestrian friendly
2) Maintain landowner rights.
3) Employ careful foresight in city planning that is peer-reviewed science and comprehensive data.
4) Involve all citizens in decisions that impact them.
5) Embrace a people-centered, long-term perspective on community interactions and with flexibility.
6) Preserve unique natural resources for the community
7) Attract and sustain businesses that should serve the
Ramsey 2040 Public Engagement

• Workshops
• Major City-Sponsored Events
  • Spring Expo, Fall Happy Days
• Weekly Summer Event Series
• Social Media
• Public Hearing
## Ramsey 2040 Comprehensive Plan

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<td><strong>Task Two: Introduction and Demographics (PII)</strong></td>
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<td><strong>Task Five: Transportation (TREE)</strong></td>
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### Comprehensive Plan

<table>
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<tr>
<th>Task</th>
<th>Start Date</th>
<th>End Date</th>
<th>Completion Status</th>
<th>Notes</th>
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<td>2025</td>
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<td>2026</td>
<td>In Progress</td>
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<tr>
<td>1.3</td>
<td>2025</td>
<td>2027</td>
<td>Partially Complete</td>
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<tr>
<td>1.4</td>
<td>2026</td>
<td>2028</td>
<td>In Progress</td>
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<tr>
<td>1.5</td>
<td>2027</td>
<td>2029</td>
<td>Complete</td>
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**Slide Credit:** WSB Associates
Integrating Planning and Health

- Grant Awarded to Chapter for 2017
- Building Capacity
- Resource Library
- Tools for Comprehensive Planning
- [www.planningmn.org/Planners4Health](http://www.planningmn.org/Planners4Health)
Lessons Learned

- Have a plan to get to the finish line.
- Design an inclusive process.
- Invest in your team.
- Coordinate regularly and often.
- Understand the issue before you design the solution.
PlanIt Conference
Tina Goodroad, AICP; Planning and Development Director/Interim City Administrator
City of Dayton

- Dayton is located in the NW corner of Hennepin County
- Small area of the Historic Village is located in Wright County
- 2015 population estimate of 5,095 with estimated 1,751 households
- Home to the Elm Creek Park Reserve which encompasses approximately 3,200 acres in Dayton.
  - Impact on development pattern
- Dayton is still largely rural/developing community surrounded by more fully developing cities of Maple Grove, Champlin, Rogers and Anoka and Ramsey north of the Mississippi River.
City of Dayton

- Dayton is classified as an Emerging Suburban Edge community for the 2040 Comprehensive Plan update.
- Dayton definitely is emerging as a suburban community with seven new single family residential developments (over past 3 years) and is on pace for 110 SF new permits in 2016.
Emerging Suburban

- Dayton remains largely undeveloped with the predominant zoning still as Agriculture.
- Developing from three corners:
  - The NW corner is the Historic Village, includes small lot single family (moderate density) and very limited retail. The village is all on City Sewer extended from Otsego.
  - SW Dayton is largely industrial with an existing manufactured home park (sewered).
  - The City extended services to neighborhoods in NE (predominately larger lots) with failing septic’s in beginning in 2007.
    - Leaned heavily on new growth in residential to help off-set costs.
  - Assessments and connections alone are not enough to deal with the outstanding debt.
  - South Dayton development is currently dependent on purchase of water from Maple Grove.
Leading with Land Use

- Land use is key in guiding growth and intensity of development
- Recent land use amendment in 2014 created increased industrial area in SW Dayton and altered location of housing
  - Future Interchange demand
  - Respond to development demands for warehouse and distribution facilities
  - Greatest opportunity for employment growth
- Increased residential density’s closer to transportation corridors
- Maintain Low Density as largest land use (still dense to many)
- Balance of development and maintaining the “rural feel”
Leading with Land Use
Plan for Residential Growth

- Majority of residential guided land is Low Density - 2 to 4 units/acre
- Maintain AG zoning as holding zone until development-rezone consistent with land use
- Seven active residential developments in northeast and south
- All new developments are SF - "small" lots has been key - use of PUD’s to support
- School districts
- Access to regional transportation infrastructure
- Proximity and access to Elm Creek Park
Plan for Residential Growth

- Land use designation for Mixed Use - created area for higher density housing in northeast Dayton
  - Response for more density during 2014 update
- Mixed Use Zoning - residential at 8 units/acre and greater - permitted use
  - Over two stories - CUP
  - Not without neighborhood resistance
Balsam Lane Apartment Building

- 49 unit workforce housing apartment building
- Underground parking
- Outdoor amenities
  - Playground
  - Extensive landscaping
  - Revisions to design for more residential vs urban feel
Looking Forward... 2040 Comp Plan Update

- Build off input from Mn Design Team Visit
- Big Questions- large lots, staging of growth, interchange land use and future river bridge
- Land Use and Transportation- plan for interchange and supporting roadway
  - Highest and best land use
- Balance of rural and developing
- Integrate parks, trails with transportation and land use
- Education
- Partnerships- City's, Three Rivers, National Park Service, neighboring communities
• A vision or “blueprint” for guiding future development through 2040
• Focus on the built environment of land, streets, buildings, and the infrastructure that supports them
• Recognizes Saint Paul’s history and talks about emerging trends
• Foundation for responding to trends and guiding change anticipated in the coming years
• Strategies of the Plan reflect a concern for the social and economic well-being of those who live and work in Saint Paul

CHAPTERS OF THE PLAN

• Land Use

• Transportation

• Parks and Recreation

• Housing

• Historic Preservation

• Water Resources
MAJOR TRENDS AFFECTING HOW WE PLAN

• Rising energy costs and climate change
• Aging housing stock and infrastructure
• Constrained financial resources to pay for City services
• Changing demographics
  - More diverse population
  - Aging population
  - Education and income gaps
CHALLENGES & OPPORTUNITIES FOR THE FUTURE

• **Equity** – reducing racial disparities in jobs, income, home ownership

• **Growth & density** – infill development, resistance to density in fully-developed neighborhoods

• **Economic development** – increased focus on creating jobs

• **Large redevelopment sites** – Ford, Snelling-Midway, West Side Flats

• **Climate change** – resiliency and reducing carbon footprint

• **Designing a city for all ages** – especially aging baby boomers

• **Fostering the next generation** – future labor force

• **New technologies** – impact on development patterns
PLANNING PROCESS

• Planning Commission Comprehensive Planning Committee—Steering Committee—providing oversight and coordination

• City staff working group for each chapter led by a planner
  - Land Use – Anton Jerve
  - Transportation – Bill Dermody
  - Parks and Open Space – Mike Richardson
  - Housing – Jamie Radel
  - Water Resources – Josh Williams
  - Historic Preservation – Amy Spong

• Issues embedded throughout – sustainability, public art, economic development, equity, aging, access to food, community health
PLANNING PROCESS

COMPREHENSIVE PLAN 2040 PROCESS

OVERSIGHT
Saint Paul Planning Commission

Saint Paul City Council
Metropolitan Council

PROCESS

INPUT
Public Meetings Focus Groups Working Groups Open Houses Planning Commission City Council

FINAL ADOPTION

MILESTONES
Kickoff Meetings Issue ID Complete Final Draft Released for Public Review Review Adoption & Submittal to Met Council
COMMUNITY ENGAGEMENT TO-DATE

• 1700 people
• 40+ events – e.g. kick-off meetings, district council board meetings, interest groups, pop-up meetings, Safe Summer Nights, Frogtown Farms grand opening
• Focus groups re: embedded issues (aging in community, access to food, community health)
• Good representation across the city
• Age, race diversity reflective of city-wide demographics
• Councilmember briefings
• Comprehensive Planning Committee
WHAT WE HEARD
Themes and Priorities

• Livability and equity – regional themes
• Parks and open space – cherished places
• Sense of community – social connections, diversity, neighborhood character
• Public safety – strategic investment, thoughtful design
• Road safety for non-vehicles – pedestrians and bikes
• Invest in people – from job training to programming at rec centers
• Jobs – more and better
• Quality affordable housing – preservation of existing and new
• Saint Paul is full of opportunity sites – Ford, riverfront, Green Line, Snelling Midway
INTEGRATIVE THINKING

• No chapter stands on its own.
• Must have internal consistency between chapters – e.g. Land Use and Transportation.
• Planning Commission Comprehensive Planning Committee is tasked with ensuring consistency.
• Embedded issues are a running thread through all chapters – e.g. racial equity, community health, aging in community, sustainability.
• We’ve held focus groups with chapter leads and experts/advocates on these issues.
KEEP IN TOUCH AND HAVE YOUR SAY!
*Visit the project website and sign up for updates*

stpaul.gov/SaintPaul4All
- Learn about Plan activities
- Sign up for e-mail updates

stpaul.gov/OpenSaintPaul
- Tell us what you think
Questions?

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