

## Snelling/ Lexington TOD Planning Study Timeline

- **Opportunity Grant Application to Met Council Livable Communities Demonstration Account**

The stated goals for this study are “New major transit oriented development along University Avenue, including housing.” “In order to achieve successful Transit Oriented Development along University Avenue that supports existing and future transit systems, proactive redevelopment planning is essential. Failure to be proactive will allow the ongoing, low density redevelopment to continue”. “Analyze land use and zoning requirements for achieving highest and best use.”

- **March 19, 2002 - RFP for Planning Consultants**

“Analysis of land use and zoning requirements for achieving highest and best use.”

- **October 21, 2002 - Consultant makes Community Design Presentation**
- **January 30, 2003 - UNITED Memo to City and Task Force with Recommendations**

“Clarify issues of potential re-zoning...”. “Expand study area. Add retail cluster on south side of University from Pascal to Syndicate, picking up Midway Marketplace and Target blocks”.

- **February 3, 2003 - Memo from PED Planner Joel Spoonheim**

“We expect that some of the impacted property owners will oppose the proposal (UNITED’s call for an overlay and zoning) at this time because *they believe that not all their current potential development opportunities will meet TOD guidelines.*” (Italics added).

- **April 14, 2003 - Draft Development Framework Released**
- **June 16, 2003 - UNITED Comments on Draft TOD Report**

“The plan does not include any recommendations for zoning changes, and yet recommends new land uses that are inconsistent with current zoning. Most planning studies typically make recommendations for zoning changes. We urge that zoning be reconciled with land use. The new TN Zoning category, which should be approved this summer, could be considered for the study areas.”

“The section on the Snelling/ Midway retail shopping centers recommends exploring the feasibility of strengthening the regional retail cluster. The underperformance of the

Midway retail centers from Snelling to Syndicate results in a lower property valuation and a reduction of tax revenues, causing the residential sector to shoulder an increasingly larger share of the property tax. We urge that PED seriously consider the 9 recommendations made in our report, *“Midway: A Vision for an Urban Center”*, dated February 21, 2003. We request that the City invite the three property owners and the community into a conversation about ways to upgrade the centers.”

“Initiate a comprehensive transportation study for the Snelling/ University/ I-94 node to determine congestion impacts of various development scenarios, and to explore possible mitigation scenarios.”

“Clarify specific responsibilities for promoting and implementing TOD development.”

- **July 25, 2003- Planning Commission Approves Snelling/ Lex TOD Plan**
- **December 30, 2003 - CVS Drug Store (Snelling and University) Charrette organized By University UNITED**
- **February 25, 2004 - City Council Approves Snelling/ Lex TOD Plan Addendum to Comp Plan**
- **May 5, 2004 - City Council Approves CVS Project**
- **February 25, 2005 Resolution of St. Paul City Council**

“Whereas, the Department of Planning and Economic Development undertook a planning study in 2002 and 2003 of the Lexington Parkway and Snelling Avenue intersections on University Avenue with funding from a Metropolitan Council Livable Communities Grant, and,

“Whereas the result of the broad-based community planning process was the University Avenue Transit Oriented Development Framework, recommending transit-oriented development at these key transit nodes, and

“Whereas a summary of this report was approved by the Saint Paul Planning Commission on July 25, 2003, and by the St. Paul City Council on February 25, 2004, and incorporated into the City’s Comprehensive Plan, and,

“... Whereas current zoning for University Avenue would preclude the type of development envisioned in the TOD Framework, and

“Whereas, the City zoning code and state law require that zoning be in conformance with the city’s Comprehensive Plan, therefore be it

“Resolved that the City of Saint Paul and the Department of Planning and Economic Development will initiate a planning process under the guidance of the Planning Commission as required by Chapter 107 of the Administrative Code to harmonize the zoning in the study area of the TOD Framework to insure conformance between the City Comprehensive Plan and the Saint Paul Zoning Code...”.

## **Recent Efforts to Promote an Interim Transit Overlay District**

**July 17, 2006**

University UNITED proposes that an Interim Transit Overlay District be created for University Avenue to protect the planning process of the Central Corridor Task Force, and starts a community outreach process. Six District Councils along University Avenue support proposal, as well as Transit for Livable Communities and the Central Corridor Community Coalition.

**November 9, 2006**

A presentation of the proposed Interim Overlay District was made before the Central Corridor Task Force. It was opposed by City officials and the Midway Chamber of Commerce. The Task Force decided to not recommend the Overlay District.

**November, 2006**

The Minneapolis Planning Department creates a draft Overlay District for the Central Corridor project and embarks on a community outreach effort.