

## **STEERING COMMITTEE MEETING #3**

Land Use and Housing

5.23.2016



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

**5:40 p.m.** Draft Land Use and Housing Goals

**6:00 p.m.** Draft Land Use and Housing Policies

**6:20 p.m.** Draft Land Use Map (Discussion Areas)

**7:00 p.m.** Adjourn

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## PUBLIC PARTICIPATION PLAN

5.16.2016



### 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.
  
  - 2<sup>nd</sup> Steering Committee Meeting: April 25<sup>th</sup> at 5:30 p.m. – Land Use and Housing Themes
  - Council Worksession Update – May 2nd
  - 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 10<sup>th</sup>
- Keys Club
- Chat and Chowder Landings
- St. Anthony Chamber Speed Networking

## **PHASE II: LAND USE RELATED TOPICS**

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

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

Council Update: June 14<sup>th</sup> 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 (8 to 12)

## **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 6<sup>th</sup> daytime

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

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

## **PHASE V: DRAFT PLAN**

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

Community Engagement Event: Wine Tasting: November 19<sup>th</sup> 2 to 5 p.m.

Community Meeting: Draft Plan: November 19<sup>th</sup> 6 to 8 p.m.

9<sup>th</sup> 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

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## ECFE CLASS COMMUNITY ENGAGEMENT

5.2016



### Summary Notes

In total, we engaged with 10 individuals connected with ECFE classes in three different rental apartments in St. Anthony. All were immigrants with English as their second language (half from India, one quarter from Africa, and one quarter from Japan). Four folks did not drive, only walked and took the bus. It was important to reach out to them because they are a demographic unlikely to attend community meetings.

#### Overarching Themes:

- 1) Peaceful and quiet
- 2) Connectivity is important
- 3) Education, schools and English is critical
- 4) The community is great for children

#### What do you love about St. Anthony?

- Overwhelmingly, people said the city is quiet and peaceful, and a very nice place to live. All really love the area.
- The schools were another major attraction. The schools are great (Wilshire Park).
- A majority of the folks in this focus group said they liked that so much was nearby (shopping, parks, and schools) and that the community was accessible.

Other comments included:

- Know other people from my country here
- Very welcoming, no discrimination
- Small town feel
- Lots of young kids

#### Where do you go? How do you get there?

- Most people visited Silverwood Park, the school, Cub, and the Community Center
- People walked and took the bus to work and shopping, to Silver Lake Village and the Quarry
- People took their cars to the library (downtown)

#### Things to Change/Improve Upon

- More affordable housing. Rents are going up. Stabilizing them is needed.
- More programming for adults
- Focus on the water issue

- Neighbors need other neighbors. We need to be able to rely on each other.
- Need better options for English classes, especially in the schools. No summer school at St. Anthony.



## ECFE PAC COMMUNITY ENGAGEMENT

5.2016



### Summary Notes

We engaged with 8 individuals in St. Anthony from the Parent Advisory Council. These folks all have young children and live in St. Anthony.

#### Overarching Themes:

- 1) **There is a strong sense of community and identity in St. Anthony**
- 2) **Connectivity and walkability are important, especially to parks and community center**

#### What do you love about St. Anthony?

- Safe and quiet
- Great schools
- Traffic is not bad
- Great sense of community
- Close to everything
- Its own little community
- Serves a variety of demographics (age and income)
- Awareness of our identity

#### Where do you go? How do you get there?

- Walk to park and community center
- Silverwood Park (bike and car)
- Village pub (car)
- Quarry/Super Target (car)

#### Things to Change/Improve Upon

- Sidewalks, trails, especially to parks and community center (Silver Lake Road is hard to cross)
- 29<sup>th</sup> Street and Silver Lake Road intersection (queuing and dangerous)
- Parking at Silver Pt Park is a little tricky
- Intersection at Quarry
- More bike infrastructure

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## COMMUNITY ENGAGEMENT WITH SENIORS (LONG-TIME RESIDENTS)

5.2016



### Summary Notes

#### Overarching Themes:

- 1) St. Anthony is a wonderful place to age. Opportunities exist to stay here in their family home or stay in the community in a different type of housing.
- 2) The diversity of age is great for the community.
- 3) Connectivity and good access to community amenities are important.
- 4) Overall, things are better here than ever.

#### What do you love about St. Anthony?

- Small town feel
- Sidewalks and streetlights, where they have been added (Highcrest)
- Great schools and parks (Parks have gotten better over the years)
- Close to downtown
- Can walk a lot of places

#### Things to Change/Improve Upon

- Kenzie Terrace – unsafe and not comfortable to cross (although crosswalk has improved the situation). Traffic goes really fast.
- Reuse/redevelopment of Walmart is needed
- They do not want to see commercial in the re-development of the trailer park
- Community Center building could use a remodel/refresh
- A bigger library would be nice.
- More lower cost, affordable housing.
- We need both long time residents to stay in their homes and options if they are ready to move. The diversity of ages is a good thing.
- It's great to have programs for seniors and kids.

#### Observations

- The community is turning over – lots of young families and kids
- Majority of the seniors that live in Autumn Woods are from SAV.
- The housing market for single family is hot right now.



## STEERING COMMITTEE MEETING #3

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### CHAPTER ONE: INTRODUCTION

Saint Anthony Village has a history of sound decision-making rooted in annual strategic planning. A necessity to the effective implementation of any Comprehensive Plan, a strategic plan provides the critical adjustments needed for successful realization of the long-term Goals and Policies. Therefore, this document will restate and reflect the mission, vision, and goals of Saint Anthony's Village. Nothing in the remainder of the Comprehensive Plan should conflict with these overarching policy statements.

*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, and play*

*Goals:*

*Build and Cultivate Environmental Responsibility*

*Maintain and Enhance Infrastructure*

*Foster and Encourage Civic Engagement*

*Create and Maintain Healthy Neighborhoods*

*Communicate Transparently and Effectively*

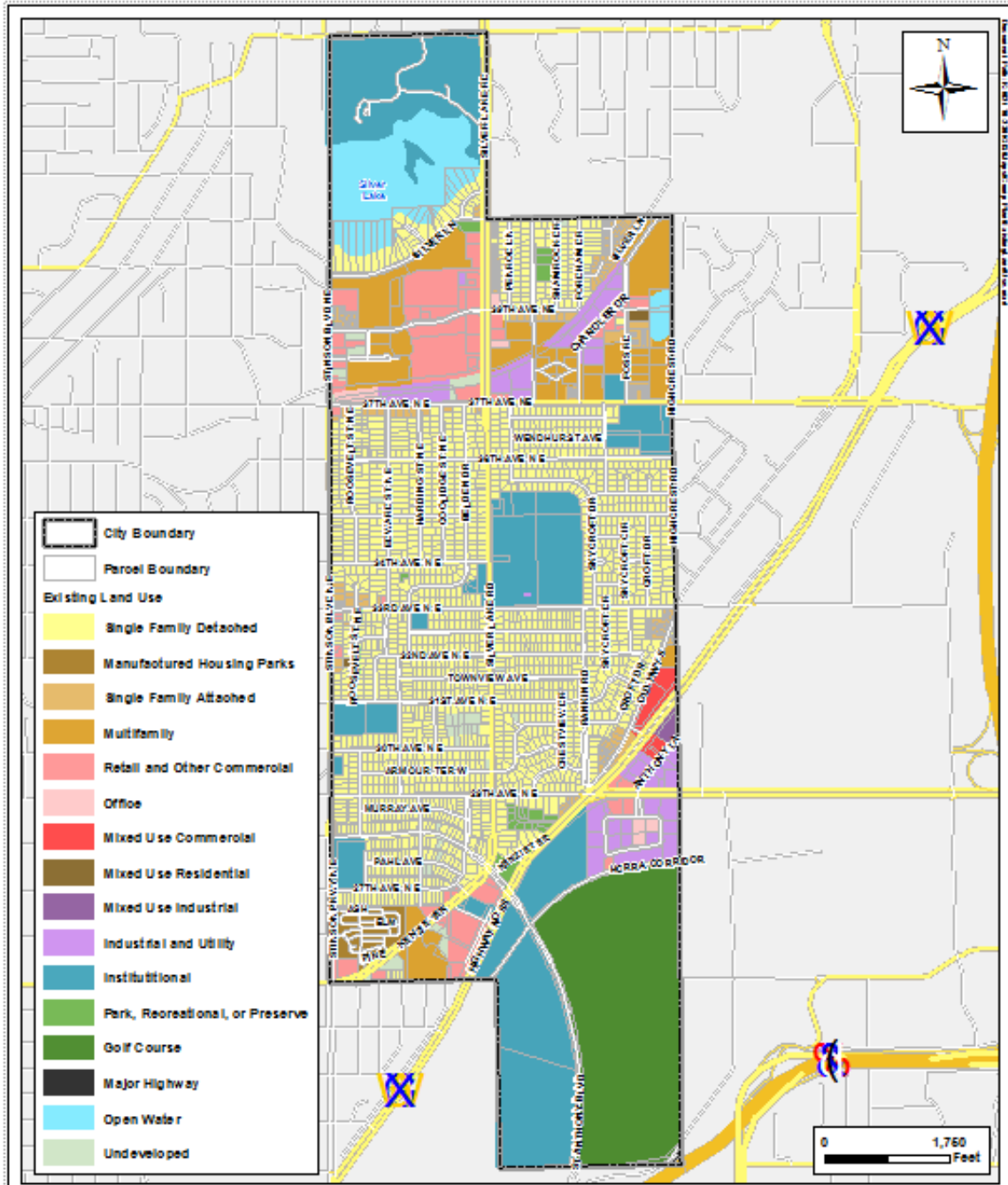
*Ensure a Safe and Secure Community*

*Increase and Maintain Fiscal Strength*

# CHAPTER TWO: LAND USE AND HOUSING

## WHAT'S HERE NOW?

### LAND USE



**St. Anthony Comprehensive Plan  
Existing Land Use Map  
St. Anthony, MN**



<b>Existing Land Use</b>		
<b>Land Use</b>	<b>Total Acres</b>	<b>Percent</b>
Golf Course	161	4%
Industrial and Utility	634	16%
Institutional	437	11%
Manufactured Housing Park	17.5	0%
Mixed Use Commercial	10.8	0%
Mixed Use Industrial	18	0%
Mixed Use Residential	2.5	0%
Single Family Attached	95	2%
Single Family Detached	2320	57%
Commercial/Office	124	3%
Industrial	63	2%
Parks	25.9	1%
Undeveloped	56	1%
Lakes/Open Water	80	2%
<b>Total</b>	<b>4045</b>	

## HOUSING

	<b>2010 Census</b>	<b>09-13 ACS Percent Affordable at:</b>		
		<b>&lt;30% AMI</b>	<b>30 to 50% AMI</b>	<b>60 to 80% AMI</b>
Total Housing Units	4,098			
Occupied Housing	3,848			
Owner Occupied	2,398	93	233	207
Renter Occupied	1,450	77	741	637
Vacant Housing Units	250			

<b>Units in Structure (ACS)</b>	
1, detached	1,855
1, attached	180
2 units	37
3 or 4 units	19
5 to 9 units	157
10 to 19 units	359
20 or more units	1,253
Mobile home	93

## WHAT HAVE WE HEARD FROM RESIDENTS?

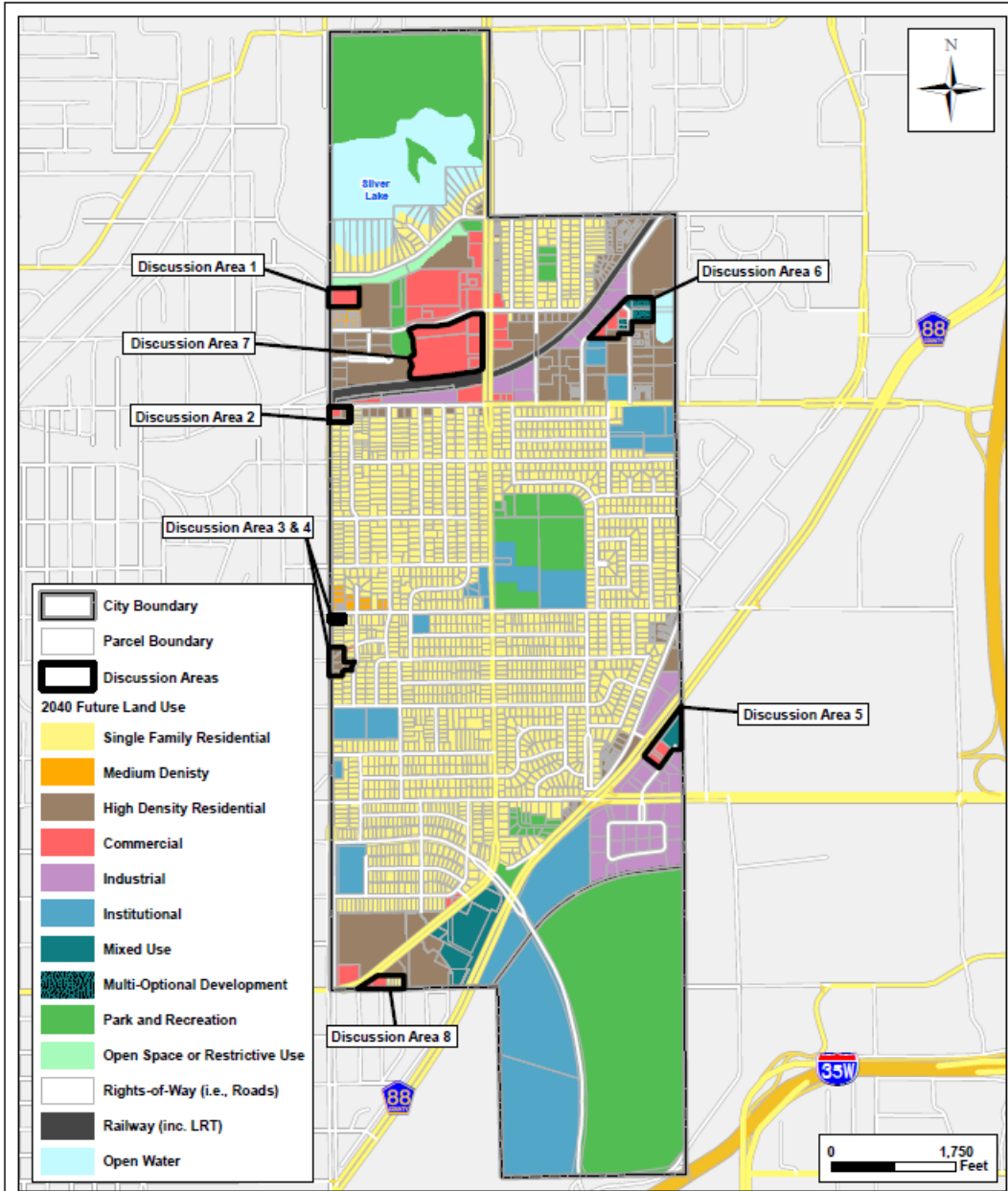
- People love St. Anthony.
- The schools are great and an attraction to people and the community is great for children
- Proximity is one of the city's biggest assets
- It's peaceful, quiet, and has a small town feel
- People want more physical connectivity through bicycle and pedestrian infrastructure
- There should be options for long-time residents to stay, as well as accommodate new people
- Housing affordability is an increasing challenge as rents and property values go up
- People support new housing options on underutilized property (including some density)
- Sustainable initiatives are important to the community
- Silver Lake Road is a main thorough-fare and is dangerous to cross

## WHAT WILL BE HERE IN THE FUTURE?

Forecast Year	Population	Households	Employment
2010	8,226	3,848	2,983
2020	8,600	4,200	3,500
2030	8,700	4,300	3,630
2040	8,800	4,400	3,700

- Met Council affordable housing allocation = 38 units.
- Increasing land values, relative to house value
- Diversification (ethnic, age, income)
- Increasing desire for physical connectivity (fewer % of young people driving)
- High market demand for rental housing (affordable and high priced)
- Higher clearance in industrial property
- Increasing demand for live/work spaces
- Downtown-adjacent demanded land uses (office and connections)





**St. Anthony Comprehensive Plan  
2040 Future Land Use Map  
St. Anthony, MN**



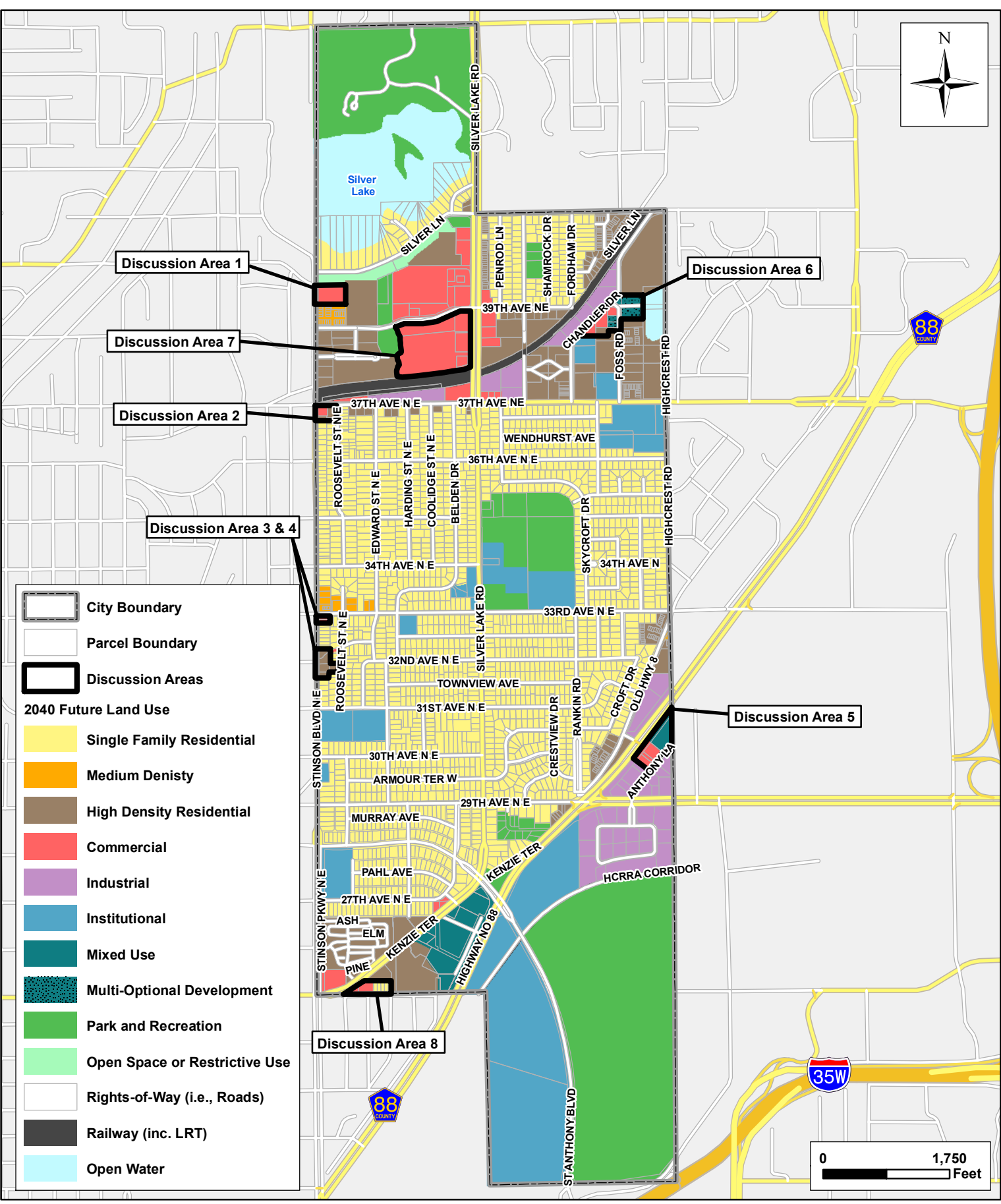
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## **DRAFT LAND USE AND HOUSING GOALS**

- Saint Anthony Village makes the best use of its land and focuses re-development on aging and underutilized commercial and industrial properties.
- Current public park and community center facilities are well maintained and enhanced to meet the demands of a diversity of residents.
- Our community is welcoming and accommodating to all ages and generations.
- Land uses are integrated, walkable, and well-connected
- The housing supply meets the spectrum of needs for all ages and income levels
- Our existing neighborhoods are well-maintained
- New development is environmentally friendly

## **DRAFT LAND USE AND HOUSING POLICIES (ACTION ITEMS)**

1. Encourage housing churn of single-family homes by continuing to plan for senior housing options at all affordability levels.
2. Conduct further study and planning on the re-development or better utilization of the current industrial park.
3. Monitor the interest in teardowns and large expansions of single-family homes and examine the zoning code to ensure opportunities for investment are maximized.
4. Coordinate with school district and community education to plan for changing programming and spatial needs at the community center.
5. Explore the potential for affordable housing development at the city-owned site on Kenzie Terrace (former bowling alley site).
6. Identify areas in the city for co-operative senior housing at medium density.
7. Utilize available financing techniques to encourage multi-family housing developments to include a component of affordable housing.
8. Plan for the re-development of underutilized commercial properties, especially those on higher volume streets and transit routes, for higher-density, multi-family and senior housing.
9. Evaluate the appropriateness for ordinances that encourage alternative housing options like accessory dwelling units and smaller apartment units.
10. Identify areas in the community for the development of new, higher end office space.
11. Utilize the Planned Unit Development re-zoning as a tool at key locations to promote market flexibility and integrated land uses.
12. Explore available grants and funding opportunities to promote the type of desired development.



**St. Anthony Comprehensive Plan  
Draft 2040 Future Land Use Map  
St. Anthony, MN**

