The scale of intervention:

- Degree of specificity
  - Is the TND district linked to a specific site? Is it linked to that site’s master plan?
  - If more broadly applicable, how will it relate to a variety of sites and master plans?

One site - specific regulations | Multiple sites - general rules

The scale of intervention:

Saint Paul Urban Village Code

<table>
<thead>
<tr>
<th>Existing Code</th>
<th>Proposed Code</th>
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<td>Office-Service</td>
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</table>
Saint Paul practice:

- Widespread and comprehensive site plan review
- Small Area Plans for neighborhoods
- City’s Design Center creates master plans and design guidelines for many redevelopment sites
- These are realized through negotiations with selected developers

Our criteria:

- The new regulations must be within the capacity of existing staff to review and enforce;
- They must cover infill development in existing developed districts as well as large-scale redevelopment;
- They must not add complexity to the current zoning ordinance, and simplify it, if possible.
The approach:

- 3 new districts combined with guidelines
- Site-specific master plans
- Incremental code reforms

TND Districts

- TND-1: A “corner store” and transitional office-residential district
- TND-2: A transit-oriented development district to intensify existing commercial nodes
- TND-3: A complete TND district for an urban context
Intervention

At what scale will we intervene to alter the code?

Model Code

What is the value of a model code?
New districts: TND-1

- Varied-density residential, office and service uses.
- A transitional zone between higher-intensity commercial districts and residential neighborhoods.
- May be used to create transitional zones between large Urban Village sites and lower-density neighborhoods.
- Guidelines for parking and building design
- Potentially replaces two districts: OS-1 and B-1
### New districts: TND-2

- General mixed-use district
- For pedestrian- and transit-oriented nodes
- For segments of pedestrian “shopping streets”
- Guidelines for parking and building design
- Will replace some (not all) existing commercial districts

### New districts: TND-3

- Intended for large redevelopment sites – new Urban Villages
- Includes the basic components of TND:
  - Mixed Residential Area
  - Mixed Use “Center”
  - Interconnected Street System
  - Open Space
- Not all of these need to be part, however, all must be present and accessible.
**TND-3**  *In an infill setting, the TND is in essence a mixed residential area. All else depends on context.*

- Pre-existing plans are referenced, “intent” but not specifics to be realized
- Minimum area of 10 acres
- Master plan may be required
  - site inventory
  - block and lot layout
  - designation as “mixed residential” or “mixed use”
  - sample building and streetscape designs
  - phasing plan

**TND-3: Mixed Residential Area**

- Net density of 8+ units/acre
- 50% attached or multifamily
- Over 50 units: must contain two or more housing types
- 20% total floor area may be office/service uses
- 90% of lots within 1/2 mile of existing or planned open space
TND-3: Mixed Use Area

- All lots within 1/2 mile of existing or proposed mixed use area
- May consist of existing neighborhood commercial node
- Mixed use area must include public open space and min 2 use categories:
  - commercial, office, service uses
  - residential (MF, attached, live-work)
  - civic or institutional
- Minimum Floor Area Ratio of 1.0

TND-3: “Edge” or Transition Area

- May be required depending on adjacent conditions
- Densities and land uses will respond to those conditions
- Another alternative: establish a separate (residential) zoning district
**TND-3: Open Space Requirements**

- Minimum of 20% of gross acreage (may include undevelopable areas)
- Minimum of 25% of open space dedicated for public use
- Existing open space may satisfy requirement (fee-in-lieu)
- May consist of squares, neighborhood parks, greenways, etc.

**TND-3: Street Design**

- Will not prescribe specific street standards (generally part of Master Plan)
- Typical street types:
  - primary neighborhood street
  - secondary neighborhood street
  - park street
  - alley
- Connectivity
- Parking, sidewalks generally on both sides
- Planting strip, street trees, pedestrian lighting
Design Guidelines

- Will supplement the Zoning Code
- Will apply primarily to TND districts
- Key guidelines to be integrated into site plan review process for all (or most) districts.
- Primarily regulate “built form” rather than land use.

Guideline Topics: Built Form

- Setbacks and build-to lines
- Building Form – base, middle and top
- Massing and scale
- Entries
- Vertical and horizontal rhythm
- Openings – doors and windows
- Public to private transition
- Landscaping
- Details
Other Code Reforms

- Revise Subdivision Ordinance - remove impediments and inconsistencies
- Eliminate the PUD
- Eliminate other redundant districts (i.e., River Corridor districts)
- Streamline lists of permitted uses
- Group special use standards together