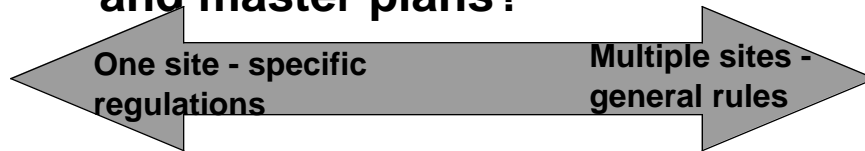


The scale of intervention:

- 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?



The scale of intervention:

Saint Paul Urban Village Code

Existing Code

Residential

Office-Service

Commercial

Industrial

Proposed Code

Residential

TND Districts

Commercial

Industrial

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?



“The Codes Project” contact:



**Ellen Greenberg -
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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**