The St. Louis Park Planning Commission is a seven member advisory body made up of citizen volunteers appointed by the City Council. The Planning Commission reviews and makes recommendations on Comprehensive Plan amendments, development projects, and zoning studies and amendments. It also holds public hearings where the public can give input to Commission recommendations.
2018 Planning Commission Members

Carl Robertson, Chair
Claudia Johnston-Madison, Vice-Chair
   Lynne Carper
   Matt Eckholm
   Torrey Kanne
   Jessica Kraft
   Lisa Peilen
   Richard Person
Joe Tatalovich, School Board Representative
   Alanna Franklin, Youth Member

St. Louis Park Community Development Department Staff

Karen Barton, Community Development Director
Meg McMonigal, Principal Planner
Sean Walther, Planning & Zoning Supervisor
Gary Morrison, Assistant Zoning Administrator
   Jennifer Monson, Planner
   Jacquelyn Kramer, Associate Planner
   Nancy Sells, Administrative Secretary
Joseph Ayers-Johnson, Community Development Intern
Executive Summary

The Planning Commission is a seven member advisory group of citizen volunteers appointed by the city council. The 2018 members included Carl Robertson (Chair), Claudia Johnston-Madison (Vice-Chair), Lisa Peilen, Lynne Carper, Matt Eckholm, Torrey Kanne, Jessica Kraft, Richard Person, Joe Tatalovich (School Board Representative), and Alanna Franklin (Youth Member).

Commissioners pride themselves in their thoughtful consideration of applications. Commissioners review detailed staff reports, conduct fair and civil public hearings, discuss complex issues in study sessions, and make sound recommendations in a timely fashion.

I. **2018 Accomplishments:**
   a. **Key duties:**
      i. Review Comprehensive Plan amendments, development projects, and zoning studies and amendments.
      ii. Hold public hearings and make recommendations to the city council.
   b. **2018 activities:** The commission reviewed 42 applications in 2018, including:
      i. *St. Louis Park 2040* Comprehensive Plan update.
      iii. Review of code amendments related to greenhouse architectural materials, accessory uses in industrial districts, educational facilities in the R-4 zoning district, ground floor area ratio in the R-3 zoning district, electric vehicle supply equipment.

II. **2019 Work Plan:**
   a. **Review development applications.** Hold study sessions and hearings in order to make informed recommendations to city council.
   b. **Amend the zoning map.** Amend the zoning to be consistent with the *St. Louis Park 2040* Comprehensive Plan future land use map (more than 100 properties were re-guided).
   c. **Long range planning activities.** Review and provide input on several studies.
      i. Land use study of former Sam’s Club property.
      ii. TexaTonka Neighborhood Commercial Node small area plan
      iii. Historic Walker-Lake revitalization plan
      iv. Food access study
   d. **Zoning code studies**
      i. Small cell wireless facilities ordinance
      ii. Mixed-Use zoning district requirements
iii. C-1 District retail/service/liquor store size requirements
iv. Accessory dwelling unit requirements and adopt ordinance revisions
v. Form-Based Code for Transit Oriented Development District
vi. Ground floor window transparency requirements
vii. Architectural materials requirements and adopt ordinance revisions
viii. Transitional industrial zoning district
ix. Home occupation zoning requirements

III. **Racial equity and inclusion**
   a. Identify strategies to broaden participation and reduce barriers to public participation. Review notification methods, online opportunities to submit input, and consider when providing translation services, transportation or child care may be warranted.

IV. **Opportunities for collaboration**
   a. If commissioner training on variances occur, include the Board of Zoning Appeals.

V. **Strategic Priorities:** How is the commission’s work supporting the strategic priorities?

   Because so much of planning commission’s work deals with development and the built environment, the commission primarily promotes strategic priority #3: *St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.* Through review of development projects and new city policies, our work also supports strategic priorities 1: *St. Louis Park is committed to being a leader in racial equity and inclusion in order to create a more just and inclusive community for all;* and 5: *St. Louis Park is committed to creating opportunities to build social capital through community engagement.*
Applications Reviewed in 2018
Development activities in St. Louis Park

Legend

Projects Under Consideration
1. Luxe Residential
2. Beltline Blvd Station Site

Approved Projects
3. Westwood Hills Nature Center
4. Urban Park Apartments
5. Bridgewater Bank
6. Park Village
7. Bais Yaakov Girls’ High School
8. Platia Place
9. Via (PLACE)
10. The Elmwood
11. 10 West End
12. Arlington Row East
13. Arlington Row West

Completed Projects
14. Parkway 25
15. Courtyard by Marriott Hotel
16. AC Hotel by Marriott Hotel
17. Lincoln Dealership

Source: City of St. Louis Park, 2019

Updated January 2019
Projects under consideration

Luxe Residential

Location: 5235 Wayzata Blvd.

Description: DLC Residential has applied for a planned unit development (PUD) application for a new six-story apartment building in the West End, at the current Olive Garden site. The project will include 207 units ranging in size from studio to three-bedrooms and two levels of underground parking. The site will also include a new pocket park along 16th Street and pedestrian improvements connecting the apartment to the rest of the West End.

If the project is approved, construction would start Fall 2019 and continue through 2021.

Developer: Robinson Zamorano, DLC Residential

Beltline Boulevard Station Site

Location: 4601 and 4725 Hwy. 7 and 3130 Monterey Ave. S.

Description: On Feb. 5, 2018 the St. Louis Park Economic Development Authority (EDA) entered into an agreement with Sherman Development Associates LLC to develop a mixed-use, transit-oriented development at the Southwest Light Rail Transit (SWLRT) Beltline Boulevard Station Site.

Developer: Sherman Development Associates LLC

Approved Projects

Westwood Hills Nature Center

Location: 8300 W. Franklin Ave.

Description: In the late 1950s, the city had the foresight to acquire 160 acres of open space that is now the much-treasured Westwood Hills Nature Center, located south of I-394 and east of Highway 169 just minutes from downtown. The center allows visitors of all ages and backgrounds to learn about and connect with nature through a variety of programming.

However, the aging interpretive center no longer meets the needs of visitors. Programming, staff operations and public needs have outgrown its small spaces, and it's difficult for more than one programming activity to take place at any one time. The remote location of the interpretive center – removed from the parking lot and at the top an uphill walk – presents challenges to visitors with
disabilities, parents with small children and others. Providing more space and making the center accessible to the parking lot will allow a wider audience to enjoy the nature center for a variety of activities from passive to active.

The existence of the nature center, as well as construction of a new interpretive center, allows the city to showcase its leadership in environmental stewardship. The proposed project will connect people to nature through the site and building design, while also exhibiting innovative energy-saving measures. Those measures will provide a teaching tool for residents as well as providing long-term maintenance savings to the city.

Tree removal on the site has taken place, and construction of the new interpretive center will begin in spring 2019.

Urban Park Apartments

**Location:** 3601 Phillips Pkwy.

**Description:** The city council approved an application for construction of a second apartment building at Urban Park Apartments. The new building would have 61 market rate apartments, two community rooms and a fitness center. The site would also include a pool and improved outdoor amenity space as part of the project.

Construction will start in spring 2019, and is expected to last a year.

**Developer:** North Shore Development Partners

Bridgewater Bank

**Location:** 4424 and 4400 Excelsior Blvd. & 3743 Monterey Drive

**Description:** Bridgewater Bank has approvals to construct a four-story, 84,000-square-foot office building with a 7,000-square-foot bank branch, 7,000 square feet of retail and service space and three levels of structured parking. The first floor will include Bridgewater Bank's customer branch and retail space. The second, third and fourth floors will include the bank's executive offices and opportunities for co-working entrepreneurial space. There are also plans for a plaza at the corner of Excelsior Boulevard and Monterey Drive with outdoor seating, space for public art and landscaping.

Construction will continue through January 2020.

**Developer:** Bridgewater Bank
Park Village

Location: 5400 Excelsior Blvd. (former Mann Theater)

Description: The city approved a planned unit development (PUD) amendment to renovate the Mann Theater building. The application proposes medical office use on the entire first floor of the existing Mann Theater building, and proposes to keep the second floor vacant in the near term. A future phase may include renovating the second floor; while the future uses are unknown at this time, it may be some form of medical office.

The major amendment process includes rezoning the property from C-2 General Commercial to PUD and a zoning code text amendment. This application requires a public hearing at the planning commission and city council approval of an ordinance.

Renovations have begun on the building and will be complete in 2019.

Developer: Tower Light LLC

Platia Place

Location: 9808 and 9920 Wayzata Blvd

Description: The proposed development at the former Santorini’s restaurant site includes a 149-unit apartment building and a 6-story, 112-room hotel at the northwest corner of I-394 and MN 169. Final approval of the plat and PUD are anticipated in early 2018.

The developer expects to close on all project parcels in Summer 2019 and begin construction soon after.

Developer: SLP Park Ventures, LLC

Bais Yaakov Girls’ High School

Location: 4503 and 4509 Minnetonka Blvd.

Description: The City of St. Louis Park has approved an application for a conditional use permit and variance for Bais Yaakov Girls High School. The school will be located at 4503 and 4509 Minnetonka Blvd., in the RC high-density, multiple-family zoning district. Educational facilities with more than 20 students are allowed in the RC district by conditional use permit. The school is requesting a variance of five feet to reduce the front setback from 30 feet to 24.8 feet. This will bring the existing building in compliance with the zoning ordinance. The school proposes adding a third story and new lobby to the existing building, as well as a student drop-off area in the parking lot.

Construction will be complete in 2019.

Developer: Anthony Construction
Via

Location: SE quadrant of Hwy 7 and Wooddale Ave

Description: PLACE, a non-profit developer, has approved plans to construct a mixed-use, mixed-income transit-oriented redevelopment at the southeast quadrant of Highway 7 & Wooddale Ave called Via. The plans include 299 apartment units, a 110-room hotel, a coffee shop, cafe, a bike shop, a makers space, a co-working space, e-generation and greenhouse and approximately 1-acre urban forest. The development will be split between the north and south sides of the planned SWLRT Wooddale Station.

The proposed development incorporates a mix of renewable energy sources, including an anaerobic digester, a wind turbine and solar panels, which will provide 90% of the heat and power for the development. The entire development is designed to achieve LEED certification.

Demolition of the former McGarvey building was complete in November 2017. Remediation on the north site began in January 2019, and construction will start soon after. Construction on the south site is anticipated to start in summer 2019.

Developer: PLACE

The Elmwood

Location: 5605 W 36th St

Description: 36th Street LLC, the owner of the 36th Street Business Center/American Legion at 5606 W. 36th Street, has approved plans for a 5 story, 70 unit mixed-use development called The Elmwood. The building will be marketed toward residents aged 55+ who lead active lifestyles. The development will be located on a 1 acre parcel at the southeast corner of Xenwood Avenue and 36th Street West. The Elmwood consists of market rate and affordable apartments, and approximately 4,400 square feet of leasable office/commercial space. The development includes on-street, surface, and underground parking and 1/4 acre of outdoor amenity space.

The building is expected to open summer 2020.

Developer: 36th Street LLC
Central Park West (The West End final phases)

**Location:** I-394 and Highway 100

**Description:** Five more buildings are planned for construction at The West End at I-394 and Highway 100. The phases include two 6-story multiple-family residential buildings, a 6-story limited service hotel, two 11-story office buildings, a 2,534-stall parking ramp, and a central civic space featuring public art. Phases include:

- **Phase I-Central Park West Apartments:** 199 units (complete end of 2017)
- **Phase III-AC Hotel by Marriott:** 150 rooms (complete 2018).
- **Phase IV-10 West End:** 335,710 square feet (coming soon).
- **Phase II-Elan West End Apartments:** 164 units
- **Phase V-Future office:** 335,710 square feet

**Developer:** DLC Residential

10 West End (Phase IV of Central Park West)

**Location:** 1601 Utica Avenue S

**Description:** The Excelsior Group and Ryan Companies have approved plans for an 11-story, 335,710 square feet Class A office building within The West End area. The building is Phase IV of the Central Park West and will include the building and one half of a planned parking structure, providing 1,200 stalls.

Key features include approximately 5,000 square feet of shared outdoor amenity space, 3,500 square feet of covered retail at ground level, a fitness facility, public locker rooms, and an indoor bike room that can be accessed from the linear civic space. The design of the building incorporates mostly Class I materials and provides a modern take on the durability of a brick warehouse building.

Construction is expected to commence once sufficient pre-leasing commitments have been secured.

**Developer:** The Excelsior Group and Ryan Companies

Arlington Row East & West

**Location:** Intersection of Wayzata Boulevard and Texas Avenue

**Description:** Melrose Company received approval to develop two properties near the 7700 block of Wayzata Boulevard and Texas Avenue. The west parcel will be developed into two three-story apartment buildings with 34 units and off-street parking covered by a solar power carport. The east parcel will be developed into a three-story apartment building with 27 units and surface parking to the north.

**Developer:** Melrose Company
Completed Projects

Parkway 25

Location: 4001 County Road 25 and 4025 Highway 7

Description: Sela Group recently acquired the former Vescio Restaurant and Valu Stay Inn sites at 4001 County Road 25 and 4025 Highway 7 respectively. Plans have been approved to redevelop the properties with a five-story, mixed-use building. The redevelopment consists of 112 luxury apartment units and 12,000 square feet of ground floor commercial space on a combined 1.57 acre parcel. The project includes surface and underground parking and outdoor amenity space.

The building opened in late 2018.

Developer: Paz Sela, Sela Investments

Courtyard by Marriott Hotel

Location: 9960 Wayzata Blvd.

Description: A Courtyard by Marriott Hotel is being constructed on the north side of the existing Marriott hotel in the Shelard Park area. The hotel will be six stories with 142 rooms. The two hotels will have a pedestrian connection allowing customers to have full access to amenities offered at each hotel. The hotel opened January 2018.

Developer: CSM Corporation

AC Hotel By Marriott (Phase III of Central Park West)

Location: 5075 Wayzata Blvd

Description: TPI Hospitality is constructing a 6-story, 126 room AC Hotel by Marriott in the West End area. It is Phase III of the Central Park West redevelopment and is located on the border of St. Louis Park and Golden Valley. The hotel will have a rooftop amenity space as well as a small bar and restaurant.

Construction began in spring 2017 and the building opened in January 2018.

Developer: TPI Hospitality
Lincoln Car Dealership

**Location:** 6475 Wayzata Boulevard

**Description:** NLD 394 LLC is redeveloping a 2.7 acre parcel at the former site of Woodfire Grill and Bennigan’s Restaurants along the south side of Wayzata Blvd. The developer plans to construct a new 26,471 square feet auto dealership building, parking lot, new landscaping, and an underground storm water management system. Demolition began early 2017 and the store opened in early 2018.

**Developer:** NLD 394 LLC

### Zoning Amendments

#### Electric Vehicle Supply Equipment Ordinance

In February 2018, the city council adopted a Climate Action Plan with the ambitious goal of achieving carbon neutrality, or having a net zero carbon footprint, by 2040. The plan also sets an interim goal to reduce vehicle emissions by 25% by 2030, as compared to the business-as-usual forecast. The first action it calls for is to expand infrastructure for electric vehicle charging. The city is already expanding public infrastructure for electric vehicle charging. This ordinance will help expand private electric vehicle charging infrastructure.

City staff are developing zoning requirements for electric vehicle charging stations in new developments. The intent is to facilitate and encourage the use of electric vehicles and to expedite the establishment of a convenient, cost-effective electric vehicle infrastructure. The ordinance will establish definitions, permitted locations, required number of spaces, design standards, and maintenance obligations. Planning commission recommended approval of the ordinance in December 2018, and staff will bring the ordinance before council for approval in early 2019.

#### Architectural Materials for Greenhouses

In 2017 there was an increased interest by community members and developers to provide opportunities for food growing facilities in St. Louis Park. The city council approved a food producing greenhouse as part of the PLACE Planned Unit Development, and received interest and a presentation from a local non-profit advocating for increased access to local, fresh food. In February 2018 planning commission approved a zoning code amendment to allow high impact, non-yellowing, double-skinned acrylic products to be used for accessory greenhouses.

#### Accessory Uses in Industrial Districts

The Community Development department proposed a zoning amendment to allow taprooms and accessory uses in the industrial districts in a similar manner as the Business Park zoning district. The amendment includes several conditions designed to reduce and eliminate potential impacts the outdoor
seating may have on residential properties in close proximity to the business. Staff found the impacts of the proposed amendment are minimal city wide.

**Educational Facilities in the R-4 Zoning District**

Yeshiva of Minneapolis requested a zoning code amendment to allow dormitories as part of educational facilities in the R-4 district. The city approved a similar amendment to the R-3 two-family residence zoning district in 2013 following an application from Yeshiva of Minneapolis, which limited the number of students to 50. This student maximum met the needs of the Yeshiva until now. The Yeshiva also applied for an addition to the school to be completed for the 2019-20 school year. The proposed addition includes student housing for up to 200 students. Living arrangements for 200 students is consistent with apartment developments allowed in the R-4 multiple-family residence zoning district.

**Ground Floor Area Ratio in the R-3 Zoning District**

Ground floor area is the lot area covered by a building measured from the exterior faces of exterior walls but excluding decks and terraces and detached garages which do not exceed 15 feet in height. Ground Floor Area Ratio (GFAR) is the numerical value obtained by dividing the ground floor area by the lot area on which the building(s) is located. The 0.25 ground floor area ratio for the two-family district dates back to the 1959 city code, and has remained unchanged since. City records do not indicate why 0.25 was decided upon.

The 1959 city code had a 0.3 ground floor area ratio for single-family homes. The 0.3 ground floor area ratio was increased to 0.35 in 2006 in response to the move-up in the park initiative for single-family homes located in the R-1 and R-2 single-family residence districts. This amendment allows single-family and two-family residences located in the R-3 district to have the same ground floor area ratio as allowed in the R-1 and R-2 districts.

**Mixed Use Zoning District Revision**

Historically, the City of St. Louis Park rezoned properties to M-X Mixed Use Zoning District and applied a Planned Unit Development (PUD) Permit to allow for mixed-use buildings. In 2015, the City of St. Louis Park adopted a specific PUD zoning district, reducing the effectiveness and usefulness of the existing M-X District. As of today, there are no undeveloped (or underdeveloped) parcels zoned for mixed-use, so a rezoning would be required.

In August 2017 staff kicked off the process to update the existing M-X District to provide a zoning district that allows a citywide standard for mixed-use developments that are site and context sensitive. Over several study sessions in fall 2017, staff presented options to the Planning Commission for determining building orientation, building height, transitions between residential districts building setbacks, bonuses, building articulation standards, façade details, and screening options. Throughout 2018 staff presented additional M-X District code options for the commission’s consideration, with the expectation of bringing a revised M-X zoning district for planning commission review and consideration in the first quarter of 2019.
Small Cell Wireless Ordinance

On May 30, 2017, Governor Mark Dayton signed a bill amending the state’s Telecommunications Right-of-Way User Law. This law restricts the city’s ability to control installation of small cell wireless technology in public right-of-way. Under the new law, cities may continue to require a permit to install small wireless facilities, however, the law significantly limits the city’s ability to deny the proposed installations.

Staff presented a draft ordinance to planning commission in December 2017. This zoning amendment clarified existing regulations, and created additional regulations intended to further define where equipment can be installed, expanded upon co-location requirements, and created additional design criteria. Staff will continue to work with other departments and city attorneys to refine the ordinance and anticipate bringing a complete ordinance to planning commission for review and consideration in early 2019.

Architectural Design

City staff are developing revisions to the architectural design standards in the zoning ordinance, and evaluating the effectiveness of the ordinance. This amendment will update building materials, design criteria, and screening requirements. Staff will assemble panel of design professionals to review these standards, and present the revised zoning ordinance to planning commission in 2019.
Appendix A: Full List of Applications

Conditional Use Permit, Variance – Bais Yaakov Girls High School
Location: 4503 and 4509 Minnetonka Boulevard
Applicant: Anthony Construction
Case No.: 17-30-CUP, 17-31-VAR

Zoning Code Amendment – Greenhouse architectural materials
Applicant: City of St. Louis Park
Case No.: 18-01-ZA

Conditional Use Permit – Aquila Park girls’ softball fields
Location: Aquila Park
Applicant: City of St. Louis Park
Case No.: 18-02-CUP

Conditional Use Permit for building addition – Lifetime Fitness building addition
Location: 5525 Cedar Lake Road
Applicant: Lifetime Fitness
Case No.: 18-04-CUP

Major Amendment to PUD – Park Village
Location: 5400 Excelsior Blvd.
Applicant: Tower Place LLC
Case No.: 18-09-PUD

Preliminary, Final Plat & PUD - Bridgewater Bank Corporate Headquarters
Location: 4424 and 4400 Excelsior Blvd., 3743 Monterey Drive
Applicant: Bridgewater Bank
Case Nos.: 18-07-S, 18-08-PUD

Conditional Use Permit – French American School of Minneapolis
Location: 2220, 2211 and 2221 Florida Avenue South
Applicant: French American School of Mpls.
Case No.: 18-15-CUP

Preliminary Plat – Louisiana Alignment Second Addition
Location: 7180 and 7200 Lake Street W.
Applicant: Crown Castle
Case No.: 18-20-S

Conditional Use Permit – Light of the World Church
Location: 6713 and 6719 Cedar Lake Road
Applicant: Light of the World Church
Case Nos.: 18-21-CUP

Zoning code amendment – Accessory uses in industrial districts
Applicant: City of St. Louis Park  
Case No.: 18-27-ZA

**Conditional Use Permit – Spanish Immersion School**  
Applicant: St. Louis Park School District No. 283  
Location: 9400 Cedar Lake Road  
Case No.: 18-30-CUP

**Conditional Use Permit – Wat Prom Buddhist Temple parking lot**  
Applicant: Wat Prom Buddhist Temple  
Location: 2544 Highway 100 S.  
Case No.: 18-32-CUP

**Conditional Use Permit, Variances – Urban Park Apartments**  
Applicant: North Shore Development Partners  
Location: 3601 Phillips Parkway  
Case Nos.: 18-33-CUP, 18-34-VAR, 18-35-VAR, 18-36-VAR, 18-37-VAR, 18-38-VAR

**Conditional Use Permit – Westwood Hills Nature Center**  
Applicant: City of St. Louis Park  
Location: 8300 Franklin Avenue  
Case No.: 18-31-CUP

**Zoning ordinance amendment – educational facilities in the R-4 zoning district**  
Applicant: Yeshiva of Minneapolis  
Case No.: 18-39-ZA

**Conditional Use Permit, Variance – St. Louis Park Middle School**  
Applicant: St. Louis Park School District  
Location: 2025 Texas Ave. S.  
Case Nos.: 18-40-CUP and 18-41-VAR

**Conditional Use Permit – St. Louis Park High School**  
Applicant: St. Louis Park School District  
Location: 6425 W. 33rd St.  
Case Nos.: 18-45-CUP and 18-46-VAR

**Conditional Use Permit, Variance – The Block**  
Applicant: Craft & Crew, Luke Derheim  
Location: 7008 Highway 7  
Case Nos.: 18-49-CUP, 18-50-VAR

**Rezoning, Comprehensive Plan Amendment, Conditional Use Permit, Variances – Yeshiva of Minneapolis**  
Applicant: Yeshiva of Minneapolis  
Location: 3115 Ottawa Ave. S.  
Zoning ordinance amendment – ground floor area ratio in R-3 two-family residence district
Applicant: Gene Nicolelli
Case No.: 18-65-ZA

2040 Comprehensive Plan
Applicant: City of St. Louis Park
Case No.: 17-29-CP

Preliminary, Final PUD – Luxe Residential
Applicant: Robinson Zamorano
Location: 5235 Wayzata Blvd.
Case No.: 18-68-PUD

Zoning Ordinance Amendment – Electric vehicle supply equipment and outdoor parking lighting requirements
Applicant: City of St. Louis Park
Case No.: 18-67-ZA

Study Session Reports and Discussions
- Bridgewater Bank Development
- Neighborhood Planning Workshops
- Mixed-Use Zoning District
- Council Chambers Safety Training
- Monterey Drive Multimodal Study
- Bridgewater Traffic Study
- Comprehensive Plan Updates
- Electric Vehicle Supply Equipment Ordinance
- Transparency Ordinance
- St. Louis Park 2040 Survey Results
- Retail and Service Site Requirements
- Tour of AC Hotel by Marriott and walking tour of West End
- Home Occupations
### Appendix B: 2019 Work Plan

<table>
<thead>
<tr>
<th>Time Frame</th>
<th>Initiative</th>
<th>Strategic Priorities</th>
<th>Purpose (see page 22 for definitions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ongoing</td>
<td>Review development applications, hold study sessions and hearings in order to make informed recommendations to city council</td>
<td>☐ New Initiative ☐ Continued Initiative ☑ Ongoing Responsibility</td>
<td>☐ Commission Initiated Project ☐ Council Initiated Project ☐ Report Findings (council requested) ☑ Formal Recommendation (council requested)</td>
</tr>
<tr>
<td>Q2-Q4</td>
<td>Rezoning based on the future land use changes in the comprehensive plan</td>
<td>☑ New Initiative ☐ Continued Initiative ☐ Ongoing Responsibility</td>
<td>☐ Commission Initiated Project ☐ Council Initiated Project ☐ Report Findings (council requested) ☑ Formal Recommendation (council requested)</td>
</tr>
<tr>
<td>Q3-Q4</td>
<td>Food access study</td>
<td>☑ New Initiative ☐ Continued Initiative ☐ Ongoing Responsibility</td>
<td>☐ Commission Initiated Project ☐ Council Initiated Project ☐ Report Findings (council requested) ☑ Formal Recommendation (council requested)</td>
</tr>
<tr>
<td>Q1</td>
<td>C-1 district retail/service/liquor store size requirements</td>
<td>☐ New Initiative</td>
<td>☑ Continued Initiative</td>
</tr>
<tr>
<td>-----</td>
<td>----------------------------------------------------------</td>
<td>------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>Q1</td>
<td>Ground floor commercial window transparency requirements</td>
<td>☐ New Initiative</td>
<td>☑ Continued Initiative</td>
</tr>
<tr>
<td>Q1</td>
<td>Small cell wireless facilities ordinance</td>
<td>☐ New Initiative</td>
<td>☑ Continued Initiative</td>
</tr>
<tr>
<td>Q2-Q4</td>
<td>Architectural materials requirements</td>
<td>☑ New Initiative</td>
<td>☑ Continued Initiative</td>
</tr>
<tr>
<td>Q2-Q4</td>
<td>Accessory dwelling unit ordinance</td>
<td>☑ New Initiative</td>
<td>☑ Continued Initiative</td>
</tr>
<tr>
<td>Q2-Q4</td>
<td>Form-Based Code for Transit Oriented Development areas</td>
<td>☐ New Initiative</td>
<td>☑ Continued Initiative</td>
</tr>
<tr>
<td>Q4</td>
<td>Transitional industrial zoning district and work toward formal adoption</td>
<td>☐ New Initiative</td>
<td>☐ Continued Initiative</td>
</tr>
</tbody>
</table>
| Q1-Q4 | Home occupation zoning requirements and work toward formal adoption | ☒ New Initiative  
☒ Continued Initiative  
☐ Ongoing Responsibility | ☒ 1 ☐ 2 ☒ 3 
☐ 4 ☒ 5 
☐ N/A | ☐ Commission Initiated Project  
☒ Council Initiated Project  
☐ Report Findings (council requested)  
☒ Formal Recommendation (council requested) |
| Q1-Q4 | Identify strategies to broaden participation and reduce barriers to public participation. Review notification methods, online opportunities to submit input, and consider when providing translation services, transportation or child care may be warranted. | ☐ New Initiative  
☐ Continued Initiative  
☒ Ongoing Responsibility | ☒ 1 ☐ 2 ☐ 3 
☐ 4 ☒ 5 
☐ N/A | ☒ Commission Initiated Project  
☐ Council Initiated Project  
☐ Report Findings (council requested)  
☒ Formal Recommendation (council requested) |

City of St. Louis Park Strategic Priorities

1. St. Louis Park is committed to being a leader in racial equity and inclusion in order to create a more just and inclusive community for all.
2. St. Louis Park is committed to continue to lead in environmental stewardship.
3. St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.
4. St. Louis Park is committed to providing a variety of options for people to make their way around the city comfortably, safely and reliably.
5. St. Louis Park is committed to creating opportunities to build social capital through community engagement

OR Other
Purpose: definitions

**Commission Initiated Project**
- Project initiated by the board or commission

**Council Initiated Project**
- Project tasked to a board or commission by the city council

**Report Findings**
- Initiated by the city council
- Board and commission will study a specific issue or topic and report its findings or comments to the city council in writing
- No direct action is taken by the board/commission

**Formal Recommendation**
- Initiated by the city council
- Board and commission will study a specific issue or topic and makes a formal recommendation to the city council on what action to take
- A recommendation requires a majority of the commissioners' support

**Modifications:**

Work plans may be modified, to add or delete items, in one of three ways:

- Work plans can be modified by mutual agreement during a joint work session.
- If immediate approval is important, the board or commission can work with their staff liaison to present a modified work plan for city council approval at a council meeting.
• The city council can direct a change to the work plan at their discretion.

Parking Lot

Items that are being considered by the board/commission but not proposed in the annual work plan. Council approval is needed if the board/commission decides they would like to move forward with an initiative.

<table>
<thead>
<tr>
<th>Initiative</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water conservation and water recycling</td>
<td>Explore ways to encourage reduced water use, capture and reuse of storm water, and protect ground water resources.</td>
</tr>
<tr>
<td>Housing analysis</td>
<td>Explore setting a policy targets for different housing types present in the city, unmet demand for different housing types, and ratio of owners vs. renters.</td>
</tr>
</tbody>
</table>