5:30 p.m. AQUILA PARK FASTPITCH FIELDS RIBBON-CUTTING (3110 Xylon Ave. S.)

6:30 p.m. STUDY SESSION – Council Chambers

**Discussion items**

<table>
<thead>
<tr>
<th></th>
<th>Time</th>
<th>Item</th>
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</table>
| 1 | 6:30 p.m. | Future study session agenda planning  
|   |         | - Study sessions: July 15 and July 22  
|   |         | - Proposed future study session agenda topics:  
|   |         |   * Return to reciting the Pledge of Allegiance at our regular city council meetings.  
|   |         |   * How can SLP best celebrate, express, learn about, and act on our shared values?  |
| 2 | 6:35 p.m. | SLP Nest annual report and funding request |
| 3 | 7:05 p.m. | C-1 zoning district retail and service use restrictions |
| 4 | 7:35 p.m. | Efficient Building Program (benchmarking ordinance) |
|   | 8:35 p.m. | Communications/updates (verbal) |

8:40 p.m. Adjourn

**Written reports**

<table>
<thead>
<tr>
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<th>Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Project update: Louisiana Avenue Bridge replacement – city project 4018-1700</td>
</tr>
<tr>
<td>6</td>
<td>Comprehensive plan related zoning map amendments</td>
</tr>
</tbody>
</table>

Study sessions are open to the public although no public comment is taken.

Auxiliary aids for individuals with disabilities are available upon request. To make arrangements, please call the administration department at 952/924-2525 (TDD 952/924-2518) at least 96 hours in advance of meeting.
Executive summary

Title: Future study session agenda planning

Recommended action: The city council and city manager to set the agenda for the special study session scheduled for July 15 and the regularly scheduled study session on July 22, 2019.*

*Study sessions are open to the public although no public comment is taken.

Policy consideration: Not applicable.

Summary: This report summarizes the proposed agenda for the special study session scheduled for July 15 and the regularly scheduled study session on July 22, 2019. Also attached to this report is:
- Study session discussion topics and timeline
- Proposed topics for future study session discussion:
  o Return to reciting the Pledge of Allegiance at our regular city council meetings.-proposed by Mayor Spano
  o How can SLP best celebrate, express, learn about, and act on our shared values?-proposed by Councilmember Mavity

Financial or budget considerations: Not applicable.

Strategic priority consideration: Not applicable.

Supporting documents: Tentative agenda – July 15 and 22, 2019
  Study session discussion topics and timeline
  Study session topics proposed for future study session discussion

Prepared by: Debbie Fischer, Administrative Services Office Assistant
Reviewed by: Maria Carrillo Perez, Senior Management Analyst
Approved by: Nancy Deno, Deputy City Manager
July 15, 2019

(Mayor Spano and Councilmember Rog out)

6:00 p.m. Special study session – Community room

_Tentative discussion items_

1. **Consent decree update** – Operations and recreation (20 minutes)
   
   David Zoll and staff will be present at the meeting to provide an update on the progress towards amending the Consent Decree.

July 22, 2019

6:30 p.m. Study session – Community room

_Tentative discussion items_

1. **Future study session agenda planning** – Administrative services (5 minutes)

2. **2020 budget discussion public safety overview** – Administrative services (120 minutes)
   
   Staff will check-in with the city council on the 2020 budget as things are progressing. A good portion of the meeting will review the Police and Fire budgets.

   **Communications/meeting check-in** – Administrative services (5 minutes)
   
   Time for communications between staff and council will be set aside on every study session agenda for the purposes of information sharing.

_Written reports_

3. June 2019 monthly financial report

End of meeting: 8:40 p.m.
## Study session discussion topics and timeline

<table>
<thead>
<tr>
<th>Discussion topic</th>
<th>Comments</th>
<th>Date Scheduled</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-1 zoning district retail and service use restrictions</td>
<td>Discussed on 6/11/18; referred to PC. Discussed 11/26/18; SS report 2/25/19; Discussed 3/11/19 – further discussion requested by council</td>
<td>July 8, 2019</td>
</tr>
<tr>
<td>Accessory dwelling units/home-based businesses</td>
<td>SS discussion 6/10/2019. Referred to planning commission. Staff to prepare ADU ordinance for pc discussion Qtr. 3 2019. Home occupation based businesses pc discussion Qtr. 4 2019 or Qtr. 1 2020</td>
<td>Qtr. 4 2019 and Qtr. 2 2020</td>
</tr>
<tr>
<td>Revitalization of Walker Lake area</td>
<td>Part of preserving Walker building reports: 8/28/17, 9/25/17, 1/22/18, design study 2/12/18, update 4/23/18, design study update 8/27/18; SS report 2/11/19; SS discussion 5/28/19, planning commission to review ordinances for implementation Qtr. 3 and Qtr. 4 2019</td>
<td>Qtr. 4 2019</td>
</tr>
<tr>
<td>Election holiday discussion</td>
<td>Discussed 5/14/18. 1st reading housing trust fund 10/1/18; Other affordable housing strategies/Crime Free Ordinance – Nov/Dec, 12/10 and 12/17/18 and 1/14/19 council discussion; Certain provisions of crime free ord. suspended; Work group being formed; CFO work group discussed on 3/25/19; Work group had first meeting in May; Next meetings in June</td>
<td>3rd Qtr.</td>
</tr>
<tr>
<td>Quarterly public forums at city council meetings</td>
<td>Discussed 8/6 and referred to HRC. HRC held comm. mtg. in Oct. Council/HRC discussion on 12/10; referred back to HRC for refinement of recommendations</td>
<td>TBD</td>
</tr>
<tr>
<td>Immigration &amp; supporting families</td>
<td>Discussed 1/14/19; Tom H, Derek R. and Astein O. toured the Central Community Center and are continuing discussions</td>
<td>TBD</td>
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<tr>
<td>Discuss and evaluate our public process</td>
<td></td>
<td>TBD</td>
</tr>
<tr>
<td>Easy access to nature, across city, starting with low-income neighborhoods</td>
<td></td>
<td>TBD</td>
</tr>
<tr>
<td>STEP discussion: facilities</td>
<td>Discussed on 1/14/19; Tom H, Derek R. and Astein O. toured the Central Community Center and are continuing discussions</td>
<td>TBD</td>
</tr>
<tr>
<td>Westwood Hills Nature Center Access Fund</td>
<td>*On hold pending discussion with school district.</td>
<td>*On hold</td>
</tr>
<tr>
<td>SEED’s community greenhouse/resilient cities initiative</td>
<td>*On hold until Food Access and Security study is complete and recommendations have been made.</td>
<td>*On hold</td>
</tr>
<tr>
<td>One-for-one replacement policy for NOAH properties</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date:</td>
<td>7/1/19</td>
<td></td>
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<td></td>
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<tr>
<td>Prepared by:</td>
<td>Jake Spano</td>
<td></td>
</tr>
<tr>
<td>Proposed agenda topic:</td>
<td>Return to reciting the pledge of allegiance at our regular city council meetings.</td>
<td></td>
</tr>
<tr>
<td>Brief Description of topic (no more than 200 words):</td>
<td>After spending the last two weeks talking with our neighbors, including recent immigrants, non citizens, and new Americans, it’s clear there has been a strong response relative to the vote to no longer say the pledge at our regular council meetings. Therefore I suggest that we discuss returning to saying the pledge of allegiance at our regular city council meeting.</td>
<td></td>
</tr>
<tr>
<td>How does this topic align with the council strategic priorities? If not, why should the council consider the topic?</td>
<td>St. Louis Park is committed to creating opportunities to build social capital through community engagement.</td>
<td></td>
</tr>
</tbody>
</table>

** All completed forms must be sent to Tom Harmening, City Manager tharmening@stlouispark.org and Maria Carrillo Perez, Management Assistant mcarrillo-perez@stlouispark.org by the Tuesday before a City Council Study Session **
City Council

Study Session Topic Proposal

Date: Tuesday, July 2, 2019

Prepared by: Anne Mavity

Proposed agenda topic: How can SLP best celebrate, express, learn about, and act on our shared values?

Brief Description of topic (no more than 200 words):

The council’s recent vote on amending our meeting protocols, including removing the Pledge of Allegiance as a regular agenda item from our 1st and 3rd Monday council meetings, has generated great emotion, passion, reflection and attention.

I propose that the council discusses how SLP as a city can engage our residents in this discussion, and reflect on the ways in which our city and community can best celebrate, express, learn about and act on our country’s values and principles - to move us ever closer toward "liberty and justice for all".

How does this topic align with the council strategic priorities? If not, why should the council consider the topic:

Living out our values is always in alignment with our city's strategic priorities. We should address this to ensure our residents have an opportunity to participate in this discussion in a meaningful, thoughtful and constructive way.

** All completed forms must be sent to Tom Harmening, City Manager tharmening@stlouipark.org and Maria Carrillo Perez, Management Assistant mcarrillo-perez@stlouipark.org by the Tuesday before a City Council Study Session **
Executive summary

Title: SLP Nest annual report and funding request

Recommended action: Representatives of SLP Nest will be presenting an annual report for their first fiscal year of operation and will be requesting additional funding for year two.

Policy consideration: Does the council support the activities of the Nest and does it wish to provide funding for year two.

Summary: In 2018, the council approved $25,000 in matching city funds to support the work of the Nest in their first fiscal year of operation (2018/19 school year). At the July 8, 2019 council study session, SLP Nest student leadership will provide the council with a recap of what was accomplished and learned in the Nest’s inaugural year, explain plans for year two of operation, and will propose a funding agreement with the city of St. Louis Park for year two of operations (2019/20 school year).

SLP Nest has raised approximately $39,000 toward their year two campaign goal of $95,000 and is requesting matching funds from the city in the amount of $20,000, as was indicated as part of last year’s request.

Financial or budget considerations: If approved, funding would be allocated through the development fund to reimburse qualified expenditures on a dollar-for-dollar basis up to $20,000. Additional staff time would also be required to administer and oversee the funding agreement.

Strategic priority consideration: St. Louis Park is committed to creating opportunities to build social capital through community engagement.

Supporting documents: Discussion
   May 29, 2018 City Council Study Session staff report and minutes
   June 4, 2018 City Council Meeting staff report and minutes

Prepared by: Karen Barton, Community Development Director
             Julie Grove, Small Business Liaison

Approved by: Nancy Deno, Deputy City Manager/HR Director
Discussion

**Background:** Two years ago a group of St. Louis Park High School students developed an idea to create a space, called the Nest, for students to gather for social, recreational, artistic and educational activities. The students organized SLP Nest as a 501(c)(3) non-profit business, developed a business plan, created a brand logo and conducted fundraising. The students secured lease space at 3412 Library Lane in the Historic Walker Lake District, made improvements to the building and began operating the student-led and run coffee shop and community space on September 4, 2018.

Students provided their initial concept to the city council at a meeting on May 1, 2017 and updates to council at study sessions on February 12 and May 29, 2018. On June 4, 2019, the city council approved funding for the Nest in the amount of $25,000 and entered into a funding agreement to assist with lease payments, space improvements, staff salary and programming expenses.

Additional information about the SLP Nest, including their business plan and mission statement, can be found at [www.slpnest.org](http://www.slpnest.org).

**Present considerations:** At the May 29, 2018 study session, the Nest indicated that they would be requesting additional funding from the city for years two and three, but would not be requesting funding beyond year three. The students have successfully concluded their inaugural year and are making plans and have begun fundraising for year two of operations. To date, they have raised approximately $39,000 toward their year two campaign goal of $95,000.

**Next steps:** If the council is supportive of providing additional funding to the Nest, staff will bring a Funding Agreement to council for formal action at an upcoming council meeting.
Executive summary

Title: C-1 zoning district retail and service use restrictions

**Recommended action:** The purpose of this report is to follow-up on the March 11, 2019 council discussion of the planning commission recommendations. Staff seeks direction on whether this topic should proceed with the formal public hearing process for the ordinance as recommended by the planning commission.

**Policy consideration:** Does the council support the planning commission recommendations?

**Summary:** Attached is a discussion summarizing the recent council discussions and the planning commission recommendation.

On March 11, 2019, staff presented a summary of the planning commission recommendations to the city council:

1. Establish a 7,500-square-foot maximum for retail and service uses allowed administratively. The current limit is 20,000 square feet.
2. Establish a 20,000-square-foot maximum for retail and service uses allowed by conditional use permit. The existing code does not have a maximum with a conditional use permit.
3. Amend the code to provide additional flexibility for mixed-use developments to include residential uses in the C-1 Neighborhood Commercial district.

**Next Step:** Based on council discussion, this item could either proceed with the formal public hearing process to amend the regulations in the C-1 Neighborhood Commercial district. The proposed ordinance could incorporate amendments from city council, if there is consensus at the study session on specific changes. Or, further direction could be provided to staff and/or planning commission about additional issues to be explored before beginning the public input process.

**Financial or budget considerations:** Not applicable.

**Strategic priority consideration:** St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.

**Supporting documents:** Discussion
   - Excerpt of November 26, 2018 council meeting minutes
   - Excerpt of March 11, 2019 council meeting minutes

**Prepared by:** Gary Morrison, Assistant Zoning Administrator
**Reviewed by:** Sean Walther, Planning and Zoning Supervisor
   - Karen Barton, Community Development Director
**Approved by:** Nancy Deno, Deputy City Manager/HR Director
Discussion

**Background:** At the November 26, 2018 study session, the council discussed options for limiting the size of retail and services uses in the C-1 district. There was no consensus on the appropriate size. A range of size limits were discussed, with some supporting as low as 5,000 square feet. One councilmember inquired as to how limiting the building size might impact housing options. After discussing the topic, the council agreed to refer the matter to the planning commission for consideration. The excerpt of the November 26, 2018 meeting minutes pertaining to this discussion is attached.

**Planning commission recommendation:** At the direction of the council, the planning commission reviewed size limitations for retail and service uses located in the C-1 Neighborhood Commercial zoning district. The planning commission discussed the question and reviewed options at three study session meetings. In large part, the planning commission’s opinion was that the existing regulations are sufficient in the C-1 Neighborhood Commercial district, nevertheless, they also arrived at a consensus regarding amendments to clarify existing code and adjust maximum size limits in response to city council’s direction. A summary of the planning commission proposal is:

1. Establish a 7,500-square-foot maximum for retail and service uses allowed administratively. Current limit is 20,000 square feet.
2. Establish a 20,000-square-foot maximum for retail and service uses allowed by conditional use permit. Existing code does not have a maximum allowed by conditional use permit.
3. Amend code to clarify that in mixed use building that the retail and service size limitations will apply to the commercial portion of the building, but the residential portion will be bound by the floor area ratio and height limits established in the C-1 Neighborhood Commercial district. [Staff’s assessment is that this will be sufficient to support a three-story mixed-use building, and fully addresses the city council’s concern about the impacts on the residential portion of mixed-use buildings.]

**Council discussion:** The city council last discussed this topic briefly on March 11, 2019, and agreed to add this to a future study session for discussion. At that meeting, the council did not reach consensus about the planning commission recommendations regarding the 7,500 and 20,000 square feet limitations for retail and service uses. The March 11, 2019 meeting minutes pertaining to this discussion is attached.
The meeting convened at 6:30 p.m.

Councilmembers present: Mayor Pro Tem Tim Brausen, Steve Hallfin, Rachel Harris, Anne Mavity, and Margaret Rog.

Councilmembers Absent: Mayor Jake Spano, Thom Miller

Staff present: City Manager (Mr. Harmening), Deputy city manager/HR Director (Ms. Deno); Community Development Director (Ms. Barton); Assistant Zoning Administrator (Mr. Morrison); Planning/Zoning Supervisor (Mr. Walther); Management Assistant (Ms. Carrillo Perez); and Recording Secretary (Ms. Pappas).

4. Retail, service and off-sale liquor store size requirements

Mr. Walther and Mr. Morrison presented planning commission recommendations on potential zoning map and zoning code amendments.

Mr. Morrison stated that liquor stores are not permitted in the C1 district. Therefore rezoning areas from C2 to C1 would further limit where a liquor store can locate.

Councilmember Mavity asked if the rezoning impacts limiting multi-family housing buildings, or if that would be separate from this. Mr. Walther stated C1 does allow for a modest amount of housing, but it is pretty limited. Staff will review the code again for the potential impacts to the adding housing on commercial sites.

Councilmember Mavity continued she would support zoning that would accommodate a future council’s desire to create more housing densities, adding she wants to be careful not to limit housing in these areas by rezoning.

Mr. Morrison clarified that housing is allowed in the C1 district as part of a commercial development. He added if changing to C1, staff would do notices and talk to property owners for feedback before any changes were made.

Councilmember Harris asked about redevelopment at Texa-Tonka, and if row housing or senior housing would be considered, given the rezoning.

Mr. Walther stated staff will be doing a study on that area, and would look at appropriate land use and zoning for that site, and the surrounding area. He added C2 is probably not appropriate in the long term in that area.
Councilmember Harris asked if there is a timeline set for this study. Mr. Walther stated it is budgeted for 2019.

Councilmember Hallfin asked if the zoning changes will move any further off-sale liquor licenses to C2.

Mr. Walther stated this would remain the same, but existing license holders in any zoning district where liquor stores are no longer permitted, would be allowed to continue for as long as they continue as a liquor store. If the liquor store goes out of business and it is abandoned for a period of time, the license would not be able to be re-established.

Councilmember Harris asked if the locations noted on the map near Texa-Tonka are close enough where folks could bike or walk to the destinations. Mr. Walther stated on Minnetonka Blvd, neighborhood commercial districts are spaced a half mile apart, which means most residents are within a quarter mile walk from businesses. He noted residents would still be within a two-mile bike ride from one of the remaining larger C-2 commercial areas.

Mr. Walther stated there is an opportunity to extend the current temporary limit on the number of off-sale liquor licenses in the city to allow time for zoning amendments to be completed. The council agreed to this policy consideration.

The council discussed the various square footage they would support for liquor stores within the C2 areas. Some councilmembers asserted that 20,000 feet is too large, but that they could support 5,000-10,000-square-foot stores.

Mayor Pro Tem Brausen stated he is supportive of all staff recommendations.

Councilmember Harris asked staff if a neighborhood-oriented area, with walkable streets, and low-density residential neighborhoods, with small lots fit better with C1 zoning vs. C2.

Mr. Walther stated yes.

Mayor Pro Tem Brausen added it is difficult to impose limitations on already established neighborhoods.

Mr. Walther stated staff will return to planning commission for another study session with more information on this in the near future, and staff will relay the city council’s feedback.
The meeting convened at 6:30 p.m.

Councilmembers present:  Tim Brausen, Steve Hallfin, Anne Mavity, Mayor Pro Tem Thom Miller, and Margaret Rog.

Councilmembers absent:  Mayor Jake Spano and Rachel Harris.

Staff present:  City Manager (Mr. Harmening), Police Chief Harcey, Sergeant Weigel, Community Development Director (Ms. Barton), Planning/Zoning Supervisor (Mr. Walther), Planner (Ms. Monson), Management Assistant (Ms. Carrillo Perez), and Recording Secretary (Ms. Pappas).

3.  **C-1 zoning district retail and service use restrictions**

Mr. Walther asked if council supports the Planning Commission’s recommendations on this item, and if this needs to come back to council at a future study session.

Mayor Pro Tem Miller stated there was some concern, after the Planning Commission reviewed this, about the potential for some buildings to be up to 20,000 square feet with conditional use permit. He stated this was not what council had asked for, and this does not feel like C1 zoning.

Councilmember Rog added this should be discussed again by council, as it does not reflect what was discussed for this area.

Councilmember Mavity agreed stating this does not seem to reflect the direction from council especially when working to accomplish a pedestrian-oriented development.

Councilmember Hallfin stated he is willing to discuss it again, but added the council will need to ensure it looks at the recommendations of the Planning Commission, as they put a lot of good work into developing this.

Councilmember Brausen stated he had no issue with the recommendations.
Executive summary

Title: Efficient Building Program (benchmarking ordinance)

Recommended action: Provide direction to staff on proceeding with public process, ordinance development, and budgeting for an Efficient Building Program.

Policy consideration: Does council intend to move forward with a program to increase awareness and encourage energy conservation in larger buildings as a step toward achieving the city’s Climate Action Plan?

Summary: Council discussed utilizing energy benchmarking as an important step to help implement the Climate Action Plan during the January 28, 2019 study session, providing direction to continue development of a program.

Continued work with partners in the Hennepin County Efficient Buildings Collaborative has resulted in a draft program outline for the city. Katie Jones with the Center for Energy and Environment and Brian Hoffman will be presenting to council program details and experiences from other cities adopting a benchmarking program during the meeting discussion.

Financial or budget considerations: Adopting an ordinance to establish the Efficient Building Program will require resources to administer in future years. Participating in the Hennepin County Efficient Buildings Collaborative and contracting for the services provided by Overly Consulting would result in a $30,500 budget expense in 2020. Once the program is operating and the newly created Sustainability Division is operational, staff would review the option to maintaining within the city.

Strategic priority consideration: St. Louis Park is committed to continue to lead in environmental stewardship.

Supporting documents: Discussion
Benchmarking handout

Prepared by: Brian Hoffman, Director of Building and Energy
Approved by: Nancy Deno, Deputy City Manager/HR Director
Discussion

**Background:** The city’s Climate Action Plan (CAP) include goals to reduce energy consumption across different kinds of buildings, including commercial and residential. One method to increase awareness and encourage investment in energy efficiency is implementing an energy consumption benchmarking program for larger buildings. Several cities have implemented benchmarking requirements and are observing reduced energy consumption as a result.

The city’s sustainability coordinator was part of a working group comprised from several cities that helped further develop a county wide benchmarking program over the past year. The Hennepin County’s Efficient Buildings Collaborative has the goal of providing the same methodology and technical support for benchmarking programs across cities. Creating uniformity in program reporting will assist commercial property owners that have buildings in various cities. Additionally, offering staffing resources to help develop and administer a benchmarking program.

With the city’s participation on the Hennepin County Efficient Buildings Collaborative framework we are considered a pilot city, and are able to receive free consulting to help develop a program and ordinance at this time. A future discounted rate will apply for having the cooperative manage implementing and operating the program. During the past months, staff from several departments engaged in three workshops with consultants from the Center for Energy & Environment (CEE), a partner in the Hennepin County Efficient Buildings Collaborative. The proposed program being presented for council consideration is tailored for the city within the parameters of the collaborative.

**Present Considerations:** The proposed Efficient Buildings Program would require annual whole-building energy (electric and gas) and water consumption reporting for benchmarking large commercial, multifamily, and public buildings. In addition, the proposed program would have the benchmarking results be transparent and publicly available beginning the following year.

Buildings over 25,000 square feet, including commercial, business, industrial, multifamily, and municipal buildings are proposed to be included. Industrial facilities where significant energy consumption is used for production would be exempt to avoid distorting the comparative results. This criteria would result in 264 buildings being included in the program and is a manageable amount. While representing less than 2% of our total building count, it would create benchmarking for approximately 52% of the total building square footage in the city. Contracting costs for program management are stepped based on total number of buildings and would increase if the city program included over 300 buildings for benchmarking.

The annual work or cost for building owners and managers participating is intended to be minimal. Only entering their building data and gas, electric, and water consumption from the previous calendar year using the EPA’s ENERGY STAR Portfolio Manager by June 1st each year would be required. This date is being recommended for consistency with surrounding cities. Staff will be working with the utility providers to simplify reporting of annual energy and water consumption data to facilitate ease of entry.

Collective results of collected data would then be available and could be utilized by building owners to compare their energy usage with buildings of similar types. Buildings with higher
usage could be identified for education outreach or incentive programs to assist with reducing the carbon footprint.

**Next Steps:** CEE is available to assist the city with public outreach and engagement by creating information and presenting the proposed program to affected property owners at public meetings. An ordinance establishing the Efficient Building Program beginning in 2020 could be presented to council for consideration within a few months.

To continue utilizing the Collaborative for implementation and operation, the city would need to enter into a Joint Powers Agreement with Hennepin County and contract with Overlay Consulting. This relationship would provide technical assistance to property owners, manage data, and give additional support to the city.
Unlocking Energy Savings Potential

Over $66 million is spent annually on electricity and natural gas in St. Louis Park buildings. Meanwhile, the U.S. Environmental Protection Agency estimates that the average building wastes 30 percent of the energy it consumes due to inefficiencies. Increasing energy efficiency in St. Louis Park’s large buildings can help drastically reduce the city’s carbon footprint while cutting owner and tenant energy bills.

As fuel mileage is for cars, energy benchmarking is for buildings

Benchmarking is the ongoing review of a building’s energy and water performance to ensure a building is using energy and water as anticipated—over time and relative to peers. Just as fuel mileage helps drivers understand vehicle efficiency, benchmarking and energy saving assessments give owners and occupants insight into their building’s energy performance and helps identify opportunities to reduce cost and waste. Public sharing of the benchmarking data drives the market towards more efficient buildings. Energy is the largest controllable cost for most commercial real estate. In addition, energy efficient buildings are highly valued in the market place. Managing energy allows property owners and managers to better control their building’s energy and operational efficiency and reduce risk.

What are the Benefits?

- Helps building owners track energy performance, control costs, and identify options to improve efficiency.
- Allows for building peer comparison.
- Promotes better energy decisions and greater demand for energy efficiency in the market
- Supports the City’s climate action goal to ultimately reach carbon neutrality by 2040.

Figure 1. An EPA study of benchmarking buildings showed an average 7 percent savings over three years.
Proposed Framework and Stakeholder Engagement

The proposed benchmarking and energy saving assessment policy would apply to between 250 and 320 large commercial and multifamily buildings. The main components of the policy – benchmarking reporting and benchmarking transparency would be phased in over a few years.

Resources through Hennepin County

St. Louis Park is a pilot City in the Hennepin County Benchmarking Collaborative, which provides guidance, best practices, and technical support on benchmarking programs. The Collaborative also provides in-person and helpline training via phone, email, and online meetings to building owners and managers to make benchmarking easy and the results valuable.

Joining Energy and Climate Leaders

Over 25 cities, including mid-size cities like Evanston, Illinois, are showing that the building market thrives on information. Total building energy use in cities with benchmarking policies has dropped 1-3 percent annually. In Minnesota, the City of Minneapolis’ commercial benchmarking policy has benchmarked over 400 buildings since 2013 and in early 2019 expanded to include multifamily buildings and an energy evaluation requirement and Edina recently passed a similar policy. Other cities including St. Paul are actively exploring benchmarking policies as well.

How It Works

Benchmarking

- Is a relatively fast and easy process, taking an average of a few hours annually.
- Requires no out-of-pocket expense as the City’s chosen reporting tool, the web-based ENERGY STAR Portfolio Manager, is free. ENERGY STAR Portfolio Manager is the nationally-preferred tool to measure and track building energy and water use.
- Is more convenient today, as Xcel Energy and CenterPoint Energy allows customer’s consumption data to be automatically upload into Portfolio Manager.
- The City will provide access to trainings and a help desk for entering data and understanding a building’s score.

Energy saving assessments

- Are easily accessible through utility rebate programs.
- Are reviews of a buildings equipment and operation.
- Identify and recommend changes in operating practices or energy consuming equipment that will effectively save on energy bills.

For questions, contact Building and Energy Director:
Brian Hoffman bhoffman@stlouispark.org
Executive summary

Title: Project update: Louisiana Avenue Bridge replacement – city project 4018-1700

Recommended action: None at this time. This report is to provide an update to the city council on the status of the Louisiana Avenue Bridge replacement project. Staff will be bringing the public art contract to the city council on July 15 for approval. Please inform staff of any questions or concerns you may have.

Policy consideration: Does the city council wish to continue to implement the city’s Pavement Management Program?

Summary: The city council approved the preliminary layout for the Louisiana Avenue Bridge replacement project at the March 5, 2018 city council meeting. The approved layout consists of two traffic lanes in each direction, a cycle track bicycle facility, a trail connection along Minnehaha Creek under the new bridge to allow a safe crossing of Louisiana Avenue, upgrades to the signal system at Louisiana Circle, storm sewer and watermain.

Included in in this project is a public art component. A committee was selected to choose artists for the Louisiana Avenue Bridge public art. The committee is comprised of stakeholders from the St. Louis Park Friends of the Arts, Methodist Hospital, Minnehaha Creek Watershed District, and city staff. Proposals for the public art on this project were reviewed by the committee. The finalist, Perennial Flow, is composed by three artists: Randy Walker, Gita Ghei, and Lori Greene.

Financial or budget considerations: This project is included in the city’s 2020 capital improvement plan (CIP) and will be paid for using state aid funds, franchise fees, utility funds, and general obligation bonds.

Strategic priority consideration: St. Louis Park is committed to providing a variety of options for people to make their way around the city comfortably, safely and reliably.

Supporting documents: Discussion

Perennial Flow – Selected public art submission

Prepared by: Joseph Shamla, Sr. Engineering Project Manager
Reviewed by: Debra Heiser, Engineering Director
Approved by: Nancy Deno, Deputy City Manager/HR Director
Discussion

**Background:** In 2020, Louisiana Avenue between Louisiana Circle and Excelsior Boulevard is proposed to be reconstructed. This includes the reconstruction of the bridge over Minnehaha Creek. A mill and overlay is scheduled for Louisiana Circle. The city council approved the preliminary layout for this project on March 5, 2018.

The approved layout consists of two traffic lanes in each direction, a cycle track bicycle facility, a trail connection along Minnehaha Creek under the new bridge to allow a safe crossing of Louisiana Avenue, upgrades to the signal system at Louisiana Circle, storm sewer and watermain.

The plans for this project are nearly complete. The consultant will be finalizing the plans in October at which time, the project will be advertised for bid.

Staff worked with Forecast Public Art to identify a group of public artists for this project. A request for proposals was sent to 30 local artists for consideration. The artists were asked to assemble a team which could provide art on different portions of the bridge. The areas identified for art include on top of the bridge pilasters, on the bridge wall along the creek, and lighting. A total of 11 proposals were submitted for consideration.

A committee was assembled to select artists for the Louisiana Avenue Bridge public art. The committee is comprised of stakeholders from the St. Louis Park Friends of the Arts, Methodist Hospital, Minnehaha Creek Watershed District, and city staff. Proposals for the public art on this project were reviewed by the committee. The finalist, *Perennial Flow*, is composed by three artists: Randy Walker, Gita Ghei, and Lori Greene.

Staff will be bringing the Louisiana Avenue Bridge public art contract to the city council on July 15 for approval. The cost of the public art planned for the Louisiana Avenue Bridge is $180,000.

**Proposed schedule:**

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Final plans and specifications complete</td>
<td>October 2019</td>
</tr>
<tr>
<td>Advertise for bid</td>
<td>November 2019</td>
</tr>
<tr>
<td>Approve construction contract</td>
<td>December 2019</td>
</tr>
<tr>
<td>Construction begins</td>
<td>February 2020</td>
</tr>
<tr>
<td>Construction complete</td>
<td>October 2020</td>
</tr>
</tbody>
</table>
Perennial Flow

A public art proposal for
The City of St. Louis Park’s
Louisiana Avenue Bridge

By

Randy Walker, Gita Ghei, and Lori Greene
Composite images are designed to spark curiosity about ancient creatures, human symbols and to remind us that all living things rely on fresh water.

transformation
ways of experiencing the Louisiana Avenue Bridge
Seeds, climate change, plants, animals, fractals, endless repetition of self-similarities
winter to spring

summer to fall
traveling north on east side  
traveling south on east side  
traveling north on west side  
traveling south on west side
Clouds are the everyday gift of water and light. International cloud notations symbolize human desire to understand and further to care for our resources. The clouds are themselves symbols of constant change, and rearranging of elemental material.
Composite images are designed to spark curiosity about ancient creatures, human symbols and to remind us that all living things rely on fresh water.
Study session meeting of July 8, 2019 (Item No. 5)
Title: Project update: Louisiana Avenue Bridge replacement – city project 4018-1700
Executive summary

Title: Comprehensive plan related zoning map amendments

Recommended action: No formal action required at this time. Please review the proposed zoning map amendments and provide questions or comments to staff.

Policy consideration: Does council support the proposed zoning changes based on the land use guidance in the 2040 Comprehensive Plan?

Summary: The 2040 comprehensive plan sets out goals, strategies and direction to carry out the city’s vision for its future. It includes specific plan sections on land use, housing, mobility, parks, water resources, racial equity, climate and energy, community health and other elements required by state law. Planning commission made formal recommendations to city council on December 5, 2018, and council authorized submittal of the plan to the Metropolitan Council for review on December 17, 2018. The Metropolitan Council is scheduled to review and formally accept the plan on July 10, 2019.

Land use changes in the plan resulted in a number of parcels throughout the city having a mismatch between the new land use guidance and the existing zoning district. Now that Metropolitan Council consideration of the 2040 Comprehensive Plan is imminent, the city must bring the zoning into substantial conformance with the comprehensive plan.

Due to the number of parcels (72) and size of the areas proposed to be rezoned, the city will follow the procedures for a comprehensive rezoning of all the parcels at once. The procedures are somewhat different than smaller zoning map amendments and requires 5 affirmative votes from the city council.

Staff held an open house on the proposed comprehensive rezoning on May 8, 2019. Notices were mailed to all properties to be rezoned, plus all property owners within 350 feet of those parcels. Social media and email outreach were also used. Ten community members attended, and no one in attendance objected to the proposed changes.

Planning commission held a public hearing on June 19, 2019. Owners of four properties spoke at the hearing, and two of them objected to the changes for their parcels. Planning commissioners unanimously recommended approval of the zoning map amendments. The city council’s first reading of the ordinance is scheduled for August 5, 2019.

Financial or budget considerations: Not applicable.

Strategic priority consideration: St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.

Supporting documents: Comprehensive plan related zoning map amendments map, area maps showing existing and proposed zoning, 2040 proposed future land use map from the comprehensive plan

Prepared by: Sean Walther, Planning and Zoning Supervisor
Reviewed by: Karen Barton, Community Development Director
Approved by: Nancy Deno, Deputy City Manager/HR Director
Comprehensive plan related zoning map amendments

Zoning Districts:
- P&O: Park and Open Space
- R-1: Single-Family Residence
- R-2: Single-Family Residence
- R-3: Two-Family Residence
- R-4: Multi-Family Residence
- R-C: High-Density Multi-Family Residence
- M-X: Mixed Use
- C-1: Neighborhood Commercial
- C-2: General Commercial
- BP: Business Park
- O: Office
- I-P: Industrial Park
- I-G: General Industrial
- PUD: Planned Unit Development
- Floodplain
- FloodFringe
- Floodway
- Travel Demand Management Boundary
**Area 1**

Existing zoning: C-1 Neighborhood Commercial & C-2 General Commercial

Proposed zoning: O Office

**Area 2**

Existing zoning: C-2 General Commercial

Proposed zoning: O Office

**Area 3**

Existing zoning: I-P Industrial Park

Proposed zoning: BP Business Park
### Area 4

- **Existing zoning:** C-1 Neighborhood Commercial & C-2 General Commercial
- **Proposed zoning:** MX Mixed Use

### Area 5

- **Existing zoning:** C-2 General Commercial
- **Proposed zoning:** MX Mixed Use

### Area 6

- **Existing zoning:** R-1 Single-Family Residence
- **Proposed zoning:** POS Park and Open Space
Areas 7, 8, 9

Existing zoning: I-P Industrial Park, I-G General Industrial & BP Business Park

Areas 7, 8, 9

Proposed zoning: R-4 Multiple-Family Residence, BP Business Park, & MX Mixed Use
**Area 10**

Existing zoning: I-P Industrial Park, C-2 General Commercial, & MX Mixed Use

Proposed zoning: R-C High-Density Multiple-Family Residence, MX Mixed Use, & POS Park and Open Space

**Area 11**

Existing zoning: I-G General Industrial C2 General Commercial

Proposed zoning: BP Business Park

**Area 12**

Existing zoning: C-2 General Commercial

Proposed zoning: R-2 Single-Family Residence