

Comprehensive Draft

Pages 1-5 borrow and adapt from the Transportation (CURA, Sept series) example

Add in West Side specific language about the community's history of displacement.

PLACE HOLDER FOR FUTURE CONTENT: West Side History

Pages 6-? Scorecard pillars (aka categories, priorities, etc.)

PLACE HOLDER FOR FUTURE CONTENT: Scorecard Pillars

1. Community engagement

Score	Give Each criterion on a scale of 1 (low) to 5 (high)
__/5	Project was initiated by the community, or Developers and planners partner with the community to develop their community engagement plan BEFORE the project starts.
__/5	Community engagement involves local community members within the first 6 months of the planning process.
__/5	Throughout the project, developers and planners use appropriate tools to ensure the project authentically engages community and responds to their needs. Significant changes to the scope of the plan and/or project trigger more community engagement.
__/5	Community vision is established or reaffirmed by a group of residents that are reflective of the current demographic make-up of the community. People with disabilities, indigenous, people of color, low-income, renters etc., have decision-making authority.
__/5	Development connects to and highlight community characteristics, local history, points of interest, and key features.
__/5	Development promotes qualities of a vibrant community--social connections, education, health, arts and culture, and safety.
__/5	The plan and project include the community's goals, priorities, and criteria for growth and reinvestment. Example: WSCO Ten-year plan.

2. Equitable housing practices (our anchor!)

Equitable Housing practices require evidence that families at all income levels have access to housing that costs no more than 30% of the household income.

Score	Give Each criterion on a scale of 1 (low) to 5 (high)
__/5	Development offers rental housing options appropriate to a commercial corridor, incorporating options accessible to all income levels. (H1.1)
__/5	Development supports mixed income rental and ownership opportunities per the West Side Master Flats Plan. (H1.3)
__/5	Development increases the number of units affordable to people at 30 -80% of Area Median Income. (H1.4)
__/5	Development offers senior housing options so elderly can stay in this community. (H1.5)
__/5	<i>For discussion: development includes at least 20% of units affordable to households at or below 50% Area Median Income.</i>
__/5	<i>For discussion: Housing is dignified, safe and high quality.</i>

3. Environment

Score	Give Each criterion on a scale of 1 (low) to 5 (high)
___/5	There are plans in place to mitigate any negative environmental impacts caused by the development (soil, air, water pollution).
___/5	Development maintains public access to the river by all residents (more specific criteria about not disturbing the natural beauty of the riverfront, limiting building height, preserving natural features of the river?)
___/5	Development promotes and maintains access to green spaces across the West Side (including incorporating green spaces into the development plans, replacing any green spaces that are eliminated by the development within the neighborhood).
___/5	Development promotes native vegetation while mitigating invasive plant species; will incorporate planting that is beneficial to the native environment in their development plans (pollinator friendly, runoff and rain gardens, erosion stabilization, etc.)
___/5	Development implements green building and energy efficiency best practices in their design/retrofit including the use of environmentally friendly building materials. (possibly require a Relative Energy Score that meets certain criteria? https://www.resnet.us/hers-index , https://www.energystar.gov/buildings/tools-and-resources/portfolio-manager-technical-reference-energy-star-score)
___/5	Development will utilize green waste practices, emphasizing recycling and composting in an effort reuse and recycle. (Working towards a zero waste development)
___/5	Development promotes environmental justice for all neighbors (seeking a more specific criteria for how to evaluate this)
___/5	Development emphasizes Complete Streets design, minimizing car-oriented design in favor of connectivity to local neighborhood. (https://smartgrowthamerica.org/program/national-complete-streets-coalition/)
___/5	Development supports local sustainable food systems by incorporating areas for food growth/production into land use plan.
___/5	Developer will ensure that the maintenance of the development is done in environmentally friendly and sustainable ways (reduce salt use for ice removal, other specifics?)
	<i>Question: which of these are redundant to current requirements by the City of St. Paul or other authorities?</i>

4. Economic development

Score	Give Each criterion on a scale of 1 (low) to 5 (high)
___/5	Development creates opportunities for green industry to locate along Barge Channel Road, the West Side Flats and adjacent Harriet Island. (BD1.1)
___/5	Business Development invests resources available through city and state programs to improve the vitality of District del Sol, Smith Avenue and the Stryker/George commercial areas. (B1.4)
___/5	Development connects residents to jobs and training opportunities at existing and new businesses. (B1.7)
___/5	Improvements target job growth centers, such as in the Riverview Industrial Park. (B1.8)
___/5	Development supports high quality, diversified, and employee-intensive businesses owned by people of color that are created to sustain a strong economic base and provide job opportunities for the full employment of a diverse set of skills.

___/5	The project increases funding and resources for communities that have been historically under-invested. If the project is expected to add to the livability* of the community, then there is a concrete, community supported plan to maintain neighborhood affordability* and avoid cultural or physical displacement.
___/5	Consulting and contracting priority is given to existing community and cultural organizations, and those who have demonstrated a deep and lasting connection to the neighborhood and cultures in the project.

5. Transportation

Equitable Transportation practices require evidence that transit is integrated into walkable, livable, and affordable land use practices to enhance healthy living within low-income communities and communities of color. With its unique topography, traveling through the West Side can be a challenge, regardless of the mode of transportation. In addition, connections to other parts of the city and access to regional transportation systems is limited due to the neighborhood's physical location and lack of public transit infrastructure. Priority must given to creating a more connected West Side.

Score	Give Each criterion on a scale of 1 (low) to 5 (high)
___/5	Infrastructure connects and enhances what is already in place as part of a regional system. The project maximizes connections to all modes of public transit and makes walking, biking, and use of public transit an easy choice. The project prioritizes the routes and paths that pedestrians and bicyclists naturally use.
___/5	Project Improves the public transportation infrastructure. Development includes transit amenities such as shade trees, trash cans, places to sit, other shade options.
___/5	Development promotes traffic calming and pedestrian safety with "Crime Prevention Through Environmental Design (CPTED)" best practices.
___/5	Development is within a quarter mile of transit lines, promoting multi-modal access to green spaces.
___/5	Parking facilities accommodate bicycle use and storage and do not limit access or passage to pedestrians and people with disabilities. Parking management plan incentivizes people to walk, bike, and/or use public transit.
___/5	Presence of wayfinding and systems information for pedestrians, bicyclists, and transit uses is provided.
___/5	As part of normal property maintenance plan, developer commits to long term maintenance of transit stops and corners, such snow clearance, tree trimming, clearing access to transit for people with disabilities.

Last page: Glossary and addendum:

- Idea to link to 10 year plan and embed web links for further history and information

Notes for drafting group

Key dates:

- 3/5/18 meeting with St. Paul Foundation
- 3/15/18 meeting with City of St. Paul Planning Department

Accomplished so far:

- This draft integrates the WSCO 10 year plan, examples from CURA and the Transportation Scorecards
- The order of the pillars reflects the engagement & outreach group's feedback
- Agreement use a scoring system in which: neutral = 0; if it improves = >1; if it detracts = <0
- Residential category folded into Housing, and use is woven through all the pillars. Land Use (10 year plan category) is woven throughout all pillars.

Loose ends:

- How to integrate the City of St. Paul's racial equity assessment tool?
<http://www.health.state.mn.us/divs/opi/healthequity/resources/stpaul-assessment.html>
and here: <https://drive.google.com/open?id=1BJuTkTqf0UeUOjHBGBik58IEeGPI1tlv> .
- How to layout? (Signe has skills!)
- Whether/how to incorporate graphic design and art (makes it more accessible, personalized to the West Side)?
- Need to run through more cycles of feedback with the Outreach group
- Language - who's our primary audience--"bus stop test" or developers/planners? Do we have the Scorecard audience of developers/planners, and accompanying communication pieces tailored for community audiences?
 - Multiple versions?
 - Development-specific surveys?
- Draft intros to each of the five pillars
- Create glossary (steal from other examples!!!)
- Create accompanying communication pieces tailored for community audiences
- For some of these criteria, do we want to use a different mechanism or standard (perhaps already required by City)? Especially re: environment.