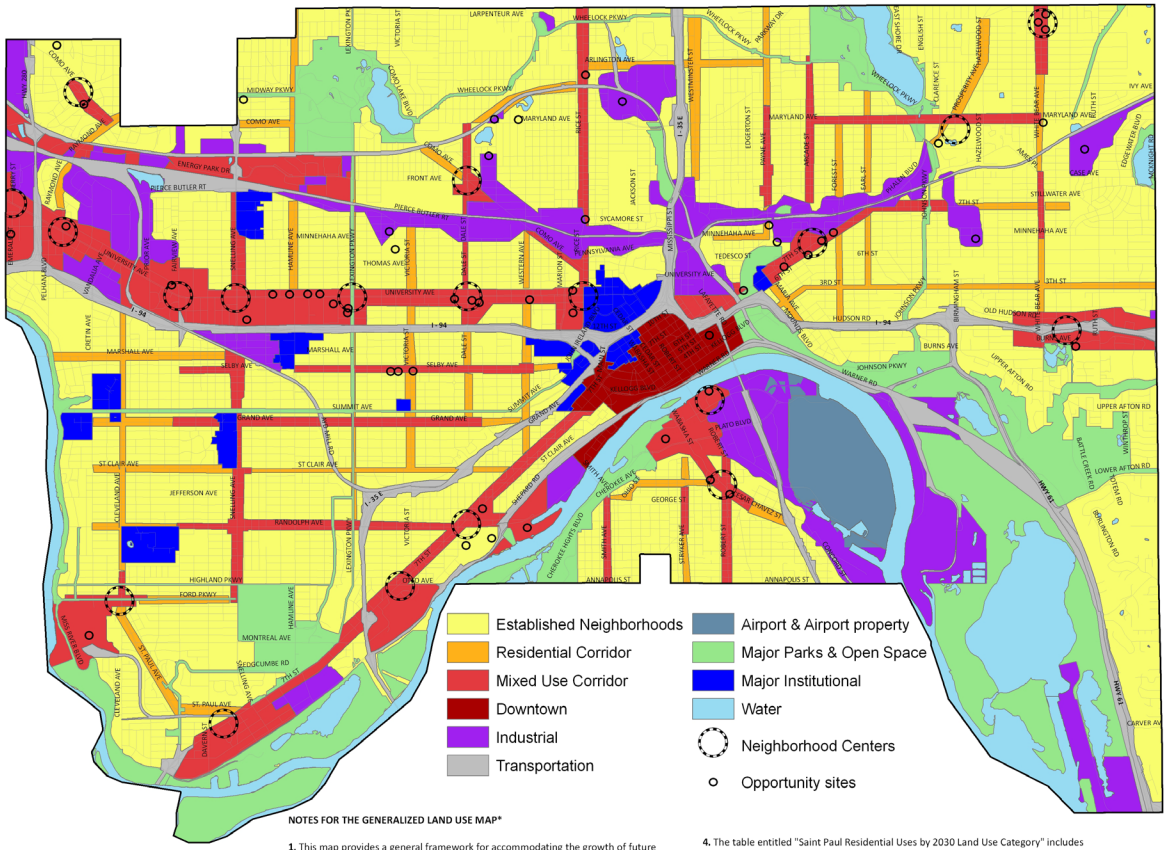
Figure LU-B. Generalized 2030 Future Land Uses



NOTES FOR THE GENERALIZED LAND USE MAP*

1. This map provides a general framework for accommodating the growth of future housing, businesses, services, and open spaces in Saint Paul. Adopted summaries of small area plans and district plans provide more specific guidance on future development in the areas of the city where they apply.

2. This map does not reflect current zoning, but it provides general guidance for the rezoning of property.

3. The "Saint Paul Land Use Table in 5-Year Stages" provides the range of residential densities allowed in each land use category, as well as guides acres in each land use category. Commercial and office uses are included within Mixed Use Corridors, and Downtown.

4. The table entitled "Saint Paul Residential Uses by 2030 Land Use Category" includes data demonstrating how the city will meet its household forecasts.

5. All categories of Land Use may contain parks/open space, recreational facilities, trails, institutional uses of less than 15 acres, and small scale commercial uses.

6. Current and proposed regional parks are described in more detail in Appendix B of the Parks chapter of this plan. Parcel-level additions to the regional park system are shown on Figure 23.

7. Parcel-specific boundaries of Holman Field (the St. Paul Downtown Airport) are shown on this map.

LAND USE DESCRIPTIONS

- **Established Neighborhoods** (3-20 units/acre)
  Predominately residential areas with a range of housing types. Single family houses and duplexes predominate, although there may be smaller scale multifamily housing scattered within these neighborhoods. Also includes scattered neighborhood-serving commercial, service, and institutional uses at the juncture of arterial and collector streets.

- **Residential Corridors** (4-30 units/acre)
  Segments of street corridors that run through Established Neighborhoods; predominately characterized by medium density residential uses. Some portions of residential corridors could support additional housing.

- **Mixed Use Corridors** (30-150 units/acre)
  Primary thoroughfares through the city that are served by public transit (or could be in the future). Includes areas where two or more of the following uses are or could be located: residential, commercial, retail, office, small scale industry, institutional, and open space. Uses may be within a building or in buildings that are in close proximity.

- **Neighborhood Centers** (30-150 units/acre)
  Compact mixed use areas that historically developed adjacent to major intersections. They are served by transit and include two, or more, of the following uses: residential, commercial retail and office, small scale industry, institutional, and open space. Uses may be within a building or in buildings within close proximity.

- **Downtown** (35-200 units/acre)
  The core of the city, encompassing Planning District 17 and lying solely on the east bank of the Mississippi River. It includes a broad mix of uses, including government facilities, and both residential and commercial office uses at the highest densities in the city.

- **Industrial**
  Primarily manufacturing and/or the processing of products; could include light or heavy industrial land uses, large warehouse facilities, and/or utilities.

- **Transportation**
  Major highways and railroad corridors.

- **Airport & Airport property**
  Includes the Saint Paul Airport at Holman Field.

- **Major Parks & Open Space**
  Includes major parks and recreation areas, parkways, and regional parks.

- **Major Institutional**
  Includes all colleges and universities and significant public and nonprofit uses.

- **Water**
  Permanently flooded open water, rivers, and streams, including wetlands.

- **Opportunity sites**
  Areas identified in Policy 1.54 of the Land Use Plan and in small area plans for mixed use development or employment centers.

0 1,250 2,500 5,000 7,500 10,000 Feet

SEE FIGURES LU-H - LU-L FOR SUBSECTORS OF THE CITY.