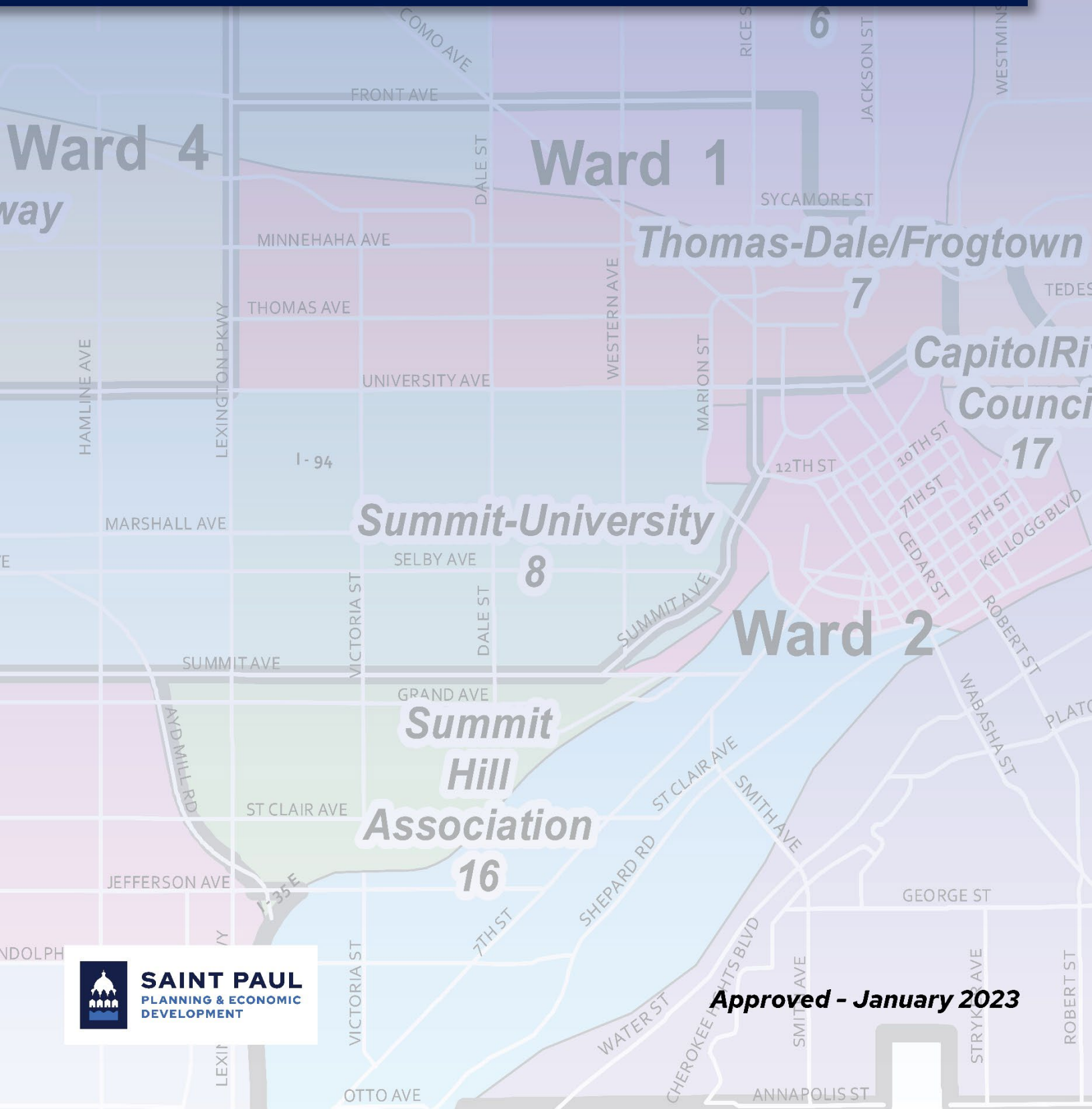


District Plan Guidelines



SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT

Approved - January 2023

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1. Introduction

a. Overview

A comprehensive plan articulates the long-term vision for the future physical development of a city. State law and the Metropolitan Council require Comprehensive Plans to address the following areas: Land Use, Transportation, Parks, Housing, Water Resources, and Implementation. These required elements, as well as content on Heritage and Cultural Preservation, are organized as chapters in the *City of Saint Paul 2040 Comprehensive Plan*. The Comprehensive Plan applies citywide. The City of Saint Paul represents a large geographical area with variable urban and suburban contexts, diverse neighborhoods, and a range of open spaces and natural resources. These variables require the Comprehensive Plan to focus on general policies.

District plans establish policy goals and objectives that are unique to the opportunities and challenges of a smaller geographical area, consistent with the citywide vision in the Comprehensive Plan. Overarching policy direction established by the City and specific district plans should share objectives and be mutually supportive. By aligning district plans with the Comprehensive Plan, the community commits to a shared vision endorsed by the Planning Commission and City Council. The Planning Commission and City Council must find a district plan to be consistent with the Comprehensive Plan to recommend adoption of, and adopt the plan, respectively, as an addendum to the Comprehensive Plan. Adoption of a district plan as an addendum is required to give the plan legal force.

District plans and the Comprehensive Plan can align in many ways. One example includes a District Plan defining a specific Neighborhood Node boundary, some of which are mapped only generally in the Comprehensive Plan. A district-level Neighborhood Node boundary or desired mix of uses may help inform property owner land use decisions and City staff recommendations.

b. Intent

District plans are the primary type of small-scale plan created in Saint Paul and have been established for each of the city's 17 planning districts. As noted previously, district plans are adopted as an addendum to the Comprehensive Plan. This document is intended to help ensure that the plan preparation and adoption process is objective and understandable to district councils, community members, planning commissioners, elected officials, and City staff. This document is not intended to suggest the full scope of a district plan, only to highlight items of particular importance for consideration in the drafting, revision, and adoption process consistent with the Comprehensive Plan. Overall, this document outlines recommendations for process, format, and other details for creating district plans. These recommendations are

The City of Saint Paul established 17 district councils and initiated the district plan process in 1975 as a means to engage and empower neighborhoods. [The 1975 resolution is available online here.](#) [Additional information is available online here.](#)

not regulatory nor intended to pose requirements on district councils; they are intended to provide guidance to achieve a streamlined, inclusive district plan update process.

c. Purpose of a District Plan

District plans may apply in each of the 17 planning districts in Saint Paul. District plans can:

- Articulate Comprehensive Plan priorities at the local level;
- Provide a 10-year vision, policy priorities, and strategies to guide growth, investment, and development specific to the district;
- Establish a localized implementation plan to accomplish goals;
- Guide legislative and/or land use decisions;
- Incorporate key policies and/or strategies from existing district plans, small area plans, and/or station area plans that apply within the district if the plan(s) is (are) no longer needed as an independent document;
- Describe the localized process for community engagement accomplished during the plan update process; and
- Inform City department decision making at a neighborhood level.

While district plans are not required to be updated, doing so provides the district council and neighborhood the opportunity to develop an updated vision and policy tool that can be used by the district council, City, and local stakeholders in determining challenges and opportunities and prioritizing public and private investments to address them.

"A number of benefits for neighborhoods result from the General District Planning process. First, the work on the plan becomes a catalyst for organizing districts and demonstrating that people really are concerned about the future of their neighborhoods. Second, the process helps districts to organize their ideas and make realistic proposals which recognize the limits of the City's resources. Third, the process brings the City's professional staff together with the districts' planning committees to formulate plans and implementation proposals. Thus, the District Plan becomes the basis for continuing implementation efforts by the residents of the districts as well as the City." – Excerpt from The Process for General District Planning, August 1975.

2. Plan Participation and Roles

The process of creating or updating district plans must involve a diverse set of representatives to be considered for adoption by the City Council. This section describes criteria for groups that should be part of the process for creating or updating a district plan.

Lead Community Organization. The district plan update process must have a designated lead organization, which may include individuals from the district council or steering committee/task force (see below) or may be a single project manager appointed by the district council. Throughout this document, “lead community organization” or “lead organization” is used to designate this role, but the details of the lead organization may differ among planning districts.

Community Members. A plan should be the product of broad-based community participation. Aspects of participation include:

- Representation of key community stakeholders on the steering committee or task force (see below and Section 3, District Plan Process, for more information);
- Communication with residents, business owners and operators, and institutional stakeholders throughout the process, with efforts to reach and genuinely involve all demographic and interest groups; and
- District council and other community organization support.

Technical/Professional Support. It is recommended that a plan include contributions from experts in technical research, data analysis, community outreach, consensus-building, language translation/interpretation, and visioning. Lead community organizations are encouraged to visit the [City website](#) to access a list of institutional and financial resources that can support the district plan update process. In addition to the resources listed online, lead community organizations may choose to pursue other supportive initiatives, such as temporary student interns or fellows, volunteer or contract planning professionals, fundraising opportunities, or grant programs.

Steering Committee or Task Force. A steering committee of key stakeholders or a Planning Commission task force must be established for all district plan updates. Either group is made up of local stakeholders who have a general understanding of planning and/or zoning. A Planning Commission task force requires formal resolution by the Planning Commission and will be co-chaired by one community representative and one appointed Planning Commissioner. That said, Planning Commission task forces are rarely organized for district plan update efforts; they are typically used for small area plans, such as station area plans or corridor plans. Steering committees are more commonly utilized as part of the district plan update process. A steering committee can be a more informal working group and does not need a Planning Commission resolution or Planning Commissioner co-chair. An existing district council land use and/or development committee may be used as the steering committee if desired by the district council. City staff can help the district council determine whether a steering committee or Planning Commission task force is most appropriate for the district.

Steering committee or task force membership must reflect the diversity of the neighborhood, including ages, incomes, races, ethnicities, cultures, languages spoken, gender identities, sexual orientations, and other demographics. It is useful to have representation from renters, homeowners, property owners, business owners or operators, staff members of local institutions, students, local workers, developers, representatives from neighborhood groups or business associations, or other backgrounds with insight into common city issues and opportunities. Diverse representation on the committee is essential.

A steering committee or Planning Commission task force must be established to guide the plan update process. Steering committees are more informal and commonly used; Planning Commission task forces are more formal and only used in special circumstances.

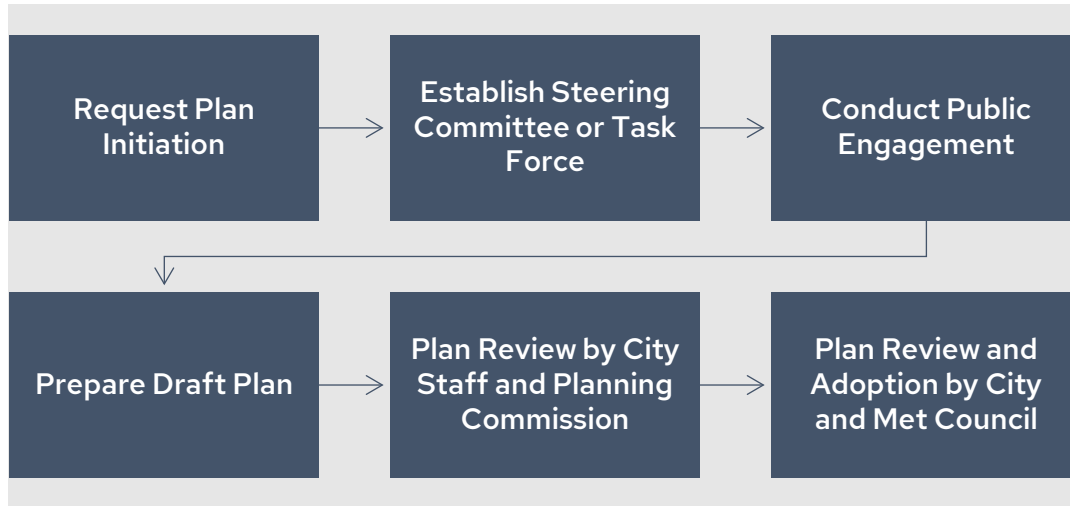
City Staff. Planning and Economic Development (PED) staff can support and provide limited assistance to the designated lead community organization, often including upfront consultation, occasional check-in meetings to offer guidance, and assistance with the formal Planning Commission and City Council reviews, but generally not including plan creation itself. To efficiently utilize staff capacity, the roles and expectations for staff should be identified and agreed to at the beginning of the process. At a minimum, the assigned PED staff will be engaged with the lead community organization throughout the plan development process to ensure that:

- Key staff from within PED (e.g., Heritage Preservation, Economic Development, Housing), other departments (e.g., Public Works, Fire, Safety and Inspections, Parks and Recreation), and other agency partners (e.g., Ramsey County, Saint Paul Port Authority, etc.) are aware of the plan and provide appropriate information or review;
- The plan considers key topics and policies identified by the City;
- The plan is consistent with the Comprehensive Plan and adequately translates the Comprehensive Plan at a localized level;
- The plan adequately addresses and/or replaces existing relevant plans, including recommendations to carry forward, amend, and/or discard or decertify specific policies from existing local plans;
- The plan acknowledges adjacent areas, reinforcing mutual goals and addressing issues of compatibility;
- The plan includes relevant investment, development, or zoning strategies; and
- The plan generally aligns with aspects of the recommended plan content and format, if applicable (see Section 4, Plan Content and Format).

3. District Plan Process

The organization leading the district plan update should consider the best practice guidelines in this section and consult with PED staff in the beginning of the process to ensure relevant guidelines can be met. Figure 1 illustrates a summary of the district plan update process.

Figure 1: District Plan Update Process



The process for creating or updating a district plan for City Council adoption will vary depending on the scope of the plan, potential stakeholders, and resources available to assist in plan preparation. Generally, the plan preparation process takes a minimum of six months if there are no major issues, delays, or revisions. The steps outlined in this section can serve as a general guide for plan preparation.

Step 1: Request Plan Initiation

1. Determine that a plan is desired or needed based on community interest and/or City initiation, either as an update to an obsolete plan or to address a district or neighborhood priority. Generally, the options for a district plan update are:
 - a. Amend the plan: complete a minor update by revising relevant goals and policies and potentially consolidate them with another plan (e.g., relevant policies from a small area plan could be added to a district plan and the small area plan could be decertified);
 - b. Comprehensively rewrite the plan and adopt; and/or
 - c. Decertify the existing plan, with no replacement.
2. Consult with PED staff to consider the type of plan, goals of the plan, and process that will be most effective.
 - a. Identify the community organization that will lead the effort, as well as partner organizations and technical or financial resources that will assist.

- b. Discuss whether the existing district plan requires a comprehensive update or if only select policies and goals need updating. Consider if a reduced process and timeline are appropriate for updates to existing district plans that do not require comprehensive modification.
- c. Discuss existing small area plans that apply in the district and if they should be incorporated into the updated district plan and decertified during City Council review.
- d. Generate a preliminary list of relevant goals and policies from the Comprehensive Plan to support the preparation of the work plan (see below).

Consolidating obsolete small area plans into an updated district plan helps to create a simpler, more efficient policy framework. If a small area plan is to be absorbed into a new district plan, it may need to be officially decertified by the City Council.

- 3. Prepare and submit a brief (one or two-page) work plan to PED outlining general plan update process goals, priorities, timeline, staff roles, volunteer and financial resources, public engagement strategies, and expected outcomes. Consider including a list of City information that would be helpful in developing the plan, such as citywide maps and demographic data (see Section 4, Plan Content and Format), which may be provided by PED.¹ The work plan will be used to determine a scope of work, set expectations, and schedule meetings with PED staff for assistance throughout the plan update process.
- 4. Meet with assigned PED staff to discuss the work plan, roles, and steps for review and adoption of the plan by the Planning Commission and City Council. Ensure that expectations, roles, and next steps are clear.

Preparing a high-level work plan at the outset of the plan update process can help district councils and City staff set expectations and determine the most effective approach for public engagement.

Step 2: Establish Steering Committee or Task Force

- 5. Determine with PED staff an approach for the steering committee or Planning Commission task force.
- 6. Determine the size and composition of the group. Consider what skills and experiences would be helpful and which key stakeholder groups or organizations should be represented. Consider who could benefit from or be negatively impacted by the district plan effort, and ensure the group is representative of the community. Determine if language translation services should be provided

If a Planning Commission task force is the selected group, the Planning Commission chair will be involved in member selection.

¹ District councils may receive one package of maps/data during each calendar year apart from ongoing PED Planning staff support (especially from the designated PED staff).

as part of the steering committee or task force solicitation process based on neighborhood demographics. Decide if and how the group will be advertised and how members will be selected in an equitable way.

7. Solicit members, review demographic and professional mix, and select the group. Ensure the group is diverse and representative of the community.
8. Initiate formation of the group with PED staff (and as applicable, the Planning Commission).

Step 3: Conduct Public Engagement

9. Formally announce the start of the plan update process to the community and provide information on general process, timeline, and opportunities for public input.
10. Conduct regular meetings with the steering committee or task force throughout the process to:
 - a. Identify district challenges and opportunities;
 - b. Develop an overall vision and understand priorities and goals of district stakeholders;
 - c. Review Comprehensive Plan strategies and consider local implementation opportunities;
 - d. Prepare for and debrief from public meetings;
 - e. Draft plan content; and
 - f. Discuss plan progress and questions with PED staff.
11. Conduct at least two publicized public meetings or workshops to solicit input on challenges and opportunities in the neighborhood, what policies are important to maintain and improve, which new policies are necessary, and to review draft priorities. Consider supplementing meetings and workshops with targeted surveys and pop-up events to ensure broad community participation that is representative of neighborhood demographics. Use public outreach to craft and prioritize policies as the plan is developed.
12. Meet with PED and/or other departmental staff periodically during the planning process to discuss issues, questions, and ideas. City staff will observe, or participate if appropriate, in public meetings, as well as steering committee or task force meetings if needed and available.

Public meetings can be organized in many ways and City staff can offer suggestions or assistance if desired.

Step 4: Prepare Draft Plan

13. Research, collect, and analyze information on the characteristics of the district, including, as appropriate: physical (design, form, heritage resources), social (communications, health, social capital), economic (jobs, commercial, workforce), and environmental (water and natural resources). Determine the critical challenges and opportunities of the district and formulate district goals and implementation metrics. Consider the trends and activities in the neighborhood, as well as related Comprehensive Plan policies. Review plans in adjacent districts and ensure the draft plan acknowledges and complements nearby goals. Incorporate measures to further equitable development in the neighborhood.²
14. Use all input provided during the public engagement process, along with the information analyzed in previous steps, to draft the plan document, including all policies and strategies. When determining policy priorities, consider capacity constraints of community organizations and City resources and how that may affect the policy. The draft plan may include chapters that are thematically organized like the Comprehensive Plan, may have chapters beyond those in the Comprehensive Plan, or the plan may have its own organization that incorporates related topics. It is not necessary to have a chapter topic in the district plan that corresponds to every Comprehensive Plan chapter if there is nothing unique about such a topic in the district that would lead the district council to refine City policy direction. Coordinate with PED staff to review draft policies and strategies prior to developing a preliminary draft plan, if desired.
15. If the district plan applies to an area that includes local, state, or national heritage preservation or historic sites/districts, the lead community organization should confer with Heritage Preservation staff. Heritage Preservation staff will advise on the relevancy of heritage preservation policies and help ensure proposed policies do not conflict or repeat heritage preservation goals in the Comprehensive Plan.

Draft policies should express positive goals, focusing on what the neighborhood would like to see. Phrases should be general and visionary, using terms such as "support," "encourage," and "promote."

The heritage preservation policies in the Comprehensive Plan apply to the entire city. Legislative Code Chapters 73 and 74 apply to locally designated districts. Because of the robust policy and regulatory framework, district plans likely do not need to address heritage preservation.

² The US EPA has a discussion of equitable development and environmental justice here: <https://www.epa.gov/environmentaljustice/equitable-development-and-environmental-justice>

16. Submit a preliminary draft plan for review by PED and other departmental staff and the steering committee or task force prior to formal submission of the final draft to the City to allow an opportunity for review and discussion of the plan. PED staff will work with relevant departments (see Section 6, Contacts) to review the preliminary draft to determine if any goals or policies conflict with the Comprehensive Plan, would require unreasonable ongoing maintenance and operating costs, or would require levels of staff capacity that are not available. Staff will provide comments to the lead organization, who will address the comments in the final draft.

Organizations and individuals whose effort and resources are desired for implementation of the plan should be identified for each strategy and noted in the plan's implementation matrix (see Section 4, Plan Content and Format). Best practice is to alert them and ask for help if you intend to enlist them!

17. Prepare the final draft plan based on comments and discussions.
18. Submit the final draft plan to the relevant organization board (i.e., district council) for review and approval prior to submitting it to the City. Depending on the complexity of the plan update, coordinate with PED staff prior to submitting the final draft plan.
19. Submit the final draft plan to the City for Planning Commission review and recommendation and City Council review and adoption.

Step 5: Plan Review by Planning Commission

20. PED staff prepares a cover memo highlighting key aspects of the planning process and submits the cover memo along with the plan to the Comprehensive and Neighborhood Planning Committee of the Planning Commission for preliminary review.
21. PED staff prepares a brief presentation for the Comprehensive and Neighborhood Planning Committee meeting, highlighting key aspects of the plan as written in the cover memo, and analysis that attests to the draft district plan's consistency with the Comprehensive Plan.
22. When the Comprehensive and Neighborhood Planning Committee feels the plan is ready (generally meets guidelines and is consistent with the Comprehensive Plan), it will recommend the plan to be released for public comment and set a public hearing at the Planning Commission at least 30 days from the current date.
23. If the Planning Commission finds that the plan is ready for public review and comment, it will schedule a public hearing on the plan at least 30 days from the current date. The Planning Commission secretary will send public hearing notices to the Early Notification System (ENS) and other interested parties, as well as the official newspaper (e.g., Pioneer Press or similar, as applicable).

24. On the date of the Planning Commission public hearing, PED staff makes a brief presentation on the plan. The chair will open the public hearing, and the lead organization, community members, and stakeholders are invited to speak. PED staff documents all public testimony.
25. Following the public hearing, PED staff prepares a memo to the Comprehensive and Neighborhood Planning Committee that summarizes and analyzes public testimony, offers any needed revisions based on this testimony, and provides a recommendation for action.
26. If substantive edits to the plan are necessary at this stage, they should be reviewed and approved by the relevant organization board (i.e., district council). The Comprehensive and Neighborhood Planning Committee then makes a recommendation to Planning Commission.
27. PED staff updates the original Planning Commission packet, public testimony memo provided to the Comprehensive and Neighborhood Planning Committee, and draft resolution as appropriate for the Planning Commission meeting in coordination with the Planning Commission secretary. The draft resolution may include the decertification of existing, obsolete plans if the updated plan is replacing them.
28. At the Planning Commission meeting, Planning Commission votes on recommending the plan to the City Council for adoption as an addendum to the Comprehensive Plan. If the Planning Commission finds significant inconsistencies with the Comprehensive Plan, it may decide to recommend denial of the plan - that the City Council not adopt the plan as an addendum to the Comprehensive Plan - or it will request revisions be made to the plan before making a recommendation of approval or denial. If substantive edits to the plan are necessary at this stage, a City Council public hearing may be required to review the updated plan.

Step 6: Plan Review and Adoption by City Council and Metropolitan Council

29. PED staff prepares the City Council packet, which includes draft City Council resolution, Planning Commission resolution with recommended action, Planning Commission public hearing minutes, public testimony memo, and the district plan as amended.
30. Plan is sent to City Council for review. PED staff should brief, at minimum, the Councilmember who represents the district where the plan is proposed. The City Council typically holds a public hearing on the plan, especially if there are elements of the plan that are controversial or warrant special discussion. Any Councilmember may request a public hearing on the plan. If there are no outstanding issues or concerns, the City Council may approve the plan (for consideration by the Metropolitan Council as an addendum to the Comprehensive Plan) on its "consent" agenda. A two-thirds majority vote is required (five of seven members).

31. Following City Council approval, formal adoption of the plan as an addendum to the Comprehensive Plan is contingent on review and approval by the Metropolitan Council. PED staff determines which adjacent jurisdictions the plan must be sent to for a 60-day review prior to Metropolitan Council review. Once the 60-day review is complete, PED staff prepares and submits a packet to the Metropolitan Council per Metropolitan Council directions. PED staff coordinates the Metropolitan Council review with Local Planning Assistance staff.
32. Following City Council and Metropolitan Council approvals, the plan will be published on the City's website.

4. Plan Content and Format

All district plans would ideally be organized in a standard format and manner, generally consistent with the outline provided in this section. The intent of the framework outlined in this section is to provide for efficient and effective communication of plan priorities and implementation. Any major, substantive modifications to the outline should be reviewed and approved by the designated PED staff person.

1. **Cover** (1 page)
 - a. Plan title
 - b. Adoption dates
 - c. Photos, graphics, and/or illustrations
2. **Contents and Acknowledgements** (1 page)
 - a. Table of contents
 - b. List of plan authors/contributors
 - c. Land acknowledgement statement
3. **Introduction** (1-2 pages)
 - a. Description of the plan preparation process, engagement strategy, and key representatives involved
 - b. General vision and main goals of the plan
 - c. Explanation of the existing plans reviewed during the process and the future status of those plans (e.g., decertification) in relation to the new plan being adopted, if applicable
 - d. Location map
4. **Elements.** Each element should be organized as a chapter and can be based on some or all of the elements of the Comprehensive Plan (see Step 14 for more information):

- a. Land Use (including zoning recommendations)
 - b. Transportation
 - c. Parks, Recreation and Open Space
 - d. Housing
 - e. Water Resources Management
 - f. Implementation
5. **Policies.** Each chapter should include numbered policies and strategies for ease of navigation and implementation. Each policy statement should be clear, direct, and consistent with the Comprehensive Plan. Strategies should be action-based, expressing how policies could be implemented. Example policies and related strategies are provided below. The examples are intended to provide guidance on policy and strategy writing and language; they are not intended to be examples of policy content or topics.

Example:

Chapter: Land Use

Policy: L1: Encourage pedestrian-oriented development potential within neighborhood nodes and adjacent to transit stops.

Strategy: L1.1: Conduct a zoning study to consider rezoning areas near neighborhood nodes to Traditional Neighborhood zoning districts.

Chapter: Transportation

Policy: T1: Gradually transition primary corridors from auto-oriented areas to vibrant, walkable, pedestrian-friendly spaces.

Strategy: T1.1: Consider replacing some on-street parking with outdoor dining areas in appropriate locations as determined by Public Works.

Chapter: Parks, Recreation, and Open Space

Policy: P1: Support incremental opportunities for tactical urbanism within the neighborhood.

Strategy: P1.1: Explore the construction of a temporary pocket park at a primary intersection.

6. **Implementation.** Each strategy from each element should be organized in a matrix indicating general priority level and potential stakeholders. Note that the implementation matrix priorities are subject to review and approval based on PED work plan priorities. Figure 2 provides an example matrix.

Figure 2: Implementation Matrix Example

Strategy		Priority	Suggested Implementer
L1.1	Conduct a zoning study to consider rezoning areas near neighborhood nodes to Traditional Neighborhood zoning districts	Medium	District Council, PED, Planning Commission, City Council
T1.1	Consider replacing some on-street parking with outdoor dining areas in appropriate locations as determined by Public Works	High, ongoing	District Council, Public Works
P1.1	Explore the construction of a temporary pocket park at a primary intersection	Low	District Council, Parks and Recreation, Parks and Recreation Commission

All plans should be supported by graphics and data, including the following, as appropriate. City staff can help provide spatial data to support a predetermined set of maps and possibly other elements.

- Maps
 - Study area and location
 - Existing and future land use
 - Zoning
 - Community assets (e.g., schools, parks, libraries, etc.)
 - Opportunity sites (from the Comprehensive Plan and others)
- Data
 - Basic census data
 - Background data that illustrates an important strength, need, or opportunity
 - References to other key documents, data, or resources
- Diagrams/Photos
 - Photos of key items referenced
 - Design concepts
 - Development and investment areas and concepts

5. Adopted Plans

According to State law, comprehensive plans within the seven-county metropolitan district must be updated at least every 10 years, and zoning must be consistent with the Comprehensive Plan. District plans that are adopted as addenda to the Comprehensive Plan should also be updated or at least reviewed and carried forward (or updated/amended or decertified) on a generally similar timeline. As described above, City staff will consult with the relevant organization on options and desired course of action.

The Comprehensive Plan is published on the City's website. District plans that are approved by the City as addenda to the Comprehensive Plan will be published individually and posted on the City's website.

6. Contacts

The contact list in this section is intended to provide transparency related to the district plan update departmental review. PED should circulate the draft district plan to all contacts in Figure 3 during the proper process step (see Section 3, District Plan Process).

Figure 3: Contact List

Department	Division	Title	Required	Optional
Public Works	Traffic and Lighting	Division Manager	X	
	Sewer Utility	Division Manager	X	
Safety and Inspections	Zoning and Site Plan Review	Zoning Administrator	X	
		Water Resources Coordinator	X	
Parks and Recreation	-	Management Assistant	X	
Library Services	-	-		X
Emergency Management	-	-		X
Police Department	-	-		X
Mayor's Office	-	-		X
Ramsey County Community & Economic Development	-	-		X
Saint Paul Port Authority	-	-		X

7. Conclusion

The Comprehensive Plan is a general guiding document that applies citywide. The City of Saint Paul represents a large, 56-square mile geographical area with variable urban and suburban contexts, diverse neighborhoods, and a range of open spaces and natural resources. District plans have the opportunity to establish effective policy goals and objectives that are unique and refined to the variables of a smaller geographical area. Together, the Comprehensive Plan and district plans can create a complementary policy framework for effective implementation of citywide and localized goals.

If your District Council would like to discuss district plan update options, please reach out to the Planning Director for additional information and to be assigned a PED staff contact.

Department of Planning and Economic Development

25 W 4th Street, Suite 1400

Saint Paul, MN 55102

Luis.Pereira@ci.stpaul.mn.us or successor

8. Glossary

This glossary provides common terms used throughout the district plan update process. Some of the following terms may not be used in this document but are provided below for clarity.

Comprehensive Plan. A plan that articulates the long-term vision for the future physical development of a city, including mandated elements for Land Use, Transportation, Parks, Housing, Water Resources, and Implementation.

District Council. An appointed neighborhood nonprofit organization designated to engage stakeholders in each of the 17 districts in Saint Paul.

District Plan. The primary type of small-scale plan created in Saint Paul, established for one of the city's 17 planning districts and adopted as an addendum to the Comprehensive Plan. Sometimes referred to as a "neighborhood plan."

Small Area Plan. A plan, led by the City of Saint Paul or a planning consultant, that includes focused redevelopment strategies centered on a specific geographic area.

Station Area Plan. A type of small area plan applicable to areas in proximity to key public transit stations.