



CITY OF SAINT PAUL
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DATE: October 25, 2018
TO: Planning Commission
FROM: Comprehensive and Neighborhood Planning Committee
SUBJECT: *Saint Paul for All: 2040 Comprehensive Plan* – Public Hearing Draft

BACKGROUND

In March 2018, at the recommendation of the Comprehensive and Neighborhood Planning Committee, the Planning Commission released a preliminary draft of the *Saint Paul 2040 Comprehensive Plan* to the Metropolitan Council for a voluntary 30-day preliminary review, and to adjacent/affected jurisdictions for a mandatory 6-month review. Since that time, we have heard from the Metropolitan Council, and the following adjacent cities, counties and affected agencies.

Adjacent cities and counties

Lauderdale
Maplewood
Mendota Heights
Newport
North St. Paul
Vadnais Heights
Dakota County
Washington County
Ramsey County

Agencies with jurisdiction in Saint Paul

MnDOT
National Park Service
Metropolitan Airports Commission
State Historic Preservation Office
Saint Paul Port Authority
Saint Paul Public Housing Agency
Capitol Area Architectural and Planning Board

Since March 2018, City staff have also met informally with all of the district councils and many interested stakeholders (e.g. Mayor's Advisory Committee on Aging, community health experts, housing advocates, Mayor Carter's Chief Resiliency Officer), and held two public Open Houses to present key ideas in the draft plan.

Due to staff capacity, staff work on the Mississippi River Corridor Critical Area chapter of the 2040 Comprehensive Plan could not begin until the draft Water Resources Management chapter was completed. Staff has begun that work now. Accordingly, the City requested and received approval from the Metropolitan Council for a 6-month extension for submittal of the full Plan to the Council. The deadline for submittal is June 30, 2019.

OFFICIAL PUBLIC REVIEW DRAFT

The *2040 Comprehensive Plan* will come through the Planning Commission in two parts: 1) the bulk of the Plan, with city-wide chapters on Land Use; Transportation; Parks, Recreation and Open Space; Housing; Water Resources Management; and Heritage and Cultural Preservation for official release on November 2, 2018; and 2) the Mississippi River Corridor Critical Area Plan chapter for official release in May 2019.

The plan the Commission will release on November 2, 2018 is the official public hearing draft of the six city-wide chapters.

FEEDBACK ON THE PRELIMINARY REVIEW DRAFT

Staff received four types of comments on the preliminary review draft the Planning Commission released on March 27, 2018:

1. requests that Saint Paul consider the impact of infrastructure projects such as roads and parks/ trails on adjacent cities (that they “match up”), or that such improvements be consistent with County plans (e.g. Dakota County);
2. specific, substantive comments on policies – these ranged from agreement and reinforcement to a request for specific wording changes (e.g. Saint Paul Port Authority, MnDOT);
3. agreement and encouragement to work with partner agencies on shared goals and vision (e.g. Capitol Area Architectural and Planning Board); and
4. comments on the completeness of the draft, mostly regarding missing or incorrect maps and other missing data required by the Metropolitan Council.

In general, the feedback was in support of the preliminary draft, and the final public hearing draft is generally very similar to the draft the Commission released in March. As noted below, the most substantive policy changes were made to the Housing; Land Use; Transportation; and Parks, Recreation and Open Space chapters. In addition, much more background data is provided in the new draft (especially in the Housing chapter). The following changes have been made to the draft the Planning Commission will release for official public review on November 2, 2018.

Housing (mostly in response to the Fair Housing Work Group’s work)

1. Policy added on overcrowding.
2. Policy addition/modification in response to the anti-displacement network work.
3. Major strengthening of the policy on allowing more housing choice within established neighborhoods (based on input by Russ Stark).
4. Additions to the implementation strategy based on Council policy direction adopted in July 2018.

Land Use

1. 10 new Neighborhood Nodes:
 - Larpenteur-Vento Trail
 - Mount Airy – Jackson
 - Payne-Phalen
 - Payne-Tedesco
 - Phalen-Arcade
 - Phalen-Cayuga
 - Stryker-George
 - White Bear-Maryland
2. Policy LU-6: Edit that recognizes the value of historic resources for economic development.
3. Revised several policies based on sustainability/resilience (LU-16, LU-18, LU-20)
4. New Policy LU-57: “Ensure that industrial development needing access to freight infrastructure is appropriately located to serve its freight and other intermodal needs.”

5. Revised several tables for Met Council.
6. Additional Implementation items:
 - a. Work with the Saint Paul Port Authority to identify potential future light industrial business centers.
 - b. Support the Site Assembly state legislation and seek other sources of patient capital for acquisition and assembly of redevelopment sites.
 - c. Conduct a zoning study to establish a minimum density for development Downtown.
 - d. Initiate a small area plan focused on the area around Bandana Square to determine the appropriate development policies and future land use goals for the area.
 - e. Participate in the development of coordinated design guidelines for the geography shared by Prospect Park, St. Anthony Park, CEZ and Towerside.
 - f. Study the creation of "Planned Manufacturing Districts" that preserve industrial land.
 - g. Study the economic development impact and market demand for 'maker space and small scale or custom production'.

Transportation

1. Added explicit support for reducing carbon emissions.
2. Added informational sidebars (working river and age/transportation trends).
3. Clarified and consolidated several maps for readability.
4. Added a couple maps and some airport-related text to the Appendices at Met Council's urging.

Parks, Recreation and Open Space

1. Minor text edits throughout.
2. Addition of Parks and Trails Inventory in Appendix B.
3. Addition of Regional Trail Search Corridor Map and descriptions as Map P-3.
4. New policy and revised implementation item recognizing relationship between parks and development intensity.
 - a. Policy PR-18. Ensure that investment in City parks accounts for planned increases in development density.
 - b. Implementation item #10, added "changing development intensity" to criteria for investment.
5. New policy recognizing need for parks within 10-minute walk
 - a. Policy PR-4. Prioritize investment to ensure that residents have access to a park within a 10-minute walk.

PROPOSED REVIEW AND ADOPTION SCHEDULE

City-wide chapters (Land Use; Transportation; Parks, Recreation and Open Space; Housing; Water Resources Management; and Heritage and Cultural Preservation)

November 2, 2018

PC releases public hearing draft of city-wide chapters

January 11, 2019

PC holds public hearing on city-wide chapters

Mississippi River Corridor Critical Area (MRCCA) chapter

October 26, 2018	Draft MRCCA done and sent to Metropolitan Council, adjacent cities, agencies
April 26, 2019	Adjacent review completed
May	Staff reviews comments, prepares new draft
May	CNPC reviews final draft, releases document for public review
June	PC holds hearing, recommends to Mayor, City Council

Full Plan (city-wide + MRCCA chapters)

June 2019	City Council holds hearing on entire document (city-wide chapters and MRCCA)
June 2019	City Council adoption, forward to Metropolitan Council

COMMITTEE RECOMMENDATION

The Comprehensive and Neighborhood Planning Committee recommends that the Planning Commission release the official public hearing draft of *Saint Paul for All: 2040 Comprehensive Plan* on November 2, 2018 and set a public hearing for January 11, 2019.

Attachment