



The Most  
Livable City  
in America



# SAINT PAUL COMPREHENSIVE PLAN 2040

March 23, 2018

VIBRANT  
PLACES  
— AND —  
SPACES

- A vision or “blueprint” for guiding future development through 2040
- Focus on the built environment of land, streets, buildings and infrastructure
- Recognizes Saint Paul’s history and talks about emerging trends
- Foundation for responding to trends and guiding change anticipated in the coming years
- Plan policies reflect a concern for the social and economic well-being of those who live and work in Saint Paul

## CHAPTERS OF THE PLAN

- Transportation
- Land Use
- Housing
- Parks, Recreation and Open Space
- Water Resources
- Heritage and Cultural Preservation

# HOW IS THE COMP PLAN USED?

- 1. Inform zoning decisions** - zoning actions must be consistent with the Comprehensive Plan
  - Is a parcel requested for rezoning from B3 to T3 located along a transit-corridor or at a Neighborhood Node identified for strategic, higher-density, transit-oriented development? (LU-1, LU-29)
- 2. Guide the expenditure of public funds** (capital improvement budget, tax increment financing, STAR, etc.)
  - Will a proposed park improvement lead to more equitable access to City parks?
- 3. Guide private investment** – Comp Plan establishes priorities for where the City wants development to occur, consistent with public investments in housing, transportation, parks
  - High-density multi-family construction should be concentrated at Neighborhood Nodes. (LU-29)
- 4. Secure other public funding** (grants, etc.) – projects must be consistent with the Comp Plan
  - A freeway “lid” will lessen the impact of interstate highways on adjacent neighborhoods. (T-37)

# WHAT WE HEARD

## Themes and Priorities

- **Livability, equity and sustainability**
- **Parks and open space**
- **Sense of community**
- **Public safety**
- **Road safety for pedestrians and bicycles**
- **Invest in people**
- **Jobs**
- **Quality affordable housing**
- **Saint Paul is full of opportunity sites**

- **Resiliency/sustainability**
- **Economic development**
- **Urban design**
  - ✓ **Racial and social equity**
  - ✓ **Aging in community**
  - ✓ **Community/public health**

# COMP PLAN CORE VALUES THAT SPEAK TO RESILIENCY/SUSTAINABILITY

- **Transportation mobility and connectivity (multi-modal system)**
- **Addressing climate change mitigation and adaptation to be a resilient city**
- **Aging in community**
- **Economic mobility and opportunity**
- **A strong urban core that keeps the region strong**
- **Growth and prosperity through density**

# TRANSPORTATION POLICIES

- **T-5. Implement “road diets” for undivided four-lane roads to convert them to three lanes, where feasible, in order to prioritize pedestrian safety.**
- **T-8. Design rights-of-way for all users, including older people, children and those with mobility constraints.**
- **T-16. Use pricing to manage parking demand and improve parking efficiency in areas with high demand and short supply.**
- **T-20. Reduce vehicle miles traveled by improving transportation options beyond single-occupant vehicles.**
- **T-21. Pursue shifting mode share towards pedestrian, bicycle, public transit and carpooling...**
- **T-25. Improve public transit mode share and support quality public transit in all parts of Saint Paul through strategic establishment of transit-supportive land use intensity and design.**
- **T-32. Pursue fiscally-sustainable models for equitably maintaining transportation infrastructure.**
- **T-36. Improve the environmental sustainability of rights-of-way, such as through SSGI and planting trees to reduce the urban heat island effect.**
- **T-40. Ensure that right-of-way design accounts for changing vehicle technologies and forms of use, such as automated vehicles, car-sharing and ride-sharing.**

- **LU-1.** Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity.
- **LU-2.** Redevelop Opportunity Sites as higher-density mixed-use development or employment centers.
- **LU-5.** Encourage flexible building design to ensure on-going functionality and viability, and to respond to new market opportunities.
- **LU-7.** Evaluate land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions, opportunities.
- **LU-8.** Ensure that zoning and infrastructure support environmentally and economically efficient, resilient land use development.
- **LU-9.** Promote high-quality urban design that supports pedestrian friendliness and a healthy environment, and enhances the public realm.
- **LU-14.** Ensure that stand-alone parking uses are limited, and that structured parking is mixed-use and/or convertible to other uses.
- **LU-15.** Encourage the equitable spatial distribution of community food assets, including community gardens, food markets, healthy retail food options and food hubs.



- **LU-16.** Promote access to sunlight for solar energy systems while accounting for development rights of adjacent properties.
- **LU-18.** Prioritize measures to achieve a long-term goal of 40% tree canopy coverage in all neighborhoods.
- **LU-20.** Support efforts to enhance biodiversity, restore native plants and protect unique natural resources.
- **LU-29.** Focus growth at Neighborhood Nodes.
- **LU-30.** Invest in Neighborhood Nodes to achieve development that enables people to meet their daily needs within walking distance...
- **LU-39.** Maintain large-lot residential development with private utilities that preserves the natural ecosystem along the river bluffs.
- **LU-42.** Support and encourage brownfield redevelopment.
- **LU-53.** Lessen the negative impacts of highways by supporting design interventions, such as freeway lids and landscaping, that improve connectivity, hide the road and/or reduce pollution.

- **PR-12.** Account for seasonality and climate resiliency in the design, maintenance and programming of Parks and Recreation assets to maximize activity throughout the year.
- **PR-16.** Support innovative and sustainable transportation options that enhance access to and use of Parks and recreation facilities, such as electric vehicles, bike share and ride share.
- **PR-17-25:**
  - Environmental sustainability, resiliency through SSGI, increased tree canopy, increased plant diversity and pollinator-friendly plantings
  - Monitor and remove invasive species
  - Sustainable park construction, operation
  - Routine and preventative maintenance to maximize the service life of structures, natural resources
- **PR-29.** Support community gardens and private landscape beautification efforts.

# HOUSING GOALS AND POLICIES

- **Goal: Well-designed, energy-efficient buildings and sites constructed with quality materials.**
- **H-1. Ensure upkeep and maintenance of the aging housing stock through enforcement of property maintenance codes.**
- **H-4. Address housing deficiencies and encourage reinvestment in residential properties by supporting maintenance and rehabilitation programs for property owners.**
- **H-5. Work to reduce lead exposure in homes built prior to 1978.**
- **H-6. Improve indoor air quality to reduce asthma and address other air-quality-associated health issues.**
- **H-9. Ensure green building practices are used for housing projects that the City/HRA financially participate in by maintaining and updating, as needed, the City's sustainable building policy.**
- **H-10. Encourage the use of energy-efficient mechanical systems and building products in rehabilitation and new construction to decrease building operation costs and impacts on the environment.**

- **H-11. Partner with utility companies, nonprofits and other agencies to reduce the number of energy-burdened households by encouraging building owners to undertake energy audits and make improvements.**
- **H-12. Demonstrate the effectiveness of new construction technologies or techniques, such as passive building standards, that push the boundaries of energy efficiency in housing.**
- **H-13. Encourage the use of long-lasting, high-quality building materials for residential buildings to decrease long-term housing maintenance and energy costs.**
- **H-14. Encourage the use of low-impact landscaping to reduce the consumption of natural resources in yard maintenance.**
- **H-15. Accommodate a wide variety of culturally-appropriate housing types throughout the city to support residents at all stages of life and levels of ability.**
- **H-16. Increase housing choice across the city to support economically diverse neighborhoods.**

- **H-20. Promote shared-equity ownership options, such as land trusts or cooperatives, to help make homeownership achievable for a greater number of households.**
- **H-43. Explore expanding permitted housing types in Urban Neighborhoods to include duplexes, triplexes, townhomes, small-scale multi-family and accessory dwelling units to allow for neighborhood-scale density increases and broadened housing choices.**
- **H-44. Consider amendments to the zoning code to permit smaller single-family houses and duplexes to facilitate the creation of small home development types, such as pocket neighborhoods and cottage communities.**
- **H-49. Support alternative housing types, such as co-housing, intergenerational housing, intentional communities or other shared-living models, that allow residents to “age in community.”**

- Entire chapter addresses resiliency/sustainability
- 5 goals:
  1. Integrated water resource management
  2. A safe, reliable and sustainable water supply
  3. Excellent surface water quality
  4. Right-sized and well-maintained gray stormwater infrastructure
  5. Sustainable water conveyance and treatment infrastructure

# HERITAGE AND CULTURAL PRESERVATION GOALS AND POLICIES

- **Goal 1: A leader in the use of best practices towards and equitable and sustainable approach to the conservation, preservation, rehabilitation, restoration and reconstruction of publicly-owned historic and cultural resources**
- **Goal 2: The preservation and protection of built, cultural and natural environments that express the identity and sense of place of Saint Paul.**
- **HP-10. Incorporate City cultural and heritage preservation goals when updating ordinances, policies and other regulations, and as part of planning, development and design processes.**
- **HP.12. Prioritize the retention of designated/listed historic and cultural resources (or those determined eligible for designation) over demolition when evaluating projects that require or request City action, involvement or funding.**

# SUMMARY: RESILIENCY/SUSTAINABILITY

## Environmental

- ✓ Preservation, maintenance of existing building stock
- ✓ Shift mode share towards peds, bikes, transit, carpooling, ridesharing
- ✓ Direct growth to areas with high transit capacity – resilient land use development
- ✓ Density
- ✓ Solar access, community energy systems
- ✓ Tree canopy
- ✓ Brownfield redevelopment
- ✓ Design, maintenance, programming of parks
- ✓ Energy-efficient housing and systems, new construction technology
- ✓ Reduce lead exposure
- ✓ SSGI
- ✓ Green building practices in City/HRA-funded projects
- ✓ Water



# SUMMARY: RESILIENCY/SUSTAINABILITY

## Social

- ✓ Aging in community
- ✓ Good urban design
- ✓ Community health, including healthy food access, community gardens
- ✓ Culturally-appropriate housing
- ✓ Increased housing choice, alternative housing types
- ✓ Water

## Economic

- ✓ Maintenance of public infrastructure, esp. streets and parks
- ✓ Maximize use of existing City assets, e.g. multi-modal use of streets
- ✓ Affordable housing
- ✓ Water

- **Growth and density**
- **More transit choices**
- **More housing choice, new housing types**
- **A healthy, livable, resilient, equitable city**
- **Land Use chapter – future land use categories for housing, jobs**
- **Workforce training**
- **Address disparities in income, education through guided investments in housing, public infrastructure**
- **Grow the economy**
- **Brownfield redevelopment**
- **Opportunity Sites, Neighborhood Nodes**
- **Support land uses that implement the City’s Economic Development Strategy**
- **Flexibility to respond to new technologies, industries, housing types**
- **Clean water, resiliency**
- **Robust parks and open space system**
- **Preservation – cultural tourism**

# 2018 REVIEW AND ADOPTION SCHEDULE

- **March 23** **Planning Commission (PC) authorizes submittal to adjacent and affected jurisdictions**
- **March 26** **Staff sends to adjacent and affected jurisdictions, and Met Council for preliminary review**
- **April- June** **Staff meets with district councils and advocacy groups; hosts 2 public open houses (June 9 and 12)**
- **July 27** **PC releases plan, sets public hearing date**
- **September 7** **PC holds public hearing**
- **October 5** **PC makes final recommendation to Mayor, City Council**
- **October 17** **City Council holds public hearing**
- **November 14** **City Council approves, authorizes submittal to Met Council**