



**CITY OF SAINT PAUL**  
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**DATE:** February 17, 2016  
**TO:** Comprehensive Planning Committee  
**FROM:** Lucy Thompson, Principal City Planner  
**SUBJECT:** 2018 Comprehensive Plan Update

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### **BACKGROUND**

The Metropolitan Land Planning Act requires all municipalities and other local governments in the seven-county region to prepare comprehensive plans and update them every 10 years, consistent with the Metropolitan Council's comprehensive development guide, and its system statements for transportation, parks and wastewater. For the 2018 update, the comprehensive development guide is *Thrive MSP 2040*. The plan update process is required to ensure that cities grow in ways that use regional systems efficiently, and that local population and employment growth are consistent with the Metropolitan Council's forecasts.

Saint Paul's Comprehensive Plan is our "blueprint" for guiding development over the next 20 years. It focuses on the physical environment - land, buildings, open space and public infrastructure - recognizing that these physical elements influence how people live, work and play in their neighborhoods and community. The current Comprehensive Plan was adopted in 2010. The new Plan must be submitted to the Metropolitan Council by December 31, 2018. The planning horizon for the current update is 20 years.

### **REGIONAL DIRECTION**

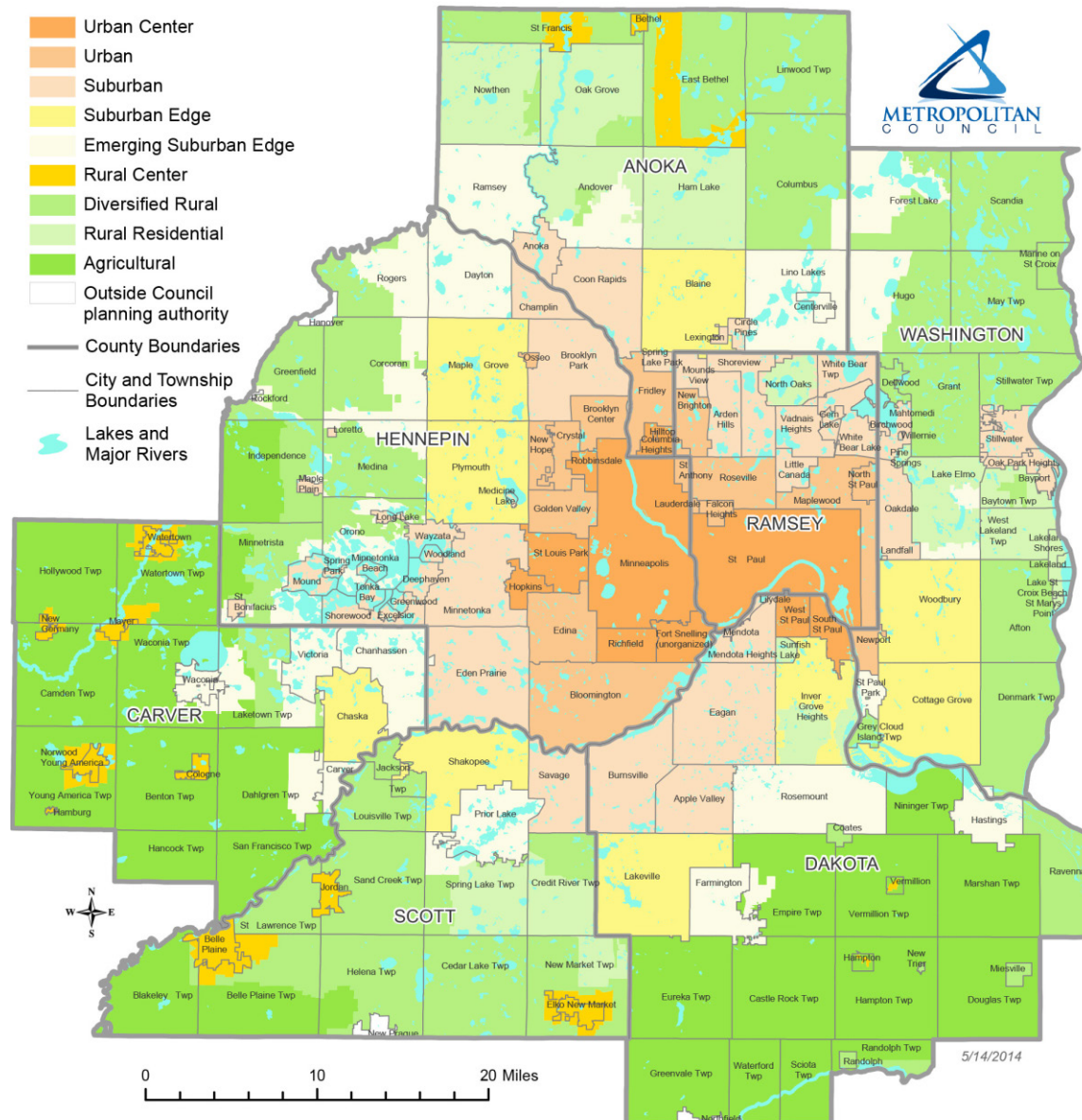
*Thrive MSP 2040* establishes the policy foundation for regional systems and policy plans, development policies and implementation strategies. It provides a shared vision for the future of our region over the next 30 years. There are three statutory metropolitan systems, each covered by a policy plan: transportation, water resources and regional parks. In addition, the Metropolitan Council produced a Housing Policy Plan for the 2018 update. Together, these documents provide guidance to local governments on how to achieve local visions within the regional policy framework, and help ensure efficient and cost-effective regional infrastructure.

The Met Council reviews local comprehensive plans based on the requirements of the Metropolitan Land Planning Act, state and federal guidelines, policy direction in *Thrive MSP 2040* and the metropolitan system plans. The Council considers each local comprehensive plan's compatibility with the plans of neighboring municipalities, consistency with adopted Council policies, and conformance with metropolitan system plans.

Here are the regional growth forecasts for Saint Paul:

	<b>2010 (actual)</b>	<b>2014 (est.)</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>
Population	285,000	299,600	315,000	329,000	334,700
Households	111,000	115,300	124,700	131,400	137,600
Employment	176,000	177,000	194,700	204,100	218,000

Saint Paul is designated an “Urban Center” in *Thrive MSP 2040*. From the Met Council’s perspective, Urban Center communities are experiencing redevelopment attracted to their vitality and amenities, often at significant densities. However, they face many challenges, including remediation costs, land availability for development and infrastructure improvements, congestion, conflicting or competing land uses, and the costs of retrofitting or replacing infrastructure.



For the Urban Center communities, *Thrive MSP 2040* contains land use policies in seven categories. These are to guide local comprehensive plan policy:

- orderly and efficient land use
- natural resources protection
- water sustainability
- housing affordability and choice
- access, mobility and transportation choice
- economic competitiveness
- building in resilience

*Thrive MSP 2040* lays out regional trends, challenges and opportunities that will inform our work at the local level, including:

- ✓ more people (+29% from 2010), jobs (+36% from 2010) and economic growth;
- ✓ aging infrastructure;
- ✓ inadequate financial resources to maintain and improve regional infrastructure;
- ✓ aging population that is also becoming more diverse;
- ✓ changing household composition;
- ✓ significant racial disparities in income, employment, poverty, homeownership and education;
- ✓ unsustainable reliance on groundwater;
- ✓ aging housing stock; and
- ✓ changes in work force needs.

### **SAINT PAUL COMPREHENSIVE PLAN**

Our current Comprehensive Plan was adopted in 2010. The attached summary presents the strategies by chapter in our current plan. As noted above, the next iteration is due to the Metropolitan Council on December 31, 2018. It will have a planning horizon of 2040, approximately 20 years. Our intention with the new plan is that it be a true policy document; the current Plan has both policy and action items. The 2018 Plan will have the same chapters as our current one (lead staff for each plan are noted):

1. Land use – Anton Jerve
2. Transportation – Bill Dermody
3. Parks and open space – Mike Richardson
4. Housing – Jamie Radel
5. Water resources – Josh Williams
6. Historic preservation – Amy Spong

Each of these chapters is required by the Metropolitan Land Planning Act, except for Historic Preservation. The 2010 Comprehensive Plan was the first time we included preservation as a policy chapter. In addition, PED and its development partners are currently preparing an Economic Development Strategy that will be used as more of a work plan than policy document. It will not be adopted as part of the Comprehensive Plan, but will certainly inform it. Several issues will be embedded throughout the Plan, including equity, sustainability, public art and economic development. We will prepare a Trends Report and Community Engagement Strategy for your review in March.

In addition, as you know, we have several district, small area and station area plans; the *Central Corridor Development Strategy*; the Mississippi River Critical Area Plan and the *Great River Passage Master Plan* – all of which have also been adopted as part of the Comprehensive Plan. This current plan update does not include these documents.

Planning staff and the Comprehensive Planning Committee (CPC) have done some early brainstorming on Saint Paul's major trends and issues that will be addressed in this Plan update:

- Multi-modal transportation
- Climate change
- Changing demographics, especially New Americans and seniors
- Education/income gap
- Increased focus on jobs, job trends and economic development
- Impact of new technologies on development patterns
- Density on infill sites
- Aging housing stock and infrastructure
- Housing affordability
- Large redevelopment sites, including Ford and West Side Flats
- Preservation as an economic development tool
- Access to food
- Education needs for the jobs of tomorrow
- Urban design
- Minneapolis/Saint Paul role in the region

Regarding the last item, we have already met with the Minneapolis Community Planning and Economic Development staff who are working on their Comp Plan update, and we will continue to work with them throughout the update process. The two cities share many of the same issues, and are likely to have a similar relationship to the Met Council and regional policies. We think there is some strength in thinking about our shared role in the region and perhaps making a joint statement of some kind in both of our Plans.

Further, at your September 29, 2015 meeting when we first discussed the plan update process, the CPC suggested three core ideas to guide our work:

- ✓ This plan update is being done in a time of opportunity; the 2010 Plan was done during the Great Recession.
- ✓ The 2018 Plan needs to be visionary, not reactionary.
- ✓ The 2018 Plan needs to be asset-based.

## **PLAN UPDATE PROCESS**

The Comprehensive Planning Committee is the Steering Committee for the plan update. The general role of the CPC is oversight and coordination of the Comp Plan update process. We will look to you for guidance on process and content, assistance in keeping a city-wide perspective, and identification of any inconsistencies or conflicts between chapters. We will use one of your meetings each month to talk with you about our work on the Plan; specific agenda items will be determined on a month-by-month basis.

Each chapter will have a working group comprising City and other relevant agency staff. This is the core group that will prepare each chapter, advising the Planner-in-Charge on issues, content, etc. The working groups are currently being formed, and will begin meeting in June 2016. We anticipate they will meet monthly through 2016 and begin reviewing chapter drafts in early 2017.

We will hold focus group conversations with key stakeholders (experts, advocates, passionate citizens), and general community meetings at key points in the process. We will bring a more robust Community Engagement Strategy to you in March, but our first major public effort will be a series of meetings throughout the city from mid-May to early June 2016 to build awareness, enthusiasm and engagement.

## **SCHEDULE**

Here is the general schedule for our work. We'll have a more detailed schedule in April.

### Q1-Q2 2016

- ✓ General community meetings to introduce work , get feedback on key issues, provide input on vision
- ✓ Working group meetings to start
- ✓ Op-ed piece by Mayor in Pioneer Press to kick-off our work

### Q4 2017

- ✓ Full drafts of each chapter completed

### Q1 2018

- ✓ Final draft ready for community review

### Q2 2018

- ✓ Informal review by Metropolitan Council staff
- ✓ Planning Commission review, City Council adoption

### Q3 2018

- ✓ Review by adjacent jurisdictions

### December 31, 2018

- ✓ Formal submittal to Met Council

Attachment



# The Saint Paul Comprehensive Plan

## *A Ten Year Plan for the Future*

[www.stpaul.gov/ped](http://www.stpaul.gov/ped)

Adopted February 24, 2010



### Land Use

- Target growth and higher density in Downtown, Central Corridor, Mixed-Use Corridors, Neighborhood Centers and Employment Districts.
- Provide land for jobs by preserving industrial land, redeveloping underutilized sites, supporting downtown, and improving financial and regulatory tools.
- Promote aesthetics and development standards for a pedestrian-scaled environment.



### Transportation

- Use best practices for design and maintenance, and create safer streets through education and enforcement.
- Coordinate transportation and land use.
- Increase transit ridership, manage single-occupancy vehicle use.
- Develop and expand a well-managed parking system, and reevaluate downtown parking practices to establish balanced multi-modal options.
- Create opportunities to integrate physical activity into daily routines as an alternative to driving.
- Develop and promote connectivity to regional transit systems.
- Increase community accessibility by creating better connections within neighborhoods.



### Parks and Recreation

- Emphasize communications, marketing, and public information.
- Choose quality over quantity in facilities/programming.
- Encourage active lifestyles by ensuring access to facilities, improving safety, and providing programming and education.
- Meet emerging recreational needs by increasing access to facilities and programming like dog parks, community gardens, extreme sports, and senior fitness.
- Increase utilization of supplemental resources, like volunteers, the new Parks foundation, and public/private partnerships.



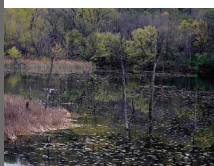
### Housing

- Increase housing choices to support economically diverse neighborhoods and meet demand for transit-oriented housing.
- Engage in aggressive housing rehabilitation, including energy-related improvements to existing housing stock.
- Complete neighborhood revitalization activities.
- Ensure availability of affordable housing across the city.



### Historic Preservation

- Be a leader for historic preservation in Saint Paul.
- Integrate historic preservation planning into the broader public policy, land use planning and decision-making processes of the city.
- Identify, evaluate and designate historic resources.
- Preserve and protect historic resources.
- Use preservation to further economic development & sustainability.
- Preserve areas with unique architectural, urban and spatial characteristics that enhance the character of the built environment.
- Provide opportunities for education and outreach.



### Water Resources

- Ensure a safe and affordable water supply system.
- Reduce pollutant loads to water bodies.
- Operate and maintain a cost effective sanitary sewer infrastructure.