



CITY OF SAINT PAUL
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DATE: December 12, 2017
TO: Comprehensive Planning Committee
FROM: Anton Jerve
RE: Draft 2040 Future Land Use Map

BACKGROUND

Purpose of 2040 Future Land Use Map

The 2040 Future Land Use Map guides growth and land use change in the city. The goal is for land uses to eventually change over time to reflect the land use categories and densities on the map. Collectively, the permitted densities by land use category on the Future Land Use Map must allow for the growth projected for Saint Paul by the Metropolitan Council. The Future Land Use Map is used to make decisions in zoning cases and guides zoning studies. The map is updated every 10 years as part of the Comprehensive Plan update process.

Relation to 2040 Land Use Chapter

A sketched, conceptual version of the 2040 Future Land Use Map was presented to the Comprehensive Planning Committee in June 2017. The concept was agreed to by the Committee in principle. The most substantial changes from the 2030 Future Land Use Map, as previously discussed, are:

- increasing the number of Neighborhood Nodes (formerly called “Neighborhood Centers”);
- combining Residential Corridor and Established Neighborhood land use categories into a new category, “Urban Neighborhood;” and
- introducing a new “Semi-Rural” land use category for a portion of the Highwood neighborhood to reflect the unique adopted plans and zoning there.

The [2040 Land Use Chapter](#) contains the definitions of the categories on the Future Land Use map as well as associated polices.

Purpose of 2040 Opportunity Sites Map

The 2040 Opportunity Sites Map identifies larger sites that may redevelop by 2040. The intent is for these sites to provide for higher-density, mixed-use redevelopment focused on employment. Redevelopment is impossible to predict precisely, and there will be many smaller

parcels that redevelop with the 2040 timeline. However, listing these sites on a map helps the City define opportunities and can help spur partnerships to create land use change. Owners of these sites may or may not be actively looking to redevelop. Redevelopment is contingent on the desire of the respective property owners to do so.

General Approach to 2040 Future Land Use Map Update

The 2040 Future Land Use Map (Attachment 1) is the first to be parcel-specific. Previous future land use maps generally followed blocks or streets, not parcel boundaries. To create the map, we generally adjusted the 2030 Future Land Use Map (Attachment 2) to follow parcel lines, Zoning District boundaries and/or street center lines. The land use boundary adjustments were generally guided by adopted plans, draft Land use Chapter policies and land use changes over the last 10 years.

BASIS OF 2040 FUTURE LAND USE MAP CATEGORIES

Downtown

The Downtown land use category includes the parcels that are zoned B4 or B5.

Mixed-Use

Mixed-Use land uses include parcels identified for mixed-use in long-term plans, such as station area plans; and areas that have been identified as Mixed Use Corridors in the 2030 Future Land Use Map, and/or identified as a commercial or neighborhood center in previous land use plans. Parcels that are zoned T, B, OS, VP, and RM adjacent to T/B zones were most frequently included in this category.

Neighborhood Nodes

Neighborhood Nodes, previously identified as “Neighborhood Centers” in the 2030 Future Land Use Plan, were carried over. Additional Neighborhood Nodes were identified through public outreach and staff analysis. Analysis consisted of looking at historic land use maps for commercial nodes and persistent mixed-uses, comparing amenities proximate to potential nodes, and considering distance between nodes. The primary measure for evaluating the appropriate distance between nodes was a one-mile buffer, which is about a 20-minute walk. This is based on the urban design concept of “20-minute cities,” where an organizing goal for a city is to have many daily services and amenities within a 20-minute walk from the vast majority of residences. For this reason, existing neighborhood amenities were compared for all potential Nodes. The list of Neighborhood Nodes that were evaluated for the plan is included in Attachment 3.

Urban Neighborhood

Urban Neighborhood land uses include those categorized as “established neighborhood” and “residential corridor” in the 2030 Future Land Use map.

Semi-Rural

Semi-Rural land uses include parcels zoned RL and several parcels surrounded by RL on three sides.

Civic and Institutional

Civic and Institutional land uses include parcels under the zoning of the Capitol Area Architectural and Planning Board zoned for government uses, college campuses (including parcels adjacent to campus owned by the institution), and major hospital campuses.

Industrial

Industrial land uses include parcels in I zoning districts and identified for industrial uses in long-range plans.

Major Parks and Open Spaces

Major Parks and Open Spaces land uses include parkways, regional parks, the Mississippi National River and Recreation Area, state parks (excluding the park space in the Capitol Area), Highland Park due to its exceptional size, and Lower Landing Park and Bruce Vento Park due to their proximity to the Mississippi River and adjacent parkland.

Transportation

The Transportation land use includes rail property excluding spurs and wetland, interstate highways, and the Saint Paul Downtown Airport.

BASIS OF 2040 OPPORTUNITY SITES MAP

Opportunity Sites are sites that are generally a block or more in size, and have potential for redevelopment or are part of a redevelopment plan. 52 sites were included in the previous 2030 Comprehensive Plan and 14 of those were carried over to this plan; the remaining 18 are included based on public outreach, and staff input and review. See Attachment 4.

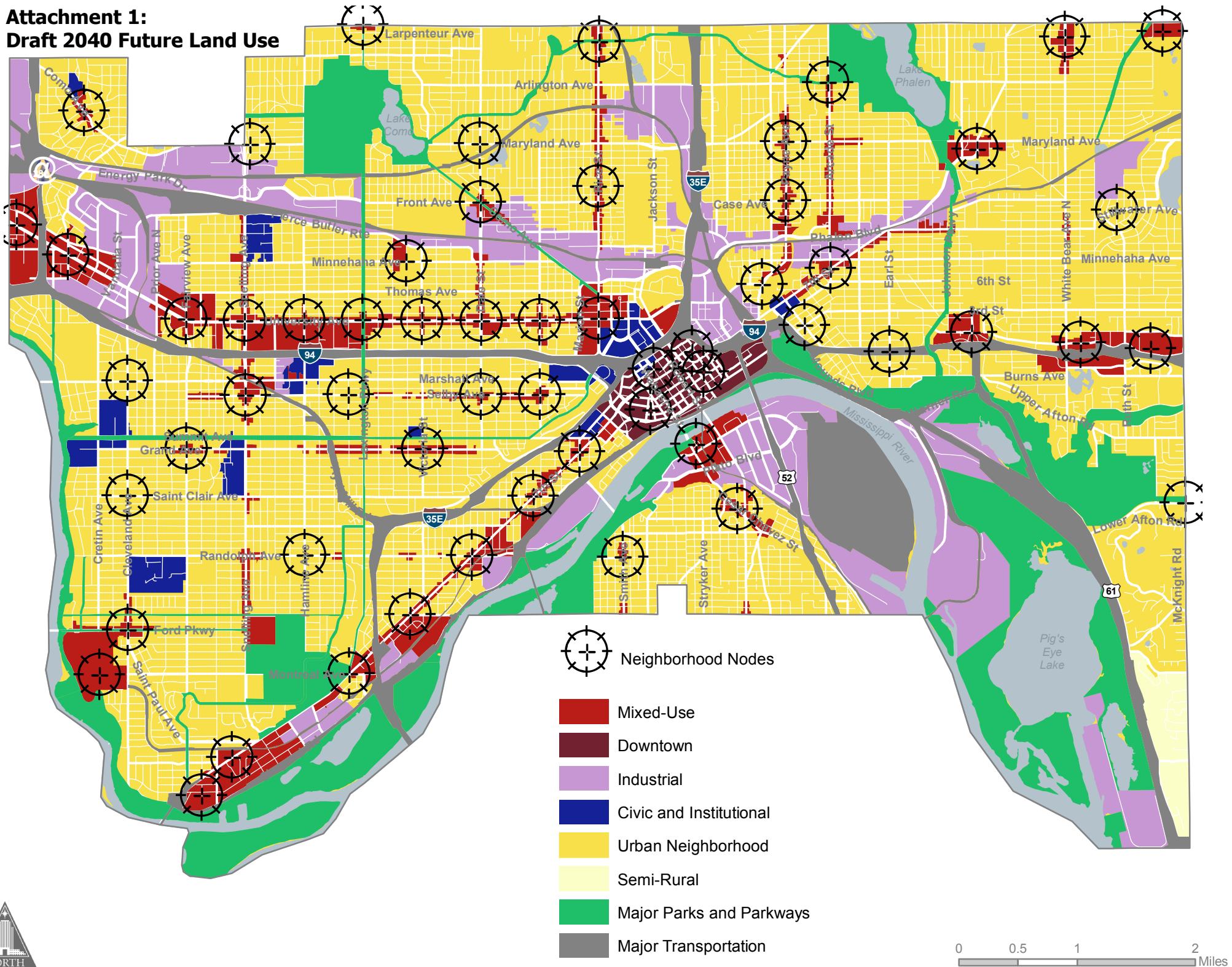
NEXT STEPS

Once the Committee has approved the 2040 Future Land Use Map and 2040 Opportunity Sites Map, they will be added to the Draft Land Use Chapter. Lists of locations will be added to the relevant policies for Neighborhood Nodes and Opportunity Sites.

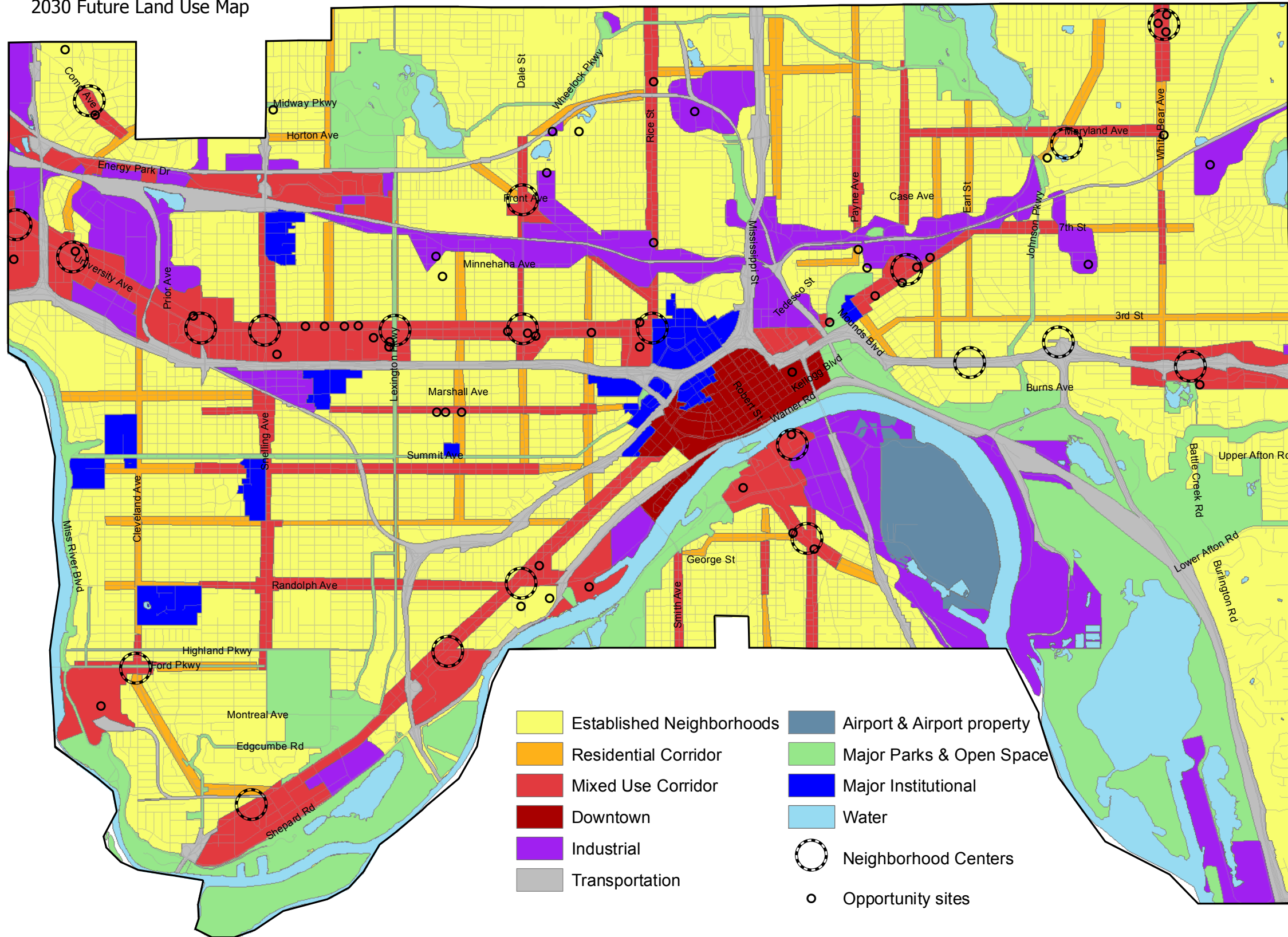
Attachments

1. Draft 2040 Future Land Use Map
2. 2030 Future Land Use Map
3. Draft 2040 Neighborhood Nodes Table
4. Draft 2040 Opportunity Sites Map

**Attachment 1:
Draft 2040 Future Land Use**



Attachment 2:
2030 Future Land Use Map



 Established Neighborhoods	 Airport & Airport property
 Residential Corridor	 Major Parks & Open Space
 Mixed Use Corridor	 Major Institutional
 Downtown	 Water
 Industrial	 Neighborhood Centers
 Transportation	 Opportunity sites

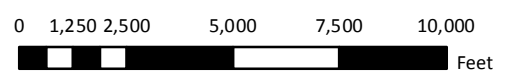
LAND USE DESCRIPTIONS

- **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.

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.

*SEE FIGURES LU-J - LU-N FOR SUBSECTORS OF THE CITY.

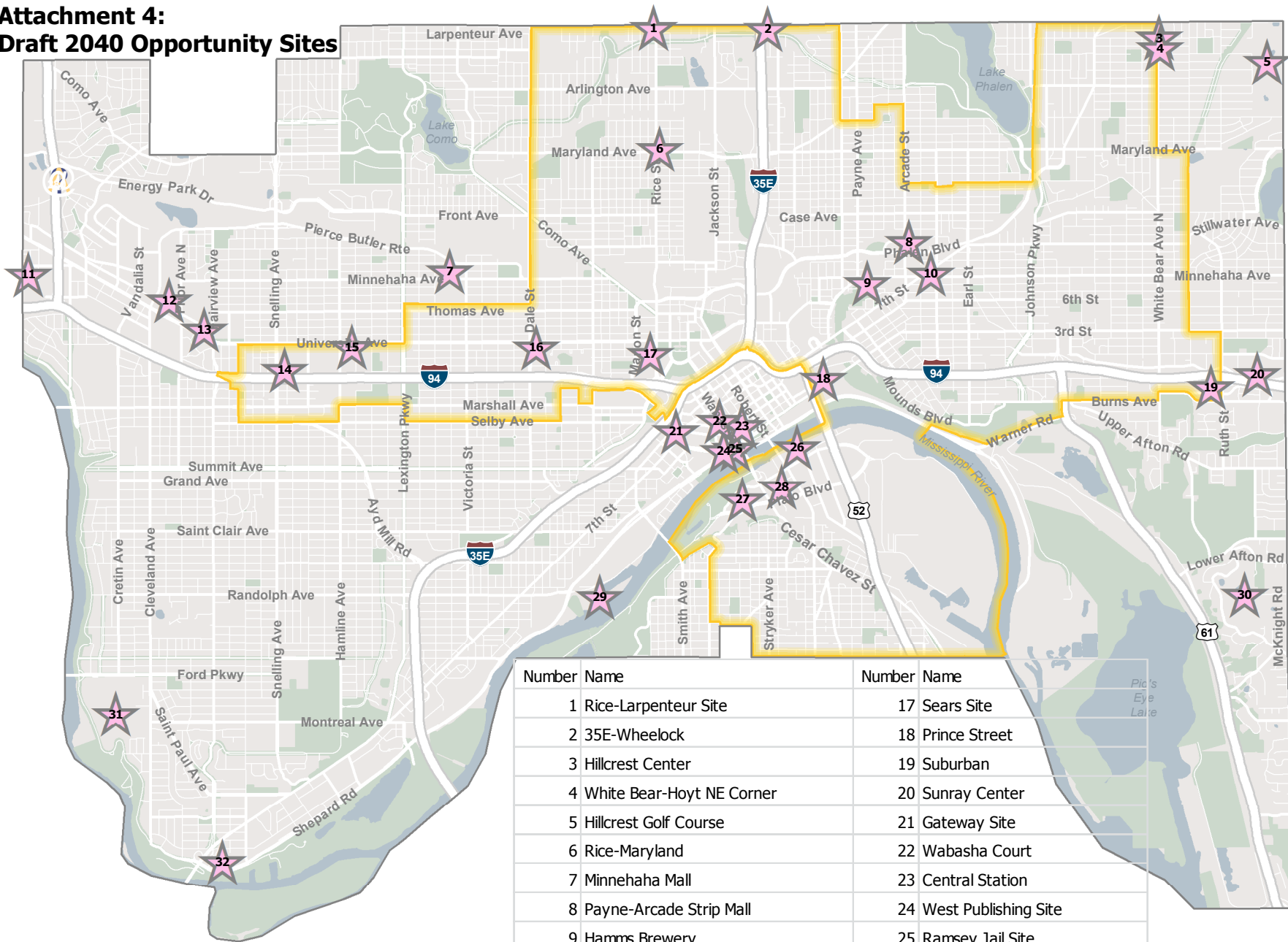


ATTACHMENT 3: 2040 FUTURE LAND USE MAP NEIGHBORHOOD NODES TABLE

No.	E-W Street	N-S Street	Proximate Amenities (Within 3 blocks)						Source/Status
			Library	School	Park	Retail	Restaurant	Market	
1	7th East	Arcade		x		x	x	x	2030 Plan
2	7th West	Maynard		x	x	x	x	x	2030 Plan
3	7th West	Webster		x	x	x	x		2030 Plan
4	Carter	Como	x	x	x	x	x	x	2030 Plan
5	Cesar Chavez	State		x	x	x	x	x	2030 Plan
6	Fillmore	Wabasha			x		x		2030 Plan
7	Ford Pkwy	Cleveland	x		x	x	x	x	2030 Plan
8	Front	Dale		x	x	x	x		2030 Plan
9	Iowa	White Bear			x	x	x	x	2030 Plan
10	Kay	Victoria		x	x	x	x	x	2030 Plan
11	Old Hudson	White Bear				x	x		2030 Plan
12	Rose	Phalen Blvd			x	x	x	x	2030 Plan
13	University	Curfew			x	x	x		2030 Plan
14	University	Carleton		x	x	x	x		2030 Plan
15	University	Lynnhurst			x	x	x		2030 Plan
16	University	Snelling			x	x	x		2030 Plan
17	University	Lexington		x		x	x	x	2030 Plan
18	University	Dale	x		x	x	x	x	2030 Plan
19	University	Rice			x	x	x		2030 Plan
20	Hudson	Earl				x	x	x	Gold Line
21	Hudson	Pederson	x		x	x	x	x	Gold Line
22	Wilson	Etna				x			Gold Line
23	10th	Cedar			x	x	x	x	New: Downtown
24	3rd East	Maria		x	x	x	x		New: Gold Line
25	5th	Washington	x	x	x	x	x		New: Downtown
26	6th	Wacouta			x	x	x	x	New: Downtown
27	7th West	Smith		x	x	x	x		New
28	9th	Sibley			x	x	x		New: Downtown
29	Baker	Smith			x	x	x		New
30	California	Howard	n/a	n/a	n/a	n/a	n/a		New: Hillcrest Golf
31	Case	Payne		x	x	x	x	x	New
32	Como	Snelling		x	x	x	x	x	New
33	Grand	Fairview		x	x	x	x		New
34	Grand	Victoria		x	x	x	x		New
35	Larpenteur	Lexington		x		x	x	x	New
36	Lawson	Rice	x	x	x	x	x		New
37	Lower Afton	McKnight			x	x	x		New
38	Marshall	Cleveland	x	x	x	x	x	x	New
39	Maryland	Dale		x	x	x			New
40	Maryland	Payne	x		x	x	x		New
41	Minnehaha	Milton		x	x	x		x	New
42	Montreal	7th West			x	x			New
43	Montreal	Cretin	n/a	n/a	n/a	n/a	n/a		New: Ford Site
44	Randolph	Hamline		x		x	x	x	New
45	Selby	Snelling				x	x	x	New
46	Selby	Milton		x		x	x		New
47	Selby	Dale	x	x		x	x	x	New
48	Selby	Western		x		x	x	x	New
49	St. Claire	Cleveland		x	x	x	x		New
50	St. Claire	7th West				x	x	x	New
51	Stillwater	Iroquois		x	x	x	x		New
52	University	Hamline		x		x	x	x	New: Green Line
53	University	Victoria		x		x	x	x	New: Green Line
54	University	Western		x	x	x	x	x	New: Green Line
55	Wheelock	Rice		x	x	x	x		New
56	Wheelock	Arcade		x	x	x	x		New
57	7th East	White Bear			x	x	x	x	Considered
58	7th East	Johnson		x	x	x			Considered
59	7th West	Homer				x			Considered
60	Annapolis	Robert				x			Considered
61	Como	Rice			x	x	x	x	Considered
62	Fred	Arcade		x	x	x	x	x	Considered
63	Grand	Cambridge		x	x	x	x		Considered
64	Grand	Hamline			x	x	x	x	Considered
65	Grand	Lexington			x	x	x		Considered
66	Hampden	Raymond			x	x		x	Considered
67	Kellogg	Wall			x	x	x	x	Considered
68	Kellogg	Minnesota		x	x	x	x		Considered

No.	E-W Street	N-S Street	Proximate Amenities (Within 3 blocks)					Source/Status	
			Library	School	Park	Retail	Restaurant		Market
69	Maryland	Rice		x	x	x	x	x	Considered
70	Parkway	Payne		x		x		x	Considered
71	Phalen	Arcade		x	x	x	x	x	Considered
72	Randolph	Milton		x		x	x		Considered
73	Randolph	Snelling			x	x	x		Considered
74	Selby	Grotto		x	x	x	x		Considered
75	St. Claire	Fairview				x	x		Considered
76	Thomas	Snelling			x	x	x	x	Considered
77	Thomas	Hamline		x		x	x		Considered
78	Thomas	Western		x		x		x	Considered
79	Wells	Payne		x	x	x	x		Considered
80	Wheelock	35E			x	x	x		Considered

Attachment 4: Draft 2040 Opportunity Sites



2040 Opportunity Sites



Areas of Concentrated Poverty with over 50% people of color (ACP50)

Number	Name	Number	Name
1	Rice-Larpenteur Site	17	Sears Site
2	35E-Wheelock	18	Prince Street
3	Hillcrest Center	19	Suburban
4	White Bear-Hoyt NE Corner	20	Sunray Center
5	Hillcrest Golf Course	21	Gateway Site
6	Rice-Maryland	22	Wabasha Court
7	Minnehaha Mall	23	Central Station
8	Payne-Arcade Strip Mall	24	West Publishing Site
9	Hamm's Brewery	25	Ramsey Jail Site
10	Beacon Bluff Site 7th-Minnehaha	26	West Side Flats 1
11	Wayerhaeser Site	27	West Side Flats 2
12	Amtrak Site	28	West Side Flats 3
13	Goodwill Parking University-Fairview	29	Island Station
14	Snelling-University Redevelopment	30	Boys Totem Town
15	Target Outlot	31	Ford Site
16	Unidale Mall	32	Johnson Brothers - Riverbend

