



STPAUL.GOV

Downtown 2050 Plan

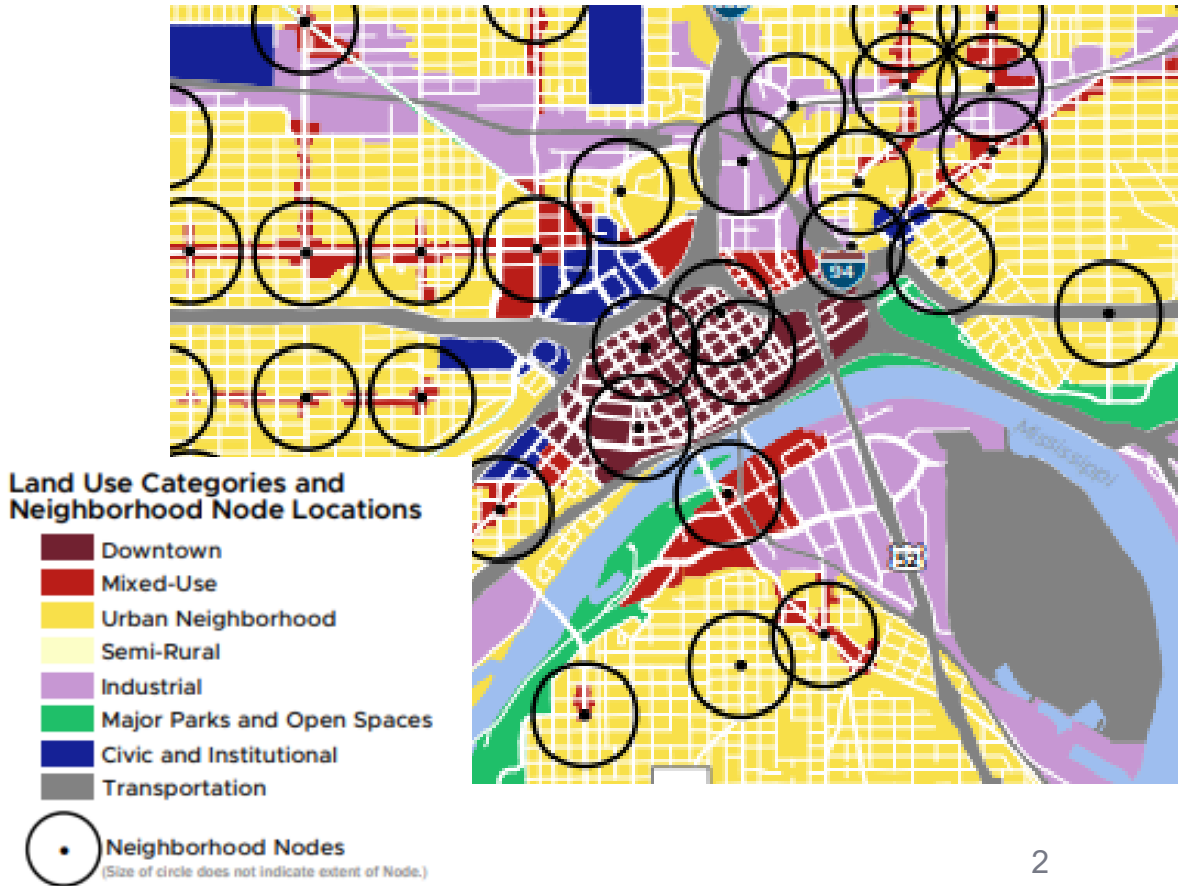
CapitolRiver Council

June 3, 2026



Comprehensive Plan

- Adopted 2020
- Blueprint for Saint Paul growth over next 20 years
- Five downtown policies focusing on diversifying land uses, maintaining a civic/cultural center, neighborhood connections, public/private investments in the public realm, all-ages housing opportunities, and maximized employment potential
- Lafayette Park in need of direction





Downtown Investment Strategy

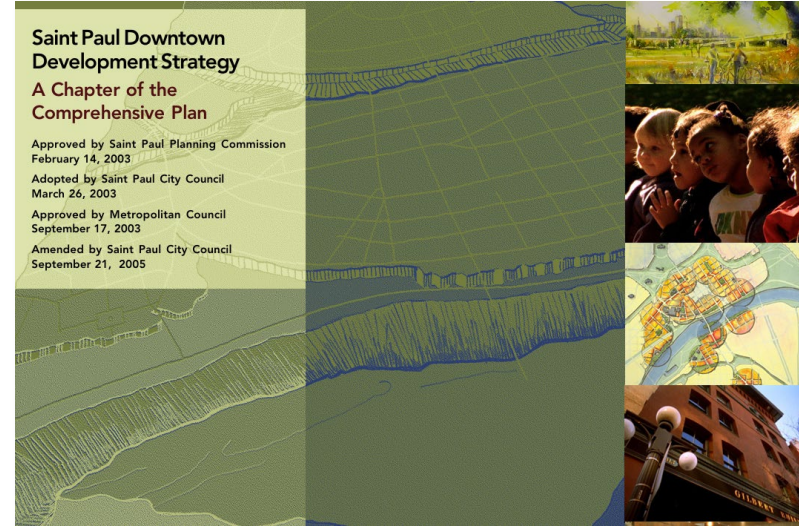
- Published 2024
- Action plan by the Downtown Alliance
- Envisions 20,000 more residents, 20,000 more jobs, and a 20% increase in visitation
- Includes next steps for:
 - Office to residential conversions
 - Public realm enhancements
 - Predevelopment efforts





Downtown Development Strategy

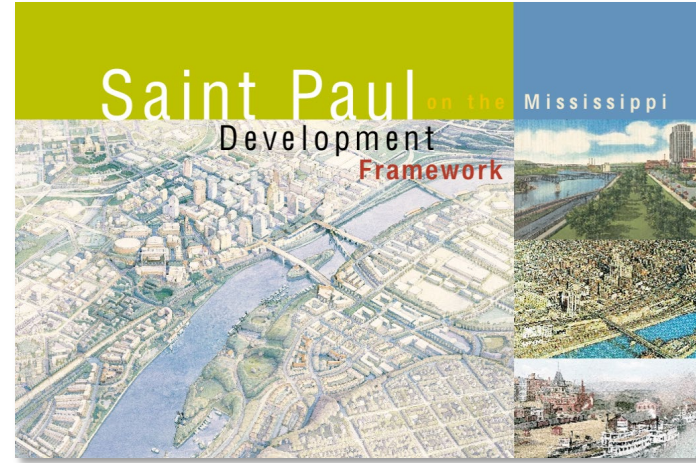
- Adopted 2003, amended 2005
- Addendum to Comprehensive Plan
- Focuses on transforming business sector with less retail and greater presence of government, growing arts and cultural community, and emerging residential neighborhoods
- Themes include:
 - Creative winter city for the 21st century
 - Building on downtown's strengths and assets
 - Livability
 - Balance of land uses
 - Connected, pedestrian-oriented downtown





Saint Paul on Mississippi Development Framework

- Adopted 1997, guiding principles
- Focus on linking the urban core with the Mississippi River Valley by balancing economic, community, and environmental imperatives
- Emphasizes importance of neighborhood vitality, especially in relation to neighborhoods adjacent to the river
- Key principles:
 - Evoke a sense of place
 - Restore and establish the unique urban ecology
 - Invest in the public realm
 - Broaden the mix of uses
 - Improve connectivity

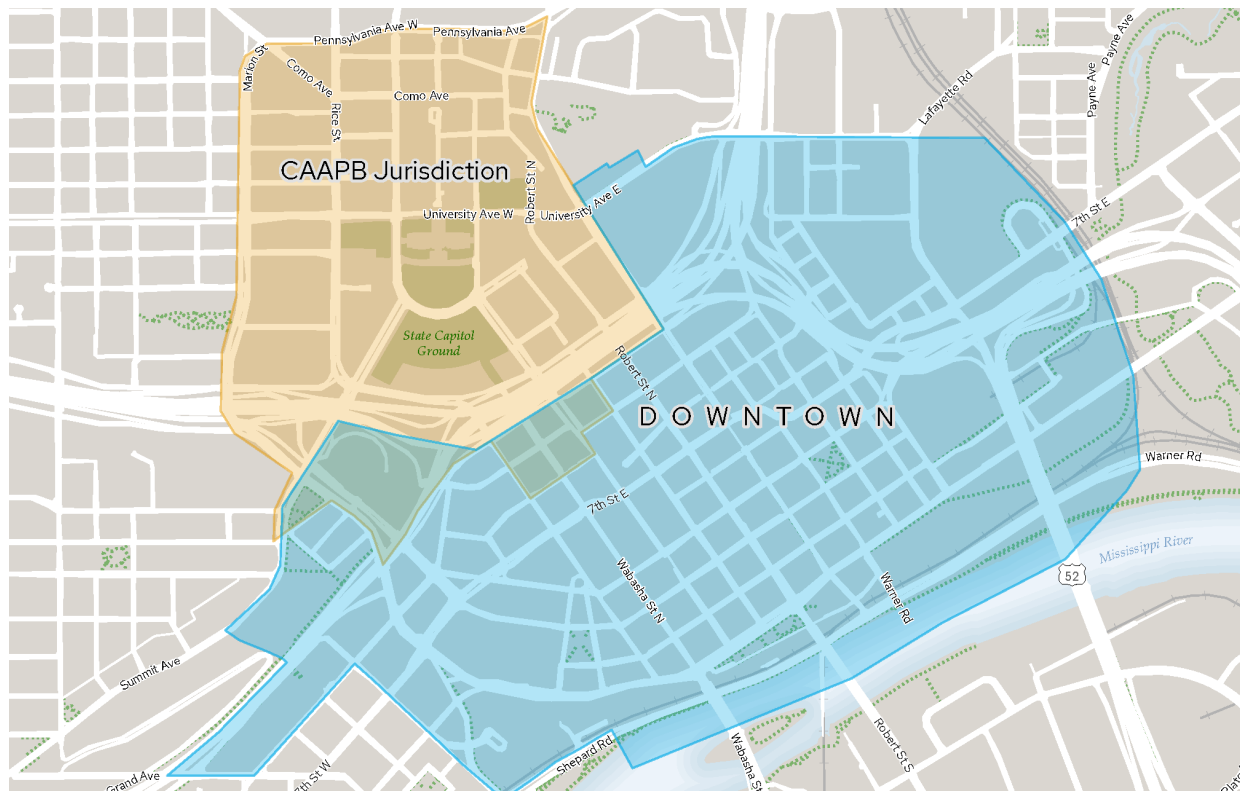


- Ensure that buildings support broader city-building goals
- Build on existing strengths
- Preserve and enhance heritage resources
- Provide a balanced network for movement
- Foster public safety



Project Background

- Released an RFP on January 26, 2026, responses due February 25, 2026
- Received 8 responses
- Interviewed 3 teams
- Currently contracting with Procurement and selected team, Gehl





Scope of Work

Consultant Tasks

- **Policy** – Prepare land use, transportation, housing, and urban design policy related to vitality, placemaking, and resiliency. Deliver broad policy framework for 2050 Comprehensive Plan and detailed strategies for Downtown 2050 Plan.
- **Zoning** – Determine challenges and prepare recommendations for updated downtown zoning.

City Staff Tasks

- **Outreach** – Build on Reimagine Downtown effort (DT Alliance) and partner with CapitolRiver Council.
- **Adoption Process** – Bring zoning amendments to Planning Commission and City Council.



Timeline

Spring 2026

- Project Kickoff
- Begin developing draft policy
- CapitolRiver Council Meeting



Summer – Fall 2026

- Continue developing draft policy
- CapitolRiver Council Meetings



Winter 2026

- Finalize draft policies
- Check in with Planning Commission and HRA
- Begin zoning analysis



Spring 2027

- Complete policy framework
- Finalize zoning recommendations



Summer 2027

- Adopt zoning amendments
- Meetings and public hearings with Planning Commission and City Council



Partnership

- Project is a partnership among several invested agencies, including the Downtown Alliance, CapitolRiver Council, and the Consultant, among others.
- Project builds on previous and ongoing work led by Downtown Alliance
 - Investment Strategy, March 2024
 - Reimagine Downtown, began Fall 2025, ongoing



Saint Paul
**Downtown
Alliance**



SAINT PAUL
**PLANNING & ECONOMIC
DEVELOPMENT**



CapitolRiver
Council

Gehl



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