

# J Community Development Committee Environment Committee

For the Metropolitan Council meeting of December 9, 2009

## ADVISORY INFORMATION

Date Prepared:

Subject: City of St. Paul 2030 Comprehensive Plan Update  
Tier II Comprehensive Sewer Plan  
Review File No. 20535-1

### Proposed Action:

That the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

1. Authorize the City of Saint Paul to put its 2030 Comprehensive Plan Update into effect;
2. Adopt the revised forecasts for population, households, and employment for the City, as shown in Table 3 of the Review Record;
3. Forward the Council's Critical Area plan review, findings and recommendations to the Minnesota Department of Natural Resources and National Park Service for their records;
4. Advise the City to:
  - a. Participate in Council activities to monitor redevelopment in developed communities;
  - b. Implement the advisory comments noted in the Review Record for Transportation, Forecasts and Water Supply; and
5. Approve the City of Saint Paul's Tier II Comprehensive Sewer Plan.

### Summary of Committee Discussion / Questions:

#### Community Development Committee

Senior Planner Denise Engen presented the report and proposed actions to the Committee. Chair Steffen asked if mixed used lands generally end up containing a certain percentage of residential development, and if that information was provided on the land use map. Ms. Engen explained that cities are asked to provide the Council that information, and the City of St. Paul had done so. The City also provided additional information on the percentage of land that was expected to redevelop. This information is noted in Table 5 of the review record.

Council Member Broecker asked about the nature of the discrepancies noted in the Transportation section of the Review Record regarding the City's functional classification roadways map. Ms. Engen noted that there were minor discrepancies in the tallying of forecast numbers and in the classification of roadways, but that these were not significant to the review of the plan.

The Committee unanimously adopted the proposed actions.

#### Environment Committee

Council Member Wulff asked where in Saint Paul there could be homes without sewer service. Staff explained that there is an area of shallow bedrock in the southeast corner of the city and the cost of extending an underground sewer system to that area is very costly. On-site septic systems in that area are still functioning properly. Phase-out of those on-site sewer systems is planned by 2030.

Motion to approve the City of Saint Paul's Tier II Comprehensive Sewer Plan was moved, seconded and unanimously approved.

Two requests were made by Council Members:

1. Council Member Wittsack asked that the tables and graphs in future comprehensive plan business items be consistently laid out, containing the same information in the same format.
2. Council Member Bowles asked that maps of the existing and proposed land use be printed out side-by-side, rather than front to back. This will make it easier for Council Members to compare the data.

Staff agreed to forward these requests to the Community Development staff, who initially prepare the business items.

**C** Community Development Committee  
Meeting date: November 16, 2009

**E** Environment Committee  
Meeting date: November 10, 2009

**ADVISORY INFORMATION**

<b>Date:</b>	October 28, 2009
<b>Subject:</b>	City of St. Paul 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20535-1
<b>District(s), Member(s):</b>	Districts 13 & 14, Council Members Rick Aguilar and Kirstin Beach
<b>Policy/Legal Reference:</b>	Minnesota Statutes Section 473.175
<b>Staff Prepared/Presented:</b>	Denise P. Engen, Principal Reviewer (651-602-1513) Phyllis Hanson, Local Planning Assistance Manager (651-602-1566) Kyle Colvin, Engineering Services Asst. Manager (651-602-1151)
<b>Division/Department:</b>	Community Development/Planning & Growth Mgmt. Environmental Services/ Engineering Services

**Proposed Action**

That the Metropolitan Council (Council) adopt the attached Advisory Comments and Review Record, and the following:

**Recommendation of the Community Development Committee:**

1. Authorize the City of St. Paul (City) to put its 2030 Comprehensive Plan Update into effect;
2. Adopt the revised forecasts for population, households, and employment for the City, as shown in Table 3 of the Review Record;
3. Forward the Council's Critical Area plan review, findings and recommendations to the Minnesota Department of Natural Resources and National Park Service for their records; and
4. Advise the City to:
  - a. Participate in Council activities to monitor redevelopment in developed communities.
  - b. Implement the advisory comments noted in the Review Record for Transportation, Forecasts and Water Supply.

**Recommendation of the Environment Committee:**

Approve the City of St. Paul's Tier II Comprehensive Sewer Plan.

## ADVISORY COMMENTS

### City of St. Paul 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20535-1, Council Business Item No. 2009-415

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update ("Update") and approving the City's Tier II Comprehensive Sewer Plan:

#### Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the City must take the following steps:
  - (a) Adopt the Update in final form after considering the Council's review recommendations; and
  - (b) Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.

A copy of the City Council resolution evidencing final approval of the Update should be submitted to the Council.

2. The Council's *Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the plan or respond to the Council before "final approval" of the comprehensive plan by the governing body of the local governmental unit (Minn. Stat. § 473.858, subd. 3).
3. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted (Minn. Stat. § 473.865, subd. 1).
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans. (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

#### Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective only after the Update also receives final approval by the City's governing body. After the Update receives final approval by the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

## Background

The city of St. Paul is one of the two central cities in the region. It is a community of approximately 36,000 acres, or 56 square miles, in area. St. Paul is located in southern Ramsey County, immediately east of Minneapolis. The city is north of Lilydale, Mendota, Mendota Heights, South Saint Paul and West Saint Paul in Dakota County and of Newport in Washington County. It is south of the Ramsey county cities of Roseville, Falcon Heights, and Lauderdale, and south and west of Maplewood. The Mississippi River forms part of the southern and western boundaries of the city, and is one of its principal physical influences.

The *2030 Regional Development Framework* (RDF), as adopted by the Metropolitan Council (Council) in January 2004, identified St. Paul as within the "Developed Community" geographic planning area, (Figure 2).

The City of St. Paul (City) submitted its 2030 Comprehensive Plan (Update) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council's 2005 Systems Statement requirements.

## Rationale – Standard of Review & Findings

1. Does the proposed Update conform to Regional Systems Plans?
2. Is the Update consistent with Metropolitan Council policies?
3. Is the Update compatible with plans of adjacent governmental units and plans of affected special districts and school districts?

### Conformance with Regional Systems Plans:

- |   |     |
|---|-----|
| 1. Regional Parks   | Yes |
| 2. Transportation including Aviation  | Yes |
| 3. Water Resources Management<br>(Wastewater Services and Surface Water Management) | Yes |

### Consistent with Council Policy Requirements:

- |  |     |
|--|-----|
| 1. Forecasts   | Yes |
| 2. Housing   | Yes |
| 3. <i>2030 Regional Development Framework</i> and Land Use | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) Program      | Yes |
| 5. Water Supply  | Yes |

### Compatible with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The Update is compatible with other plans.

## Known Support / Opposition

There is no known opposition.

# REVIEW RECORD

## City of St. Paul *2030 Comprehensive Plan Update*

### STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

### CONFORMANCE WITH REGIONAL SYSTEMS

#### REGIONAL PARKS

##### *Parks and Trails*

*Reviewer: Jan Youngquist, CD – Regional Parks System Planning, (651-602-1029)*

The Update is in conformance with the *Regional Parks Policy Plan (RPPP)*. Existing regional parks in St. Paul include seven regional parks and eight regional trails (Table 1). The Update acknowledges these regional parks system elements. It also facilitates long range planning for Battle Creek Regional Park, Lilydale-Island Regional Park, the Trout Brook Regional Trail and the Bruce Vento Regional Trail and Nature Sanctuary by guiding the future land use of inholding parcels as “Major Parks and Open Space.”

**Table 1: City of St. Paul, Existing Regional Parks**

Regional Parks	Regional Trails
<ul style="list-style-type: none"> <li>• Battle Creek-Indian Mounds Regional Park</li> <li>• Cherokee Heights Regional Park</li> <li>• Como Regional Park, Zoo &amp; Conservatory</li> <li>• Hidden Falls-Crosby Farm Regional Park</li> <li>• Lilydale-Harriet Island Regional Park</li> <li>• Mississippi Gorge Regional Park</li> <li>• Phalen Regional Park</li> </ul>	<ul style="list-style-type: none"> <li>• Bruce Vento Regional Trail</li> <li>• Como-Phalen Regional Trail (proposed)</li> <li>• Lexington Parkway Regional Trail (proposed)</li> <li>• Mississippi River-Como Regional Trail (proposed)</li> <li>• Samuel Morgan Regional Trail</li> <li>• St. Paul Mississippi River Regional Trail (proposed)</li> <li>• Summit Avenue Regional Trail</li> <li>• Trout Brook Regional Trail</li> </ul>

The Update indicates that the City might seek regional status for Highland Park and for the proposed trails along Ayd Mill Road and Johnson Parkway. The City may request that the park and proposed trails be evaluated for inclusion into the regional parks system during the Metropolitan Council's update of its *Regional Parks Policy Plan*. Additions to the regional parks system are subject to approval by the Metropolitan Council.

## **TRANSPORTATION**

### ***Roads and Transit***

*Reviewers: Karen Lyons (651-602-1703) and Bob Paddock (651-602-1340), MTS – Systems Planning; Steve Mahowald – Metro Transit (612-349-7775)*

The Update is in conformance with the *Transportation Policy Plan* (TPP) adopted in 2004, and addresses all the applicable transportation and transit requirements of a comprehensive plan. The Update highlights Central Corridor Light Rail Transit (LRT) and transit station area land use plans and the city's bike/walk pilot projects. It stresses the importance of a balanced transportation system, the importance of good pedestrian connections to the proposed LRT stations, and the need for adequate funding of bridge and road maintenance and repavement projects.

The Update is proactive regarding LRT/transit, pedestrian/bicycle infrastructure and providing transit supportive land uses. The Update presents a strong commitment to direct compact, mixed use, pedestrian-friendly development to corridors and neighborhood centers throughout the city of St Paul as well as around the Central Corridor LRT station areas. This commitment is supported by policy and implementation tools, including a number of policies supporting an effective, efficient transportation system. The Update identifies specific projects that need adequate and reliable transportation funding (including the Lafayette Bridge).

**Transit.** St. Paul is entirely within Transit Market Areas I and II, where the highest levels of transit service are available. Service options for Market Area I include regular-route locals, all-day expresses, special needs paratransit (ADA, seniors), and ridesharing. Market Area II services include small vehicle circulators, in addition to the aforementioned services.

**Traffic Analysis Zones (TAZs).** The City's TAZ allocation table and map are in conformance with the Metropolitan Council requirements. The TAZ table shows minor variations in totals for forecasted households, population and employment. These variations are insignificant for transportation planning purposes.

**Roadways.** St Paul is served by the following principal arterials: I-94, TH 280, I-35E, TH 52, and Shepard Road. The City is also served by numerous minor arterials that provide east/west and north/south connections and which relieve traffic from principal arterials.

#### *Advisory comment:*

- The City's functional classification map contains discrepancies within the Minor Arterial System relative to the system adopted by the Transportation Advisory Board (TAB). The City should formally request these changes through the TAC-Planning Committee, which is a process outside the Comprehensive Plan Review update effort.

### ***Aviation***

*Reviewer: Chauncey Case, MTS – Systems Planning, (651-602-1724)*

The Update is in conformance with the Aviation policies of the *Transportation Policy Plan* and is consistent with Council aviation policy.

## **WATER RESOURCES MANAGEMENT**

### ***Wastewater Service***

*Reviewer: Kyle Colvin, ES – Engineering Services, (651-602-1151)*

The Update is in conformance with the *Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City's vision for the next 20 years or to year 2030. It includes growth forecasts that are consistent with the Council's recommended forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant located in St. Paul. The City's wastewater conveyance service is provided by multiple Council Interceptors, including 1-MS-100. The Update projects it will have 133,000 sewer households and 220,600 sewer employees by 2030. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth needs.

The Update provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Update, and is determined appropriate for planning for local services.

St. Paul has been identified as a community impacted by wet weather occurrences. The City is currently on the Council's list of communities having an I/I reduction goal. The City has committed to mitigate excessive I/I at levels at least equal to the Council's Surcharge amount. At the request of the City, and as allowed under the Council's I/I Program, the City's surcharge is currently capped at a level equal to 25% of their annual Municipal Wastewater Charge. Remaining portions of the City's annual surcharge is not eliminated but deferred to later years, thus extending the time period in which the City has to achieve their I/I reduction goal. The City's I/I mitigation plan completion date is currently at December 31, 2015.

Each year the City submits a work plan to the MCES through the Regional I/I Mitigation Program. This work plan details specific projects the City will be undertaking to address I/I in the coming year. The Update includes a description of an I/I reduction plan, which includes televised inspection and maintenance of the sanitary sewer system.

### ***Tier II Comments***

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for developed communities. It was found to be complete and consistent with Council policies. Upon adoption of the Update by the City, the action of the Council to approve the Tier II Plan becomes effective. At that time, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting the Tier II Element needs to be submitted to the Metropolitan Council for its records.

### ***Surface Water Management***

*Reviewer: Judy Sventek, ES – Water Resources Assessment (651-602-1156)*

The Update is in conformance with the *WRMPP* for local surface water management. St. Paul lies within the Capitol Region, Lower Mississippi River, Mississippi River, and Ramsey Washington Metro watersheds. The most recent Capitol Region Watershed District, Lower Mississippi River Watershed Management Organization, Mississippi River Watershed Management Organization, and Ramsey Washington Metro Watershed District watershed



management plans were approved by the Board of Water and Soil Resources in 2000, 2001, 2000, and 2007, respectively. The City prepared a Local Surface Water Management Plan (LSWMP) in 2006 that was reviewed separately by Council staff.

The Update includes a Water Resources Management section, which references the 2006 LSWMP and expands on the goals and policies in the 2006 LSWMP. The LSWMP was found to be consistent with Minnesota Rules Chapter 8410, Council policy and the Council's *Water Resource Management Policy Plan*. The LSWMP was also found to provide an overall framework for the City to manage successfully its water resources

## CONSISTENCY WITH COUNCIL POLICY

### FORECASTS

*Reviewer: Dennis Farmer, CD – Research, (651-602-1552)*

Forecasts in the Update are consistent with regional policy. Forecast totals used within the Update are consistent with Metropolitan Council forecasts for St. Paul (Table 2). However, within these totals, the forecasts for sanitary sewered households, population and employment within the Update differ slightly from Council forecasts. Metropolitan Council forecasts assume that all households and employment within St. Paul will be sewered by 2010; however, in the Update the city projects that some households and employees will remain on individual sewage treatment systems until 2025 (Table 3).

Council staff recommends that the Council accept the City's preferred forecasts for sanitary sewered and unsewered population, households and employment.

**Table 2: City of St. Paul, Metropolitan Council Forecasts**

		2010	2020	2030
Population	Sewered	305,000	320,000	331,000
	Unsewered	0	0	0
	<b>Total</b>	<b>305,000</b>	<b>320,000</b>	<b>331,000</b>
Households	Sewered	120,000	127,000	133,000
	Unsewered	0	0	0
	<b>Total</b>	<b>120,000</b>	<b>127,000</b>	<b>133,000</b>
Employment	Sewered	196,600	210,000	220,600
	Unsewered	0	0	0
	<b>Total</b>	<b>196,600</b>	<b>210,000</b>	<b>220,600</b>

**Table 3: City of St. Paul, Recommended Forecast Revisions**

		2010	2020	2030
Population	Sewered	304,700	319,700	331,000
	Unsewered	300	300	0
	<b>Total</b>	<b>305,000</b>	<b>320,000</b>	<b>331,000</b>
Households	Sewered	119,880	126,880	133,000
	Unsewered	120	120	0
	<b>Total</b>	<b>120,000</b>	<b>127,000</b>	<b>133,000</b>
Employment	Sewered	196,580	209,980	220,600
	Unsewered	20	20	0
	<b>Total</b>	<b>196,600</b>	<b>210,000</b>	<b>220,600</b>

*Advisory comment:*

- The transportation analysis zones (TAZs) totals in the Update for years 2010 and 2020 differ slightly from Council forecasts (between 2-4%). The 2030 TAZ

forecasts in the Update are consistent with Council forecasts. In the final version of the Update, which the City submits to the Metropolitan Council, the total TAZ allocation of 2010 and 2020 forecasts need to equal Metropolitan Council forecasts.

**2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE**

*Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)*

***Regional Development Framework***

The Update is consistent with the *Regional Development Framework* (RDF) policies for “developed communities”. The RDF contains goals and policies for “developed communities” such as St. Paul. It states that developed communities need to “accommodate growth forecasts through reinvestment at appropriate densities (5 units plus in developed areas and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity).”

Therefore, St. Paul will be expected to meet densities of at least five units an acre through reinvestment, redevelopment, planning and zoning. The Council will be monitoring redevelopment to ensure the Council’s density policies for developed communities are being met and to assess regional development and residential growth goals. St. Paul will be encouraged to participate by providing additional information on the City’s redevelopment activities. This program will be similar to the Council’s existing plat monitoring program.

***Land Use and Density Analysis***

The City has guided sufficient residential land and at the appropriate densities to accommodate the forecasts presented in the Update. St. Paul is 35,931 acres in size. Table 3 (below) and Figure 3 illustrate existing land use patterns, using 2005 as a frame of reference. The Update shows that in 2005, the City’s existing development was primarily Low Density Residential at 14,854 acres (41.3%), and there were 1,711 acres of Medium-High Density Residential land use (4.8%). As of 2005, there were also 2,283 acres (6.4%) of Mixed Use and Commercial land, and 5,146 acres (14.3%) used for Parks and Open Space. The Update reports 1,570 acres (4.4%) of Undeveloped land.

**Table 3: City of St. Paul, Existing Land Use, 2005**

<b>Land Use Category</b>	<b>Acres</b>
Low Density Residential	14,854
Medium-High Density Residential	1,711
Mixed Use & Commercial	2,283
Industrial	2,807
Institutional	2,480
Parks and Open Space	5,146
Transportation	2,115
Airport	541
Water	2,423
Undeveloped	1,570
<b>Total</b>	<b>35,931</b>

**Table 4: City of St. Paul, Land Use Table in 5-Year Stages**

Existing and Planned Land Use Table (in acres)		Allowed Density Range		Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
		Minimum	Maximum							
<b>Within Urban Service Area</b>										
<b>Residential Land Uses***</b>										
Established Neighborhood		3	20	17503	17467	17467	17465	17465	17465	-38
Residential Corridor		4	30	1638	1632	1615	1581	1552	1523	-115
Mixed Use Corridor (Include NCs)		30	150	1818	1898	2139	2621	3022	3423	1605
Downtown		35	200	283	285	292	305	315	326	43
<b>C/I Land Uses</b>										
Commercial/Office*		48		2101	2183	2431	2925	3337	3749	1648
Industrial/Utility		18		3135	3127	3127	3127	3127	3127	-8
<b>Public/Semi Public Land Uses</b>										
Major Institutional**		67		630	631	634	640	645	650	20
Major Parks				3940	3990	3990	3992	3992	3992	52
Transportation				2500	2500	2500	2500	2500	2500	0
<b>Subtotal Sewered</b>										
<b>Outside Urban Service Area</b>										
Rural Residential 2.5 acres or less										0
Rural Residential 2.5 -10 acres										0
Rural Residential 10-40 acres										0
Agricultural 40+ acres										0
<b>Subtotal Unsewered</b>										
<b>Undeveloped</b>				2059	1981	1747	1280	890	500	-1559
Wetlands		--	--	0	0	0	0	0	0	0
Open Water, Rivers and Streams		--	--	3197	3197	3197	3197	3197	3197	0
<b>Total</b>				<b>36,703</b>					<b>36,703</b>	<b>0</b>

\*Commercial/Office includes the sum of the mixed use corridor and downtown categories. It is not double counted in the Total land area.

\*\*Major Institutional also represents a portion of projected job growth.

\*\*\*This table represents land use guiding and not total acres of actual (re-)development.

\*\*\*\*See "Saint Paul Residential Uses by 2030 Land Use Category" for actual predicted (re-)development in Saint Paul (ie. how it will meet its 2030 household forecast).

The City's future land use map places all land in the City into one of nine land use categories and describes the character of each category (Figure 4). The City anticipates some change to its land use pattern from 2010 to 2030 (Table 4). In particular, the land use plan shows a decrease in Residential Corridor (-115 acres) and growth in *Mixed Use Corridor* (+1,605 acres).

The Metropolitan Council estimates that the city had approximately 115,088 households in 2008. The City has proposed forecasts showing that it will grow to 133,000 households by 2030. This leaves a growth of approximately 17,912 households until 2030.

In a developed community such as St. Paul, growth will occur mainly through redevelopment. The Update indicates that most of the City's growth will occur along specific, identified corridors and "opportunity sites" (Figure 5). Analysis of information provided by the City on October 2, 2009 shows that the future land use plan could accommodate a range of approximately 4,234 to 22,487 new housing units (Table 5). At the high end of this range, these areas could accommodate the 17,912 units necessary to reach the City's 2030 forecasts for households. The lowest minimum density for new development is approximately 30 units per acre, which is above the minimum density needed to fulfill RDF policy calling for redevelopment densities of five plus units per acre in Developed Communities.

**Table 5: Redevelopment/Infill by Land Use Category**

2010-2030		Redevelopment/Infill by Land Use Category							Minimum Development Scenario	Maximum Development Scenario	
Land Use Category	Density Range		2030 Acres	2010-2030	Percent Residential	Gross Res. Acres	Percent to Net Acres				
	Min	Max									
Established Neighborhood	3	20	17,465	-2	86%	-1.7	11.8%	-0.2		-4	-1
Residential Corridor	4	30	1,523	-109	76%	-82.8	10.1%	-8.4		-251	-33
Mixed Use Corridor	30	150	3,423	1,525	72%	1,098.0	13.3%	146.0		4,381	21,905
Downtown	35	200	326	41	75%	30.8	10.0%	3.1		108	615
TOTALS			22,737			1,044		140.7		4,234	22,487
					<b>Infill Areas Density (units/acre)</b>					<b>30.1</b>	<b>159.8</b>

## HOUSING

*Reviewer: Linda Milashius, CD – Livable Communities, (651-602-1541)*

The Update is consistent with the Council's Housing requirements. The housing element fulfills the affordable housing planning requirements of the Metropolitan Land Planning Act. The Update acknowledges the city's share of the region's affordable housing need for 2011-2020, which is 2,625 units. To provide opportunities to meet this need, the Update identifies specific sites within the city that have the potential to redevelop. This includes approximately 1,525 acres of land designated as Mixed Use Corridor, with densities ranging from 30 to 150 units per acre, and 41 acres within the Downtown, with densities ranging from 35 to 200 units per acre. This will provide opportunities for the City to address its affordable housing needs.

The Update provides an extensive list of the implementation tools and programs the city will use to promote opportunities to address its share of the region's housing need. The Update indicates the city will strive to accommodate a range of housing needs, promote housing development of various types in the major housing sites throughout the city, maintain the quality of existing housing and residential neighborhoods, and collaborate with partners at the regional, state and federal levels to pursue solutions to the city's housing issues. The Update identifies a list of fiscal devices the city will use to stimulate

and assist residential development, and to continue housing redevelopment, preservation and assistance for city residents. St. Paul is an active participant in the Livable Communities Local Housing Incentives Account program, and has applied for and received nearly \$40 million in grants through the LCA program.

### **INDIVIDUAL SEWAGE TREATMENT SYSTEMS (ISTS) PROGRAM**

*Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)*

The Update is consistent with the *Water Resources Management Policy Plan* for ISTS. The Update indicates that there are approximately 120 ISTS in operation in the City. Figure S in Appendix E of the Update's Water Resources Management (WRM) chapter shows the location of these systems. A description of the City's ISTS program and copy of ISTS Code Chapter 50 are included in Appendix J of the WRM plan chapter. The City requires all ISTS to be inspected and pumped biennially. The City has a goal of eliminating all ISTS by 2025. The City's program is consistent with MPCA Rules and Council policy requirements.

### **WATER SUPPLY**

*Reviewer: Sara Bertelsen Smith, ES – Water Supply Planning, (651-602-1035)*

The Update is consistent with the *WRMPP* for water supply.

*Advisory comment:*

- The Council recommends the City continue to implement conservation programs targeted at reducing residential water use.

### **RESOURCE PROTECTION**

#### ***Aggregate Resources Protection***

*Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)*

The Update contains a section on Aggregate Resource Protection as required by the MLPA. The Update indicates that there are no available aggregate resources in the City. The Council's aggregate resources inventory – *Minnesota Geological Survey Information Circular 46*, does identify the presence of potential aggregate resource deposits within the City. However, the resources are quite dispersed and, since the City is fully developed, it is unlikely that any of the deposits will be mined.

#### ***Historic Preservation***

*Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)*

The Update contains a section on Historic Preservation, (Chapter 5: Historic Preservation Plan), as required by the MLPA.

#### ***Mississippi River Critical Area Review***

*Reviewer: Tori Dupre, CD – Local Planning Assistance (651-602-1621)*

St. Paul is located within the Mississippi River Critical Area corridor where both state Critical Area act requirements and federal Mississippi National River and Recreation Area (MNRRA) standards apply. From west to east, the Critical Area river districts are *Urban Open Space* and *Urban Diversified*.

The Update indicates that the current *Mississippi River Corridor Plan*, adopted in 2002, governs land use in the river corridor. The Metropolitan Council reviewed the City's critical area plan on August 22, 2001 (Business item 2001-294) and found that it

addressed both state requirements and federal standards. The Council's action forwarded the review findings and recommendations to the MN Department of Natural Resources (DNR), which has final approval authority, and to the National Park Service (NPS). The Council will forward the review findings for the City's 2030 Update to the DNR and to the NPS for their records.

**Solar Access Protection**

*Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)*

The Update contains a section addressing Solar Access Protection as required by the MLPA.

**PLAN IMPLEMENTATION**

*Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)*

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Yes
- ISTS Codes Yes
- Housing Implementation Program Yes

The Update includes a discussion of the policy framework and tools that will be used to implement the City's comprehensive plan. This includes a discussion of the regional framework, as provided by the state statute and Metropolitan Council policy, and City policies, programs, budgetary and regulatory tools. These tools include the City's Zoning Ordinance, Subdivision Ordinance, Heritage Preservation Regulations, fiscal tools and other official controls such as the Critical Area Plan, Housing Implementation program and Capital Improvement Program.

The Update also discusses implementation tools such as small area plans and the site plan review process. In addition, the Update (Appendix 5) includes a chart of the City's Capital Improvement Program and a zoning map and description of the City's zoning districts (Appendix 6).

**COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS**

The City submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment on October 6, 2008. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were indicated.

## **DOCUMENTS SUBMITTED FOR REVIEW:**

- *St. Paul Comprehensive Plan*, received April 3, 2009.
- Adjacent Community comments, received April 15, 2009.
- Response to April 24, 2009 incomplete letter with supplemental information, received August 10, 2009.
- Supplemental Information: Fort Road Development Plan Summary, received July 24, 2009.
- Response to August 11, 2009 incomplete letter with supplemental information, received October 2, 2009.
- Revised versions of Figure 1.2 and Figure 1.2a, received October 7 and 8, 2009, respectively.
- Supplemental information for Regional Parks, received October 8, 2009.

## **ATTACHMENTS**

- Figure 1: Location Map Showing Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use, 2005
- Figure 4: 2030 Future Land Use Plan (Generalized)
- Figure 5: Areas of Change

Figure 1. Location Map Showing Regional Systems  
**St. Paul**

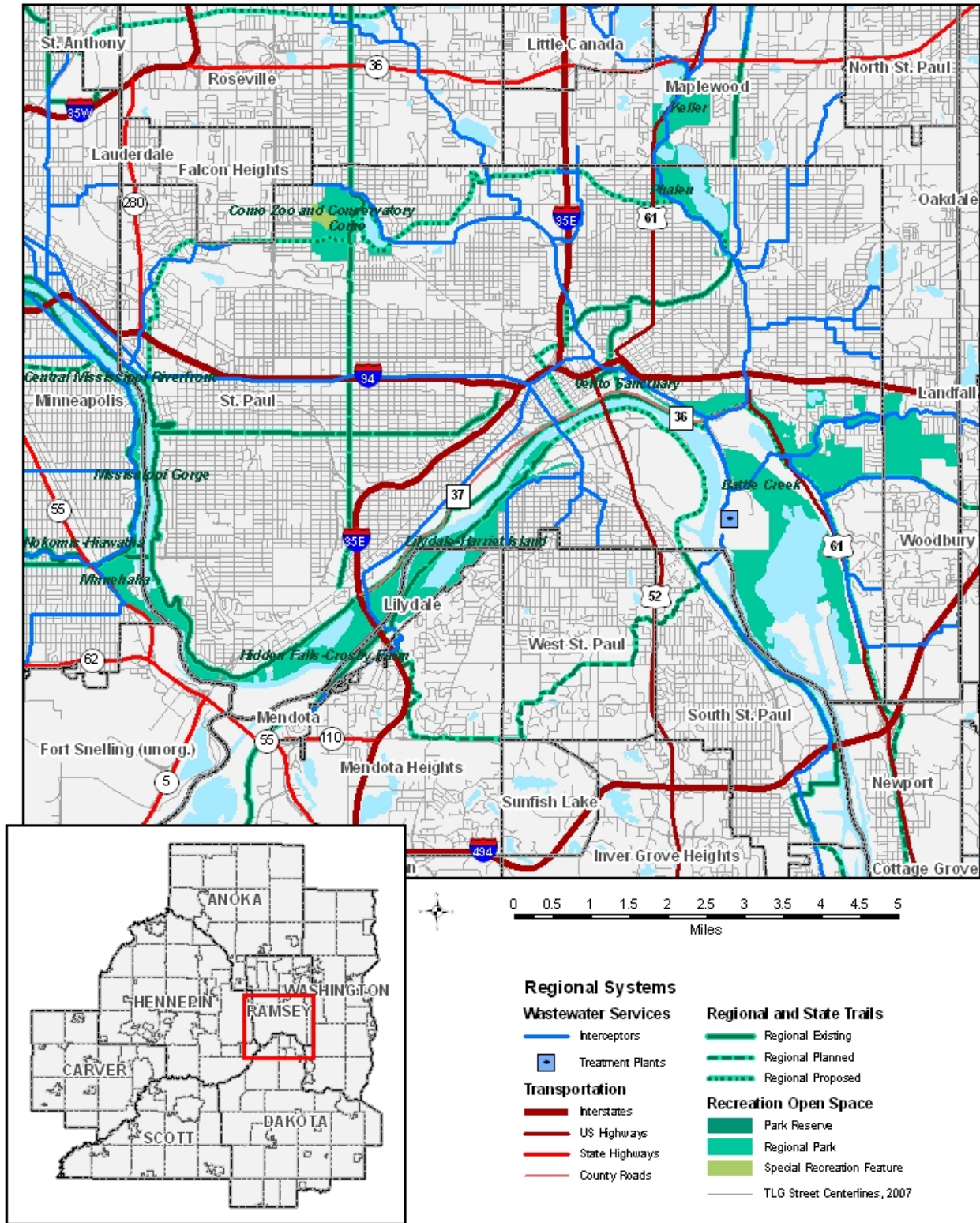




Figure 2. 2030 Regional Development Framework Planning Areas

**St. Paul**

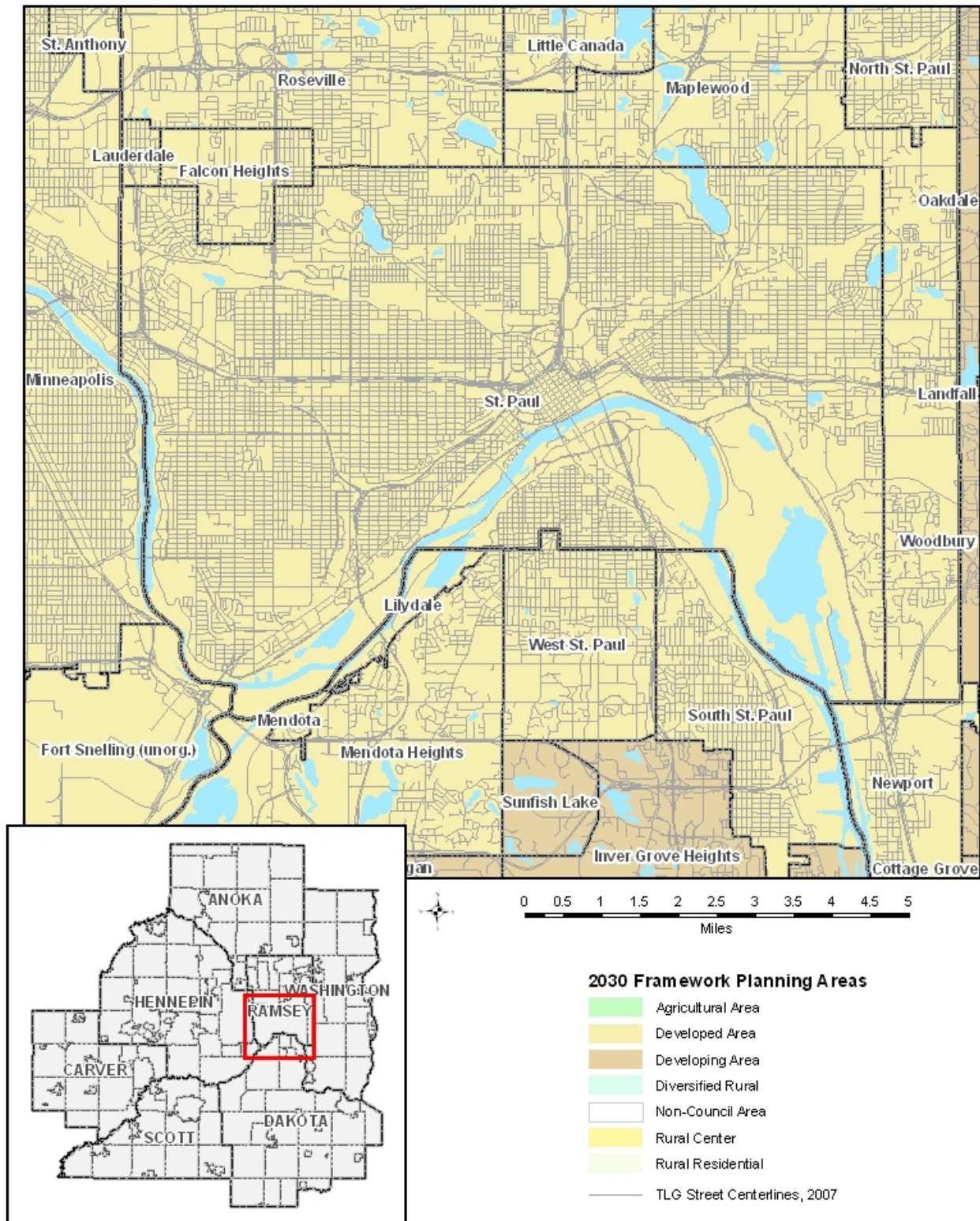
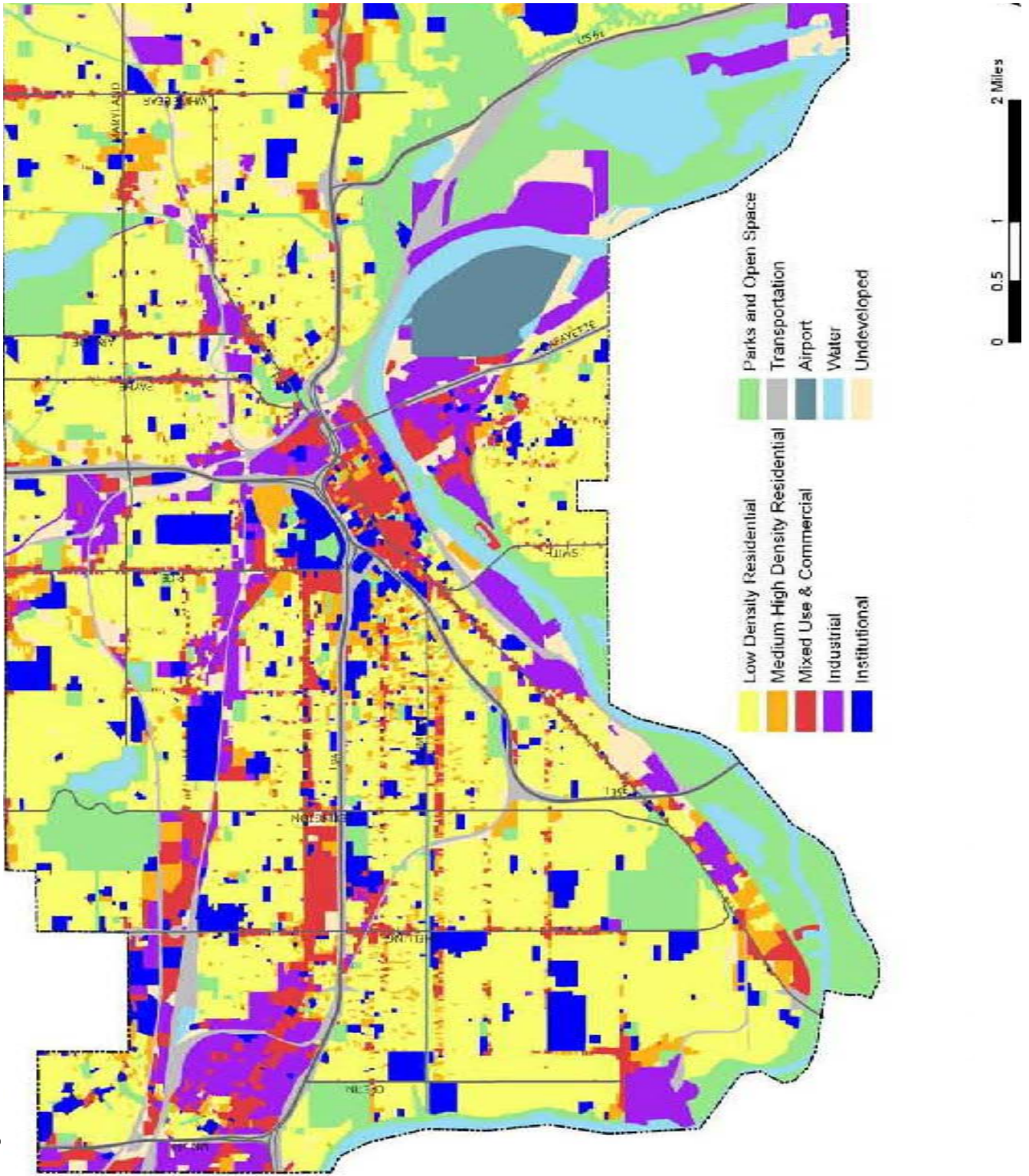
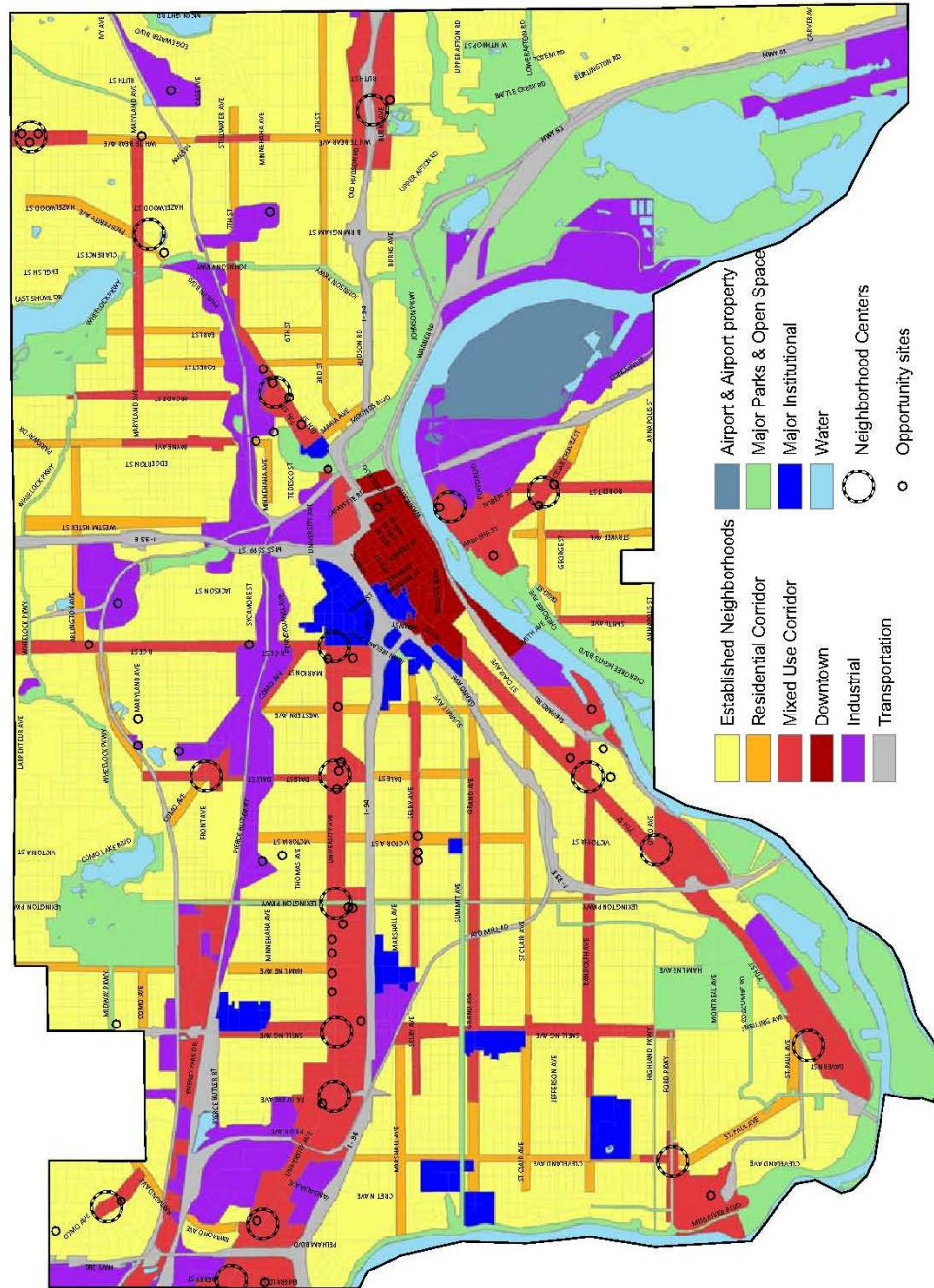


Figure 3. Existing Land Use, 2005  
City of St. Paul





**Figure 4. 2030 Future Land Use (Generalized)**  
City of St. Paul

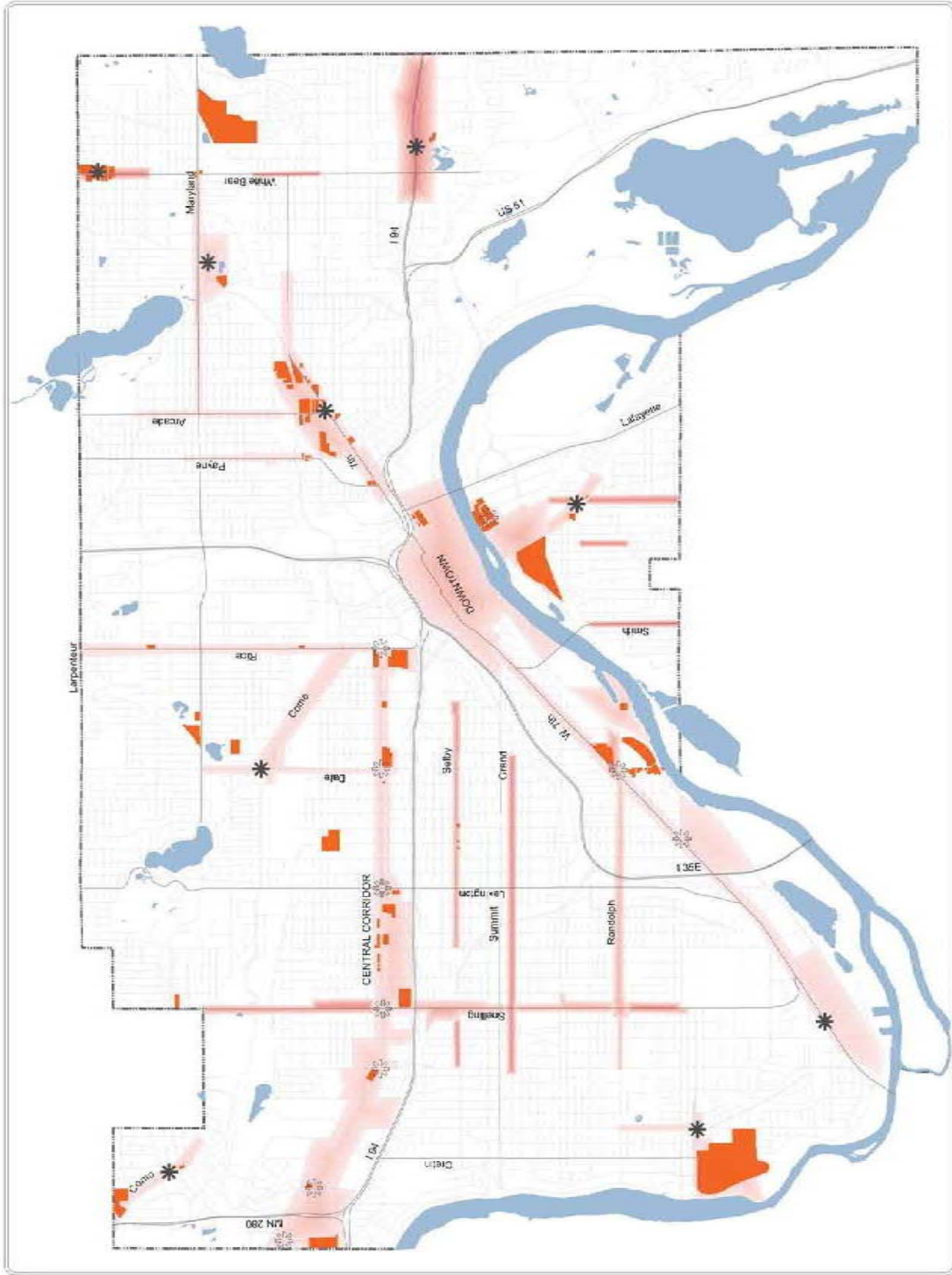


**Fig. 1.2. Generalized 2030 Land Uses\***  
\*SEE FIGURES 1.2A - 1.2E FOR SUBSECTORS OF THE CITY.

**LAND USE DESCRIPTIONS**

- **Established Neighborhoods** (3-20 units/acre)  
Established neighborhoods are characterized by single-family housing, scattered multi-family housing, and scattered commercial, institutional, and office uses. These neighborhoods are scattered throughout the city and are generally well-served by public transit. Single-family housing and dispersed commercial, institutional, and office uses are scattered throughout the city and are generally well-served by public transit. Single-family housing and dispersed commercial, institutional, and office uses are scattered throughout the city and are generally well-served by public transit.
  - **Residential Corridors** (4-30 units/acre)  
Residential corridors are 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. These corridors are characterized by a mix of residential, commercial, institutional, and office uses. These corridors are characterized by a mix of residential, commercial, institutional, and office uses.
  - **Neighborhood Centers** (30-150 units/acre)  
Central area uses that are located in close proximity to major transit corridors. These centers are characterized by a mix of residential, commercial, institutional, and office uses. These centers are characterized by a mix of residential, commercial, institutional, and office uses.
  - **Downtown** (35-200 units/acre)  
The central business district of the city, located 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 heavy manufacturing and/or the processing of products; could include light or heavy industrial land uses, large warehouses 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.
  - **Opportunity sites**  
Opportunity sites are identified in the Land Use Plan and in small area plans for mixed use development or employment centers.
- 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 ordinances and other policies provide 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 across 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 parkways, trails, 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 2.5.
  7. Parcel-specific boundaries of Holman Field (the St. Paul Downtown Airport) are shown on this map.

**Figure 5. Areas of Change**  
City of St. Paul



**FIGURE B.**  
**AREAS OF CHANGE**  
Opportunities for Growth

- \* Existing Neighborhood Centers
- 🏠 Future Neighborhood Centers
- 🟠 Opportunity Sites
- 🔴 Corridors