

J Community Development Committee Environment Committee

For the Metropolitan Council meeting of January 27, 2010

ADVISORY INFORMATION

Subject: St. Paul Park 2030 Comprehensive Plan Update
Review File No. 20448-1
Tier II Comprehensive Sewer Plan

Proposed Action

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

Recommendations of the Community Development Committee:

1. Authorize the City of St. Paul Park to put its 2030 Comprehensive Plan Update into effect.
2. Adopt the revised forecasts for the City of St. Paul Park, as shown in Table 1 in the Review Record, and the City's proportionate revised share of the region's affordable housing need as detailed under Forecasts in the Review Record.
3. Forward the Review Record and the Council's final actions to the Minnesota Department of Natural Resources and National Park Service for their records.
4. Advise the City:
 - a. To revise the Update, prior to final adoption of the Update, to reflect the City's revised share of the region's affordable housing need as 438 units rather than 401 units.
 - b. To send to the Council the date that the South Washington Watershed District approves the Surface Water Management Plan (SWMP), the date that the City adopts the final plan, and a copy of the final adopted SWMP.
 - c. To participate in the Council's activities to monitor redevelopment in Developed communities.

Recommendation of the Environment Committee:

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

Summary of Committee Discussion / Questions

Community Development Committee

Senior Planner LisaBeth Barajas presented the staff report and proposed actions to the Community Development Committee. Barajas introduced City Council member Sandi Dingle and the City's planning consultant, who were in attendance. The Committee did not have any questions or discussion.

The Committee unanimously adopted the proposed actions.

Environment Committee

The Committee had no questions or comments. Motion to approve the City of Saint Paul Park's Tier II Comprehensive Sewer Plan was made, seconded, and passed unanimously.

C Community Development Committee
Meeting date: January 19, 2010

E Environment Committee
Meeting date: January 12, 2010

ADVISORY INFORMATION

Subject:	St. Paul Park 2030 Comprehensive Plan Update Review File No. 20448-1 Tier II Comprehensive Sewer Plan
District(s), Member(s):	District 12, Council Member Sherry Broecker
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	LisaBeth Barajas, Principal Reviewer, 651-602-1895 Phyllis Hanson, Local Planning Assistance Manager, 651-602-1566 Kyle Colvin, Engineering Services Asst. Manager, 651-602-1151
Division/Department:	Community Development / Planning & Growth Management Environmental Services / Engineering Services

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Recommendation of the Environment Committee:

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

ADVISORY COMMENTS

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

Review File No. 20448-1 – Council Business Item No. 2010-20

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.
 - c. Submit to the Council a copy of the City Council resolution evidencing final approval of the Update.
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 from the City’s governing body. After the Update receives final approval from 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 Park is located in southwestern Washington County and is bounded by the City of Newport to the north, the City of Cottage Grove to the east, Grey Cloud Island Township to the south, and the City of Inver Grove Heights to the west. The Mississippi River serves as the City's western boundary. The *2030 Regional Development Framework* (RDF) identifies the City as a Developed geographic planning area (see Figure 2).

The City submitted its Comprehensive Plan 2008-2030 (Update) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council's 2005 System Statement requirements.

Rationale

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 the 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
(Wastewater Services and Surface Water Management) | Yes (see Wastewater advisory comment) |

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 the Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- | | |
|--------------------------------|-----|
| 1. Compatible with other plans | Yes |
|--------------------------------|-----|

Funding

The City has received the first half of a \$20,000 planning grant from the Council to facilitate the completion of the Update. The second half will be payable upon successful completion of the Update planning process.

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Review of the City of St. Paul Park 2030 Comprehensive Plan Update

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans (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 Update 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

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

The Update conforms to the *2030 Regional Parks Policy Plan*. The Update acknowledges the proposed regional park system facilities in the City, including the Mississippi River Regional Trail, which will connect the Samuel Morgan Regional Trail in the City of St. Paul to the planned Grey Cloud Island Regional Park. In addition, the Update recognizes the Prairie View Regional Trail, which will connect the Mississippi River Regional Trail to the planned St. Croix River Regional Trail in Denmark Township.

Transportation

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning, (651-602-1705)

The Update conforms to the *2030 Transportation Policy Plan (TPP)*, adopted in 2004, and addresses all the applicable transportation and transit requirements of a comprehensive plan.

TH 61, the only principal arterial in the City, has been upgraded to freeway standards south of I-494 through the City of Newport. The reconstruction of the TH 61 interchange in the City was completed in 2006, along with construction and realignment of streets within the City.

The City is within the Metropolitan Transit Taxing District and is in Transit Market Area III. Service options for Market Area III include peak-only express, small vehicle circulators, mid-day circulators, special needs paratransit (ADA, seniors), and ridesharing.

Aviation

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

The Update conforms to the TPP and is consistent with Council aviation policy.

Water Resources Management

Wastewater Service

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

The Update conforms to the *2030 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 forecasts for population, households, and employment.

The Metropolitan Council Environmental Services currently provides wastewater treatment services to the City. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant in St. Paul. The City is provided wastewater conveyance service through interceptor 7102. The Update projects that the City will have 4,320 sewered households and 1,900 sewered employees by 2030. The Metropolitan Disposal System with its planned 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 determined appropriate for planning for local services.

The City is not currently identified as a community impacted by wet weather occurrences. The Update, however, does include a description of an I/I reduction plan, which includes televised inspection and regular maintenance of the sanitary sewer system. The City has an ordinance prohibiting the use of sump pumps to discharge water into the sanitary sewers.

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 its Update 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 conforms to the WRMPP for local surface water management. The City lies within the South Washington Watershed District. The Board of Water and Soil Resources approved the South Washington Watershed District's watershed management plan update in 2007.

The City revised its 2004 Surface Water Management Plan (SWMP) as part of the Update process. The SWMP was submitted to the Council for review on January 13, 2009, and was updated in response to Council comments and resubmitted to the Council in August 2009. The revised SWMP was found to be consistent with Council policy and with the Council's WRMPP.

Recommendation

The City needs to send to the Council the date that the South Washington Watershed

District approves the SWMP, the date that the City adopts the final plan, and a copy of the final adopted SWMP.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

Reviewer: Todd Graham, CD - Research, (651-602-1322)

The Update, with supplemental materials, is consistent with Council expectations for forecast-related content.

Tables in the Update present alternative households, population, and employment forecasts. The City's alternative reflects lower household growth through 2010 and greater household growth during 2010 to 2030. The Update also makes two points: Growth has lagged expectations in the present decade; and the City wishes to guide land for a greater amount of growth over the next two decades, particularly in the River's Edge area.

Council staff supports the City-requested population, households, and employment revisions. The revised forecasts are shown in Table 1 below. All growth shown is forecasted as sewerage growth.

Table 1. City of St. Paul Park Revised Forecasts

	2010	2020	2030
Population	5,320	9,800	10,800
Households	2,020	3,690	4,320
Employment	1,450	1,800	1,900

Shown in Table 2 below are the Council's forecasts for the City, which were last revised in 2006 with review of the comprehensive plan amendment for Rivers Edge East (Review File No. 18108-4, Business Item 2006-44).

Table 2. Metropolitan Council Forecasts

	2010	2020	2030
Population	7,650	9,700	10,400
Households	2,900	3,770	4,150
Employment	1,400	1,650	1,700

Metropolitan Council forecasts will be officially revised effective upon Council approval of the City's Update.

Advisory Comments

Revision of the forecasted 2010 to 2020 growth results in a proportionate increase in the City's share of affordable housing need. Based on a net growth of +1,670 households, the affordable housing need will be revised to 438 affordable housing units.

2030 Regional Development Framework and Land Use

Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1895)

The Update, with supplemental materials is consistent with the *2030 Regional Development Framework (RDF)*, which classifies the City as a Developed community. The RDF directs Developed communities to maintain current infrastructure; renew and improve infrastructure, buildings, and land to provide for additional growth, particularly at centers along transit corridors; and to support developments that integrate land uses.

The Update discusses policies to sustain the City’s economic base, to facilitate diverse development consistent with requirements and guidelines for the Critical Area and the City’s objectives for new housing and development, to facilitate the maintenance and rehabilitation of existing neighborhoods, to provide connections between City parks and the Mississippi River, to broaden recreational opportunities for residents and visitors, and to enhance pedestrian amenities in the City’s downtown.

As shown in Table 3 below, the City is primarily residential in character, with Low Density Residential and Medium Density Residential comprising more than a quarter of the existing land uses. Agricultural uses, located in the Rivers Edge area, account for the next largest land use at 334 acres. The Update also identifies approximately 83 acres of undeveloped properties scattered throughout the City. About 116 acres of land are designated as Unbuildable. These areas are largely located along the shore of the Mississippi and have sensitive natural resources and topographic constraints.

Table 3. Existing Land Uses

	Acres	%
Residential and Mixed Land Uses		
Agricultural	334.00	14.42%
Low Density Residential (Single-Family Detached)	552.82	23.87%
Manufactured Housing	23.70	1.02%
Mixed Use Residential	0.47	0.02%
Medium Density Residential (Single-Family Attached)	103.84	4.48%
Multifamily	6.13	0.26%
Exclusive Commercial/Industrial Land Uses		
Commercial	38.93	1.68%
Industrial	244.96	10.58%
Public/Semi Public Land Uses		
Institutional	82.86	3.58%
Parks/Open Space	51.30	2.21%
Road Right-of-Way	304.24	13.14%
Major Highway	33.19	1.43%
Rail Right-of-Way	57.74	2.49%
Other		
Undeveloped	83.05	3.59%
Unbuildable ¹	116.00	5.01%
Water	282.88	12.21%
TOTAL:	2316.11	100.0%

Source: McCombs Frank Roos Associates Inc. GIS analysis

¹ Unbuildable land consists of floodplain, steep slopes and other limitations as calculated in the Rivers Edge AUAR.

While classified as a Developed community, the City is also faced with the planning and development of a rural area with the annexation of the Rivers Edge area formerly in Grey Cloud Island Township. As shown in Table 4 below, the City is planning for the development of 416 net acres of vacant or agricultural land in this area within the 2030 timeframe. In addition to this new development, the City has also guided nearly 60 acres as Mixed Use Residential along with more than 120 acres guided for Multi-family development land in the core of the City.

The Update is consistent with Council policy in establishing a minimum residential density for future development of more than 3 units per net acre. As is shown in Table 4 below, new residential development overall will occur at a minimum net density of 3.64 units per acre.

Table 4. Net Residential Density Calculation

Category	Density Range*		Acres*	Min Units	Max Units
	Min	Max			
Mixed Use Residential	3	16	57.76	173.28	924.16
Multifamily	3	16	121.09	363.27	1937.44
Rivers Edge** Single-Family	3.78***	5	264	1000	1320
Rivers Edge** Multi-Family	5.26***	16	152	800	2432
TOTALS			594.85	2163.27	6613.6
Overall Density				3.64	11.12

* Acres and density ranges adapted from Table 12 and text in the Update.

** The number of units for the Rivers Edge area is planned to be 1,000 single family and 800 multi-family, pursuant to the AUAR prepared for this area.

*** The minimum densities listed for the Rivers Edge development represent the minimum average net density required for each district. Individual development projects may have densities as low as 2.0 units/acre for single family and 5.0 units/acre for multi-family provided that the average net density within the district does not fall below the required minimum average.

Advisory Comments

As a Developed community, the City is advised to participate in the Council's activities to monitor development and redevelopment in Developed communities.

Housing

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

The Update 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 as 401 units. However, based on the revised growth forecasts for this timeframe and as explained in the Forecasts portion of this Review Record, the City's affordable housing need is then also revised to 438 units. The Update needs to be revised before the City's final adoption to reflect this change.

To provide opportunities to meet the affordable housing need, the Update indicates that approximately 91 acres of land will be available for multi-family residential development at 5-16 units per acre in the Rivers Edge development area, as well as over 70 acres of land that may be developed for multi-family housing guided as Mixed Use Residential and Multifamily at up to 16 units per acre.

The Update provides the implementation tools and programs that the City will use to promote opportunities to address its share of the region's housing need. The City will continue to partner with Washington County HRA to address lifecycle and affordable housing needs. The Update indicates that the City will continue to work with local, State, and federal agencies to facilitate affordable housing development. The City is a participant in the Local Housing Incentives program of the Livable Communities Act.

Advisory Comments

As discussed above, the Update needs to be revised prior to the City's final adoption to reflect the City's revised share of the region's affordable housing need, which is 438 units.

Community and Individual Sewage Treatment Systems (ISTS)

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

The Update is consistent with the WRMP for ISTS. The Update indicates that there are 70 ISTS in operation in the City. The City has adopted the Washington County ISTS maintenance management program, and has delegated all ISTS program responsibilities for installation, inspection, maintenance management, records tracking, and ISTS owner notification to the County. The County's program is consistent with MPCA Rules and with Council policy requirements.

Water Supply

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

The Update is complete and the City's water supply plan (WSP) is consistent with the policies of the WRMPP.

Advisory Comment

The Council encourages the City to continue to implement conservation measures to ensure that residential water use remains low.

Resource Protection

Historic Preservation

Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1895)

The Update addresses historic preservation in the community in the Cultural Resources chapter. The Update describes properties that are eligible for listing on the National Register of Historic Places. The City will continue to support the work of the South Washington County Heritage Society in their historic preservation efforts in the area, collaborate with the State Historic Preservation Office (SHPO) to preserve Native American cultural resources, and to consult with SHPO during constructions activities to ensure historic and cultural resource preservation.

Solar Access Protection

Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1895)

The Update contains a policy in the Land Use chapter addressing the protection of access to solar energy as required by the MLPA.

Aggregate Resources Protection

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

The Update contains a section on aggregate resources protection as required by the MLPA. *Minnesota Geological Survey Information Circular 46* indicates the presence of several hundred acres of viable aggregate resources in the City, primarily dolostone bedrock, within the area recently annexed from Grey Cloud Island Township.

The *Rivers Edge AUAR* currently proposes only limited mining within the future development area, involving grinding and blasting activities to prepare the site for installation of infrastructure to support planned housing. The resource extraction efforts planned in conjunction with this development would only be used for on-site grading and filling site preparation activities. The AUAR Mitigation Plan indicates that it would require the City to prepare a blasting ordinance to mitigate any potential impacts of planned mining.

The Update indicates that the City recognizes the potential for future aggregate resource mining in the City – either on a minimal level or a full-scale effort. The Update also states that the City will remain amendable to aggregate extraction as an interim use prior to urban development of the area, subject to compatibility with adjacent land uses, the ability to follow strict environmental and nuisance standards, and the ability to meet specific reclamation standards.

Mississippi River Critical Area

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

The Update includes a Critical Area component addressing the State and federal requirements that govern the Mississippi River corridor. The City lies within the river corridor districts designated as Urban Diversified, Urban Developed, and Rural Open

Space, from north to south.

The Critical Area plan is consistent with State statutes, Executive Order 79-19, and the federal Mississippi National River and Recreation Area (MNRRA). The Update incorporates areas annexed from Grey Cloud Island Township and proposes no land use or policy changes to river corridor land uses previously reviewed by the Metropolitan Council. The Council reviewed the City's Critical Area plan on October 20, 1999 (review 18014-1).

The Council will forward the Update's review record and the Council's final actions to the Minnesota Department of Natural Resources and National Park Service for their records.

PLAN IMPLEMENTATION

Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1895)

The Update includes a description of and schedule for any necessary changes to:

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

The Update contains an Implementation Program, which describes the official controls and fiscal devices that the City will employ to implement the Update, with specific steps and strategies discussed in each section of the plan. The Update also contains the existing zoning map and the current relevant zoning code.

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

The City submitted its Update to the adjacent communities, county and affected school districts, affected watershed districts, and other special districts for comment on June 18, 2008. There do not appear to be any conflicts with the plans of adjacent and affected jurisdictions.

DOCUMENTS SUBMITTED FOR REVIEW

- City of St. Paul Park Comprehensive Plan 2008-2030 (December 31, 2008)
- Memorandum from Kristina Smitten revising forecasts in Table 21, Table 25, and Table 26 (January 14, 2009)
- Revisions to transportation, sewers, local surface water management, aggregate resources, housing, land use, and implementation in response to Council incomplete letter (October 22, 2009)
- Revisions to forecasts Table 23, Transportation Analysis Zones, for consistency (December 3, 2009)

ATTACHMENTS

- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Planned Land Use in 5-Year Increments
- Figure 4: Existing Land Use
- Figure 5: 2030 Future Land Use
- Figure 6: Critical Area / MNRRA Boundary

Figure 1. Location Map with Regional Systems

City of St. Paul Park

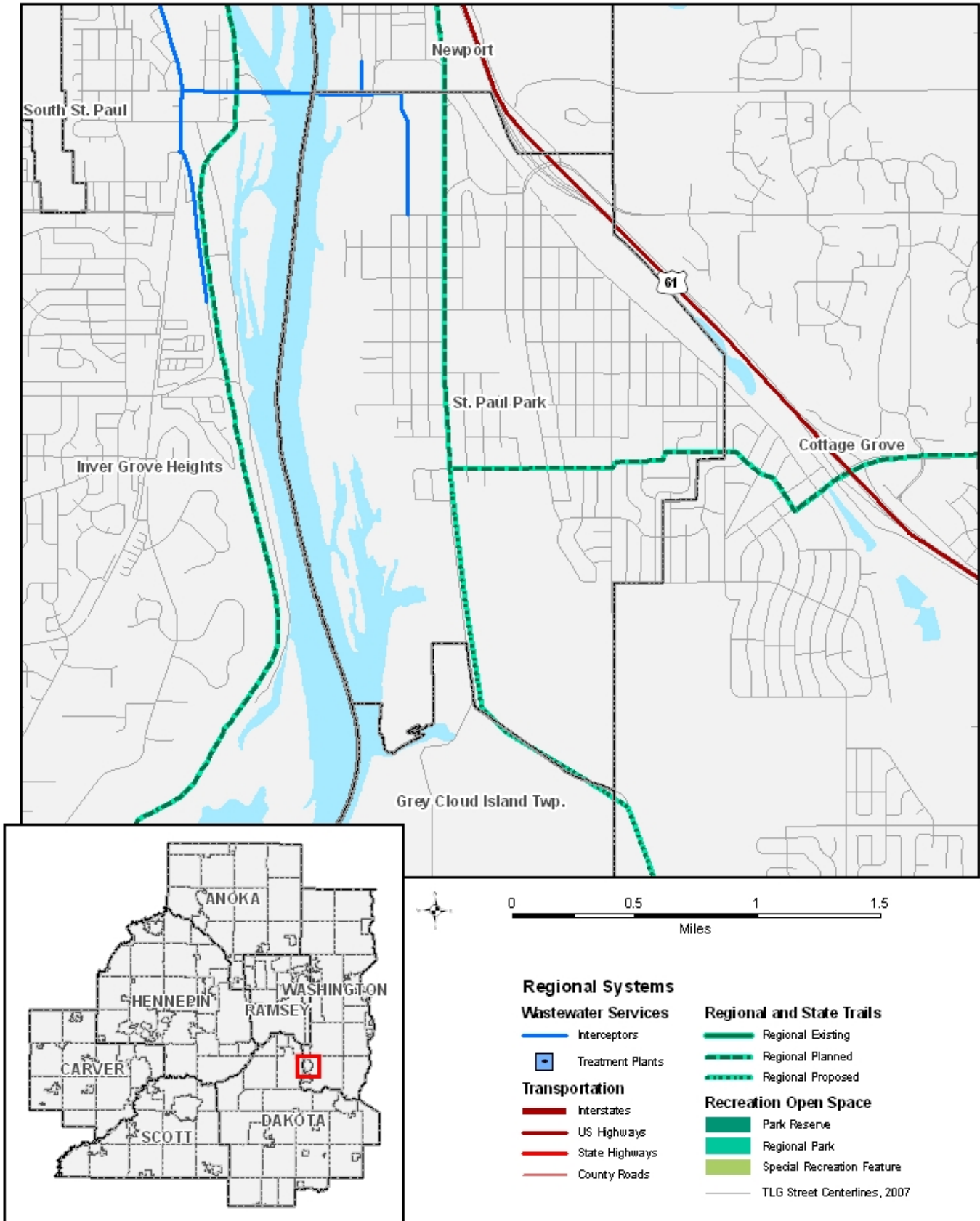
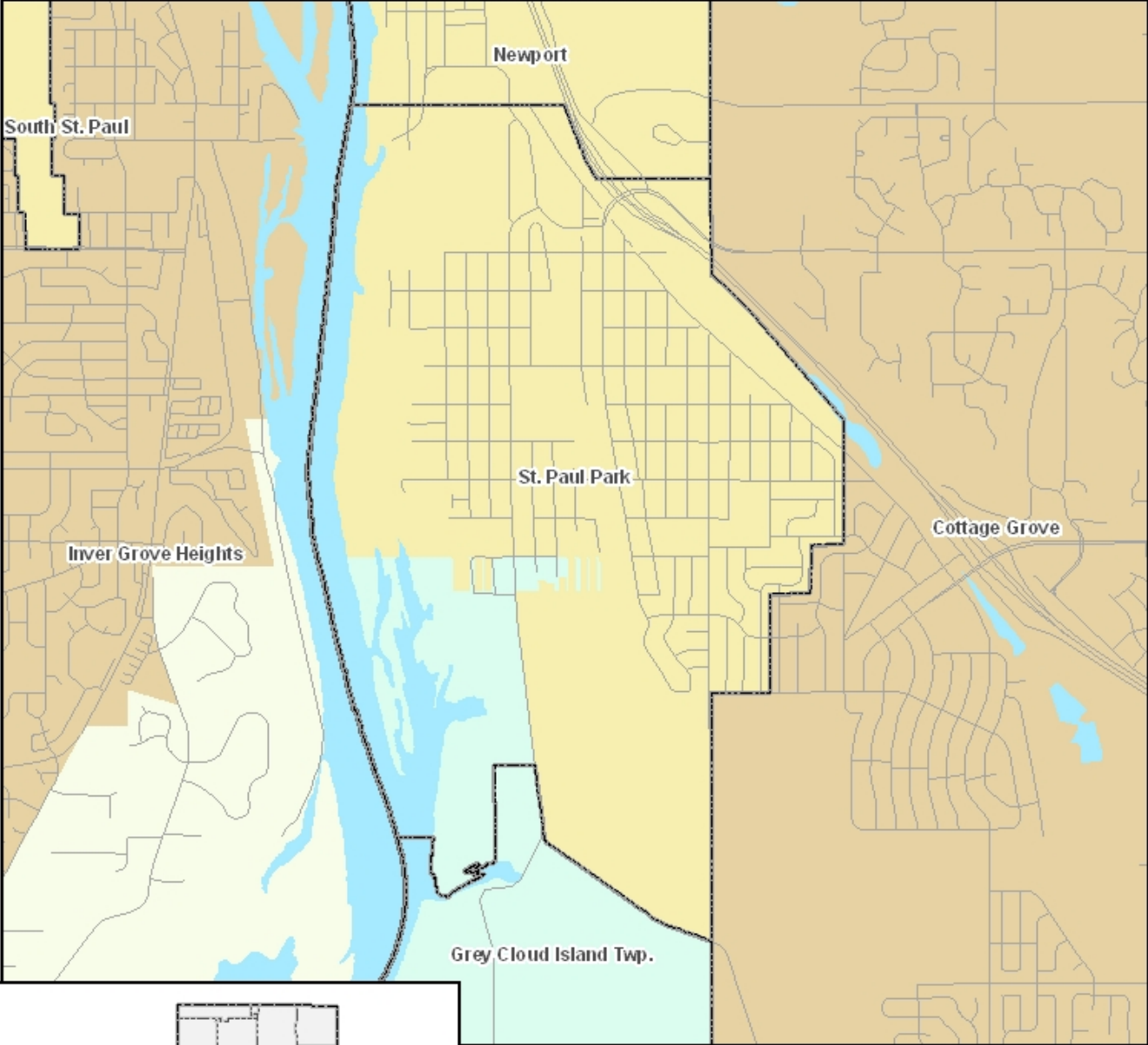


Figure 2. 2030 Regional Development Framework and Planning Areas

City of St. Paul Park



2030 Framework Planning Areas

- Agricultural Area
- Developed Area
- Developing Area
- Diversified Rural
- Non-Council Area
- Rural Center
- Rural Residential
- TLG Street Centerlines, 2007

Figure 3. Planned Land Use in 5-Year Increments

City of St. Paul Park

**Table 11
City of St. Paul Park
Planned Land Use in 5-year Increments**

Land Use Category ¹	Allowed Density Ranges (units/acre)		Existing Land Use (acres)	Planned Land Use in 5-year Increments (acres)					Change
	Min	Max		2008	2010	2015	2020	2025	
Residential & Mixed Land Uses									
Single Family Residential	3.0	< 4.9	656.55	612.95	569.35	525.75	482.15	438.56	-217.99
Mixed-Use Residential	3.0	< 16.0	0.47	12.02	23.57	35.12	46.67	58.23	57.76
Mobile Home Residential	3.0	< 16.0	23.7	23.41	23.12	22.83	22.54	22.24	-1.46
Multifamily	3.0	< 16.0	6.13	30.35	54.57	78.79	103.01	127.22	121.09
Rivers Edge Single-Family	2.0	< 5.0	0	52.8	105.6	158.4	211.2	264	264
Rivers Edge Multi-Family	5.0	< 16.0	0	30.4	60.8	91.2	121.6	152	152
Exclusive Commercial & Industrial Land Uses									
Commercial	-	-	38.93	38.96	38.99	39.02	39.05	39.08	0.15
Rivers Edge Commercial	-	-	0	2	4	6	8	10	10
Industrial	-	-	244.96	248.88	252.8	256.72	260.64	264.56	19.62
Public & Semi-Public Land Uses									
Public	-	-	82.86	79.24	75.62	72	68.38	64.74	-18.12
Parks/Open Space	-	-	51.3	57.3	63.3	69.3	75.3	81.3	30
Road ROW	-	-	304.35	304.35	304.35	304.35	304.35	304.35	0
Major Highway	-	-	33.19	33.19	33.19	33.19	33.19	33.19	0
Rail ROW	-	-	57.74	57.74	57.74	57.74	57.74	57.74	0
Other									
Undeveloped (includes Ag)	-	-	417.05	333.64	250.23	166.82	83.41	0	-417.05
Unbuildable	-	-	116	116	116	116	116	116	0
Water	-	-	282.88	282.88	282.88	282.88	282.88	282.88	0
TOTALS:	-	-	2316.11	2316.11	2316.11	2316.11	2316.11	2316.11	0

¹ The Future Land Use categories have changed from the 2008 Land Use Designations. The following notes indicate how the changes are reflected in this table.

- Single Family Residential existing acres represent a combination of the former SF Attached and SF Detached categories.
- The future land use categories of Light and Heavy Industrial are represented as just "industrial" for comparative purposes.
- The category "undeveloped" includes both undeveloped land and recently annexed Agricultural land within the Rivers Edge Area.
- The final Rivers Edge acreages were taken from Table __ [264 acres of single family, 152 acres of multi-family, and 30 acres of new park land (23 acres minimum park dedication and 7 acres of parkway)]
- Changes in land use are shown as occurring in a steady progression over each five-year increment, but the city will allow greater levels of change in any given time period based on opportunity and market demand.

Figure 4. Existing Land Use

City of St. Paul Park

St. Paul Park Comprehensive Plan

**FIGURE 8:
2008 Existing Land Use**

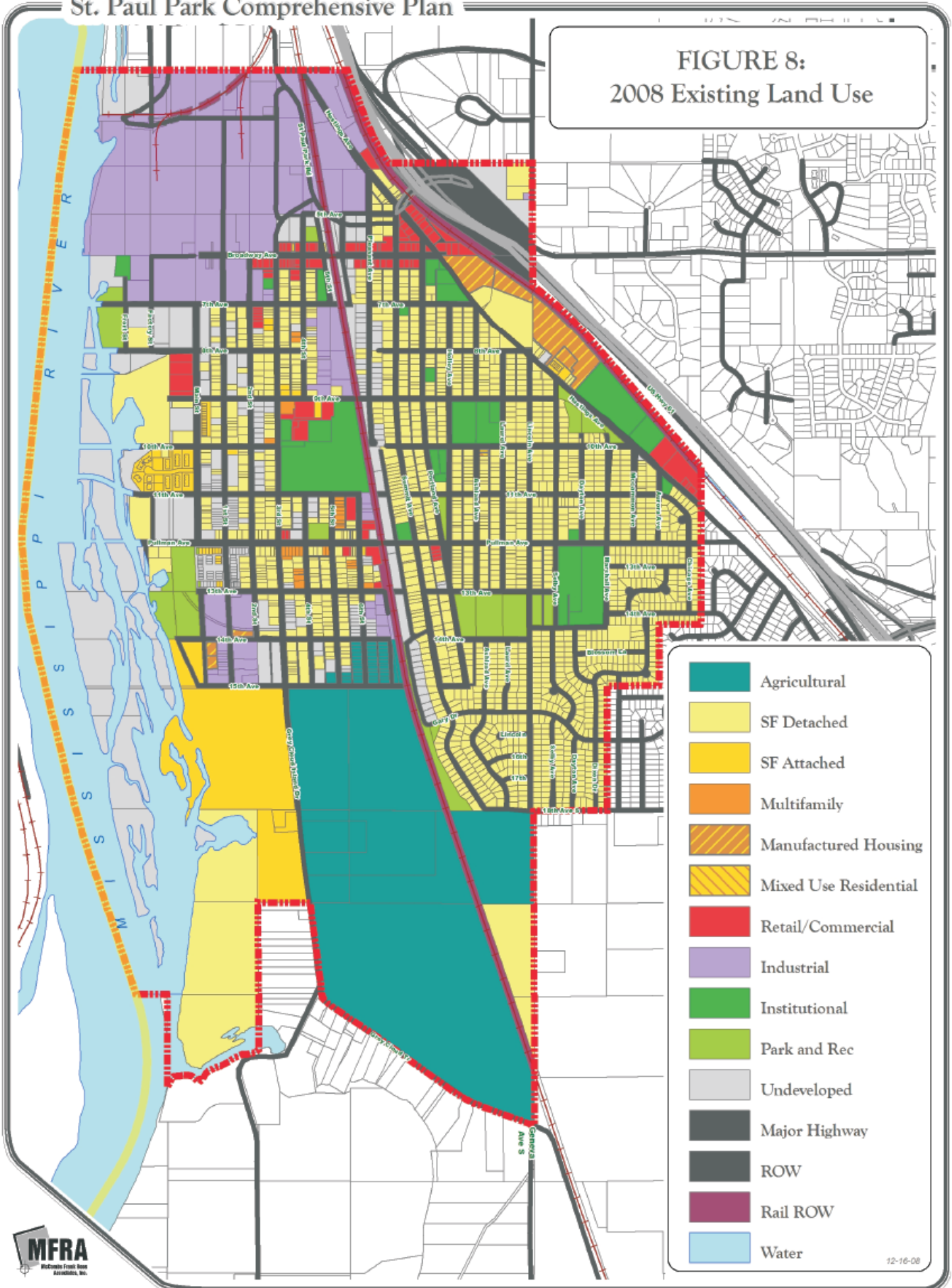


Figure 5. 2030 Future Land Use

City of St. Paul Park

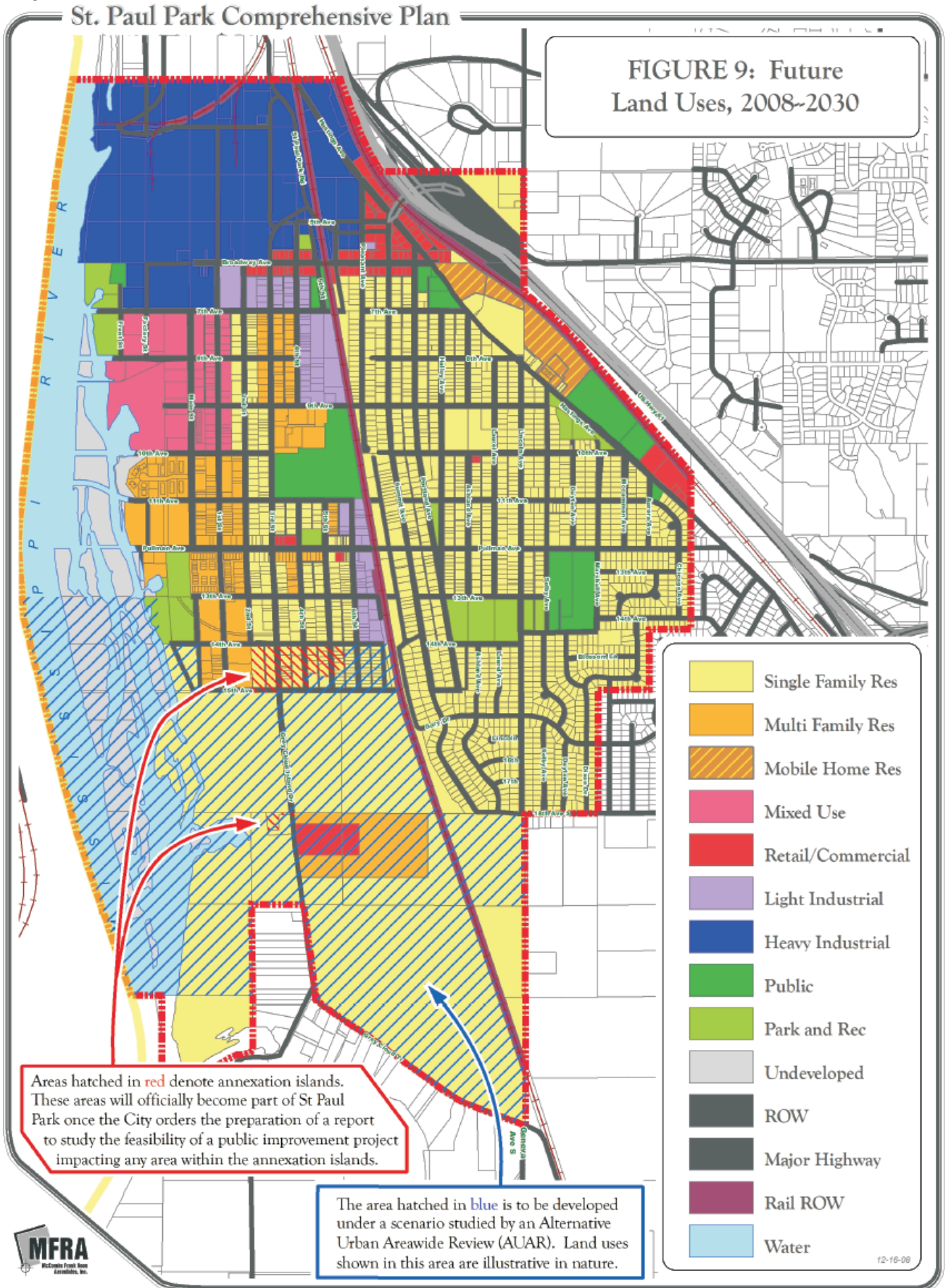


Figure 6. Critical Area / MNRRA Boundary

City of St. Paul Park

