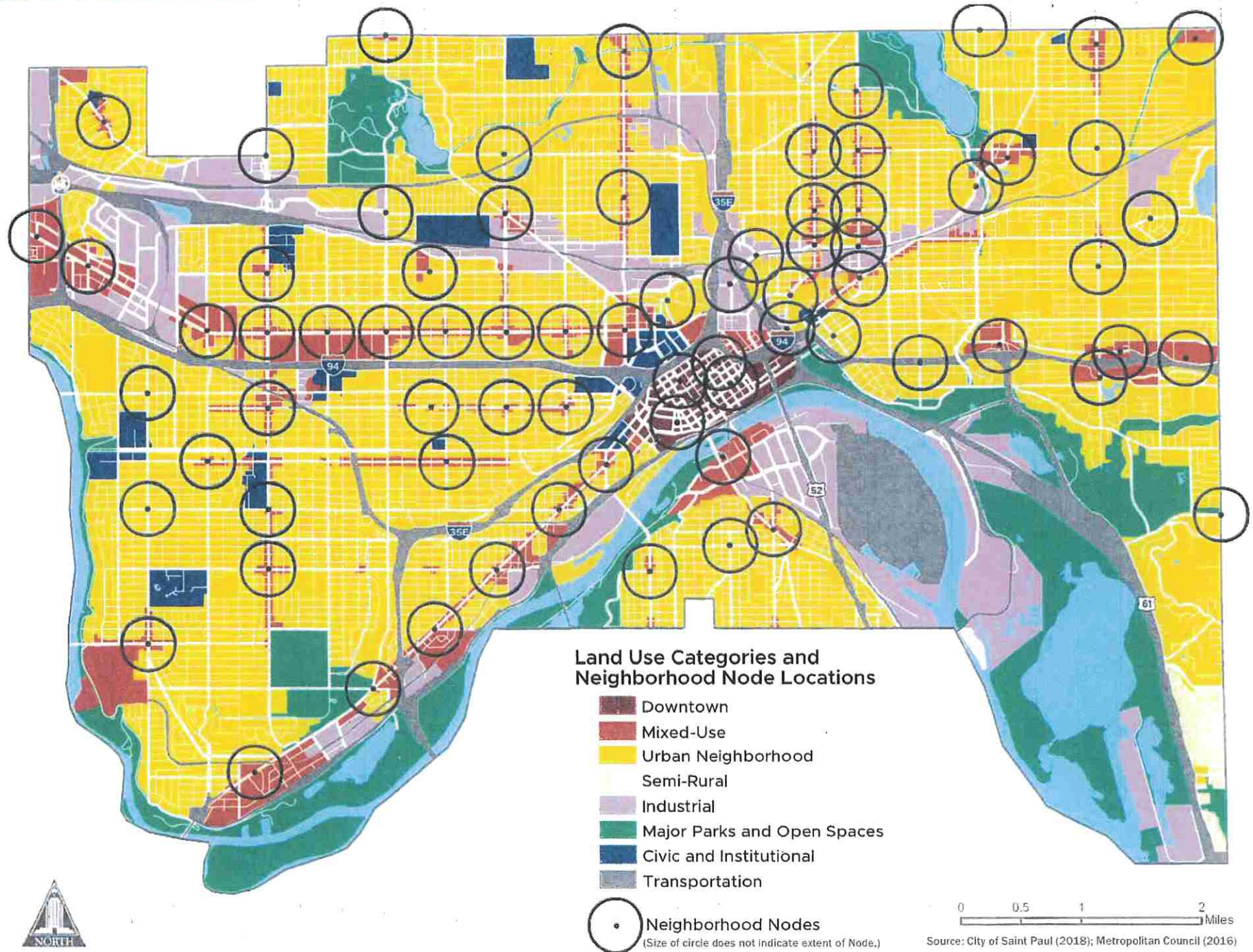


Map LU-2: 2040 Land Use



Policy LU-26. Support office and commercial development that takes advantage of Downtown's position as the office Center of the East Metro, that maximizes jobs, business and tax base growth; and meets the needs of a dynamic region.

Mixed-Use

Mixed-Use areas are primarily along thoroughfares well-served by transit. The main distinguishing characteristic is a balance of jobs and housing within walking distance of one another. Historically, these areas developed in easily-accessible locations, and they will continue to be the most dynamic areas of Saint Paul. These areas are vital for the ongoing growth and economic development of the city by providing the highest densities outside of downtown. The following policies apply to the Mixed-Use land use category:

Policy LU-27. Provide for land use change and rezoning of land adjacent to Mixed-Use areas to allow for commercial redevelopment and/or expansion fronting arterial and collector streets.

Policy LU-28. Support pedestrian-friendly streetscapes and visual interest through commercial building design.

Policy LU-29. Ensure that building massing, height, scale and design transition to those permitted in adjoining districts.

Neighborhood Nodes Policy Approach

The most frequent comments received from the community for the Land Use Chapter expressed a desire to have amenities within walking distance of home, such as neighborhood businesses and grocery stores, parks, playgrounds and open space, and libraries. This goal is related to equity in that amenities and basic public infrastructure are not evenly distributed throughout the city. Increasing the number of Neighborhood Nodes from those designated in the previous 2030 Comprehensive Plan is a direct policy response to this. Over time, public and private investment in new development that increases the mix of uses and pedestrian amenities in these Neighborhood Nodes will increase amenities city-wide.

Having amenities within walking distance of home throughout the city is consistent with the way Saint Paul was planned and developed generations ago. The city was organized into "Communities" (precursors to the current District Council system) and "Neighborhoods" in the mid-20th century. Guiding design principles for Communities were "to have a set of facilities which are designed, primarily, for service to children aged 12-17 and, secondly, for service to adults." The primary design principle for Neighborhoods (sub-sections of Communities) was that "young children aged 5-12, generally will be safe from traffic and other hazards." (*Plan for Public Education, Recreational and Cultural Facilities, City of Saint Paul, 1960*)

There is also an increasingly rich amount of research quantifying the positive benefits of this type of development pattern. Benefits include:

- improved health;
- increased walking;
- reduced vehicle miles traveled; and
- positive equity outcomes.

(*More Great Research Quantifying Smart Growth Benefits*, Todd Litman)

These benefits show the close relationship between land use and transportation, and illustrate how we can grow in a way that achieves the improvements people want to see in their communities. Neighborhood Nodes are linked to the streets that host them. Jan Gehl points out in his book *Cities for People*:

"there is more life in urban neighborhoods when people move slowly. The goal of creating cities where more people are invited to walk and bike will bring more life to the streets and a greater wealth of experience because fast traffic will be converted into slower traffic" (p.71).

Creating a land use mix and high-quality urban design that invites pedestrians to linger at Neighborhood Nodes will make the city more walkable.

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Appendix C

Figure LU-7: Summary of Policies Organized by Goal 70

Note: These appendices provide supporting content for land use-related policies and satisfy associated Metropolitan Council requirements..

Current Land Use

-  Farmstead
-  Seasonal/Vacation
-  Single Family Detached
-  Manufactured Housing Park
-  Single Family Attached
-  Multifamily
-  Retail and Other Commercial
-  Office
-  Mixed Use Residential
-  Mixed Use Industrial
-  Mixed Use Commercial and Other
-  Industrial and Utility
-  Extractive
-  Institutional
-  Park, Recreational or Preserve
-  Golf Course
-  Major Highway
-  Railway
-  Airport
-  Agricultural
-  Undeveloped
-  Water
-  Interstate/Highway