



STPAUL.GOV

2050 Comprehensive Plan

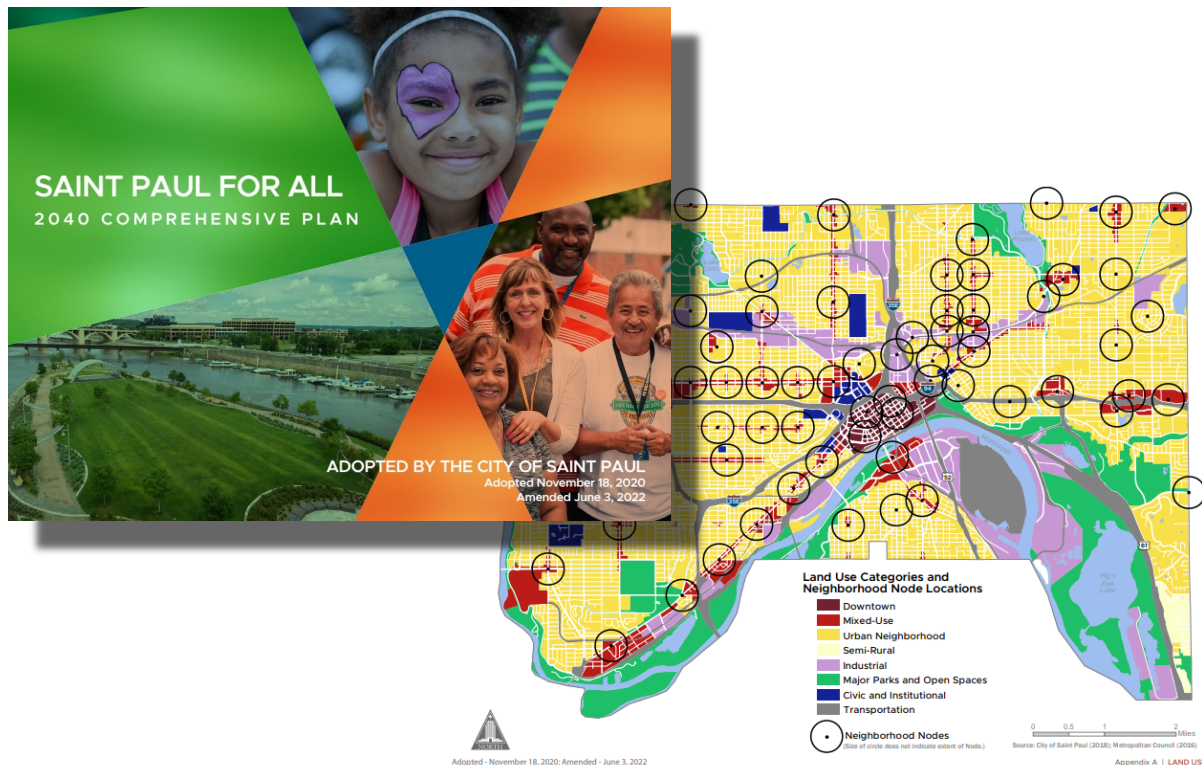
Housing & Redevelopment Authority

April 22, 2026



Background

- The comprehensive plan is a “blueprint” document describing how we want Saint Paul to grow over the next 20 years.
- It is used as a guide when decision making and balancing trade-offs.
 - Example: Zoning decisions.
- The current 2040 Comprehensive Plan was adopted in 2020.





2050 Comprehensive Plan Overview

Description

- **State Law** – Required to be updated every 10 years with a 20-year vision (Minn, Stat. 473.856).
- **Regional Framework** – Based off the Imagine 2050 regional plan.
- **Imagine 2050 Systems Statement** – Defines growth estimates and other parameters and requirements for Saint Paul.

Plan Chapters – Policy Guidance

- **Land Use**
- **Transportation**
- **Housing**
- **Parks**
- **Water Resources**
- **Heritage Preservation** (not required by Met Council)
- **MRCCA** (no update – zoning approved 2025)



Timeline

Spring & Summer 2026

- Project Kickoff
- Research and analysis
- Develop outreach plan and detailed timeline



2026 Priority: Downtown 2050 Plan

- Updates and consolidates downtown plans
- Creates 2050 Land Use policies for Downtown



Fall 2026 – Summer 2027

- Outreach



Fall 2027

- Review draft chapters
- Planning Commission review



2028

- Formal review through Planning Commission, City Council, adjacent jurisdictions and Metropolitan Council
- Adoption



2026 Budget

- 2026 HRA funding is focused on downtown planning.
- This work will inform and support the 2050 Comprehensive Plan.
- \$250,000 for consultant services (not-to-exceed).
- Utilizing funds allocated in the “Planning Initiatives” program with a minor budget reallocation between professional services categories.





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Downtown 2050 Plan

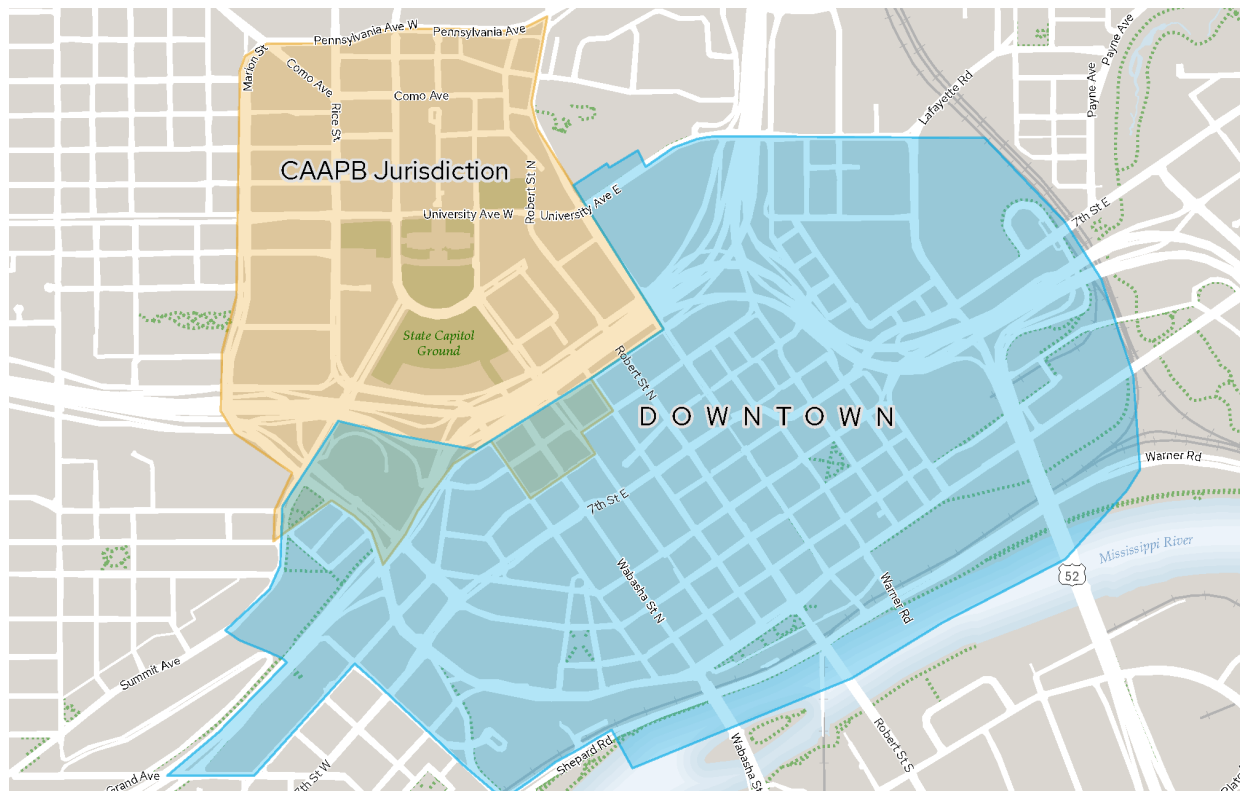
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April 22, 2026



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





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

Consultant TBA



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