

GOALS AND POLICIES

Introduction

The City of South St. Paul has adopted the following goals and policies to help guide the City on a course to achieve the vision for the City in 2030.

Major Assumptions

- A. Proactive local government is essential for creating a high-quality city.
- B. It is critical to the long-term future of South St. Paul that it redevelop and reinvigorate underutilized areas.
- C. Collaboration and Intergovernmental Cooperation among South St. Paul, the adjacent cities (Inver Grove Heights, Newport, Saint Paul, and West St. Paul) and Dakota County is necessary.
- D. Walkable mixed-use development that can support transit is desirable in commercial areas (such as the Concord Exchange area).
- E. Prosperity is enhanced if growth is planned and managed.
- F. Redevelopment sometimes requires public assistance.
- G. Environmental protection is desirable.
- H. The vitality of Concord Street, the Southview & Marie area, Thompson Avenue, and the existing residential neighborhoods is important.
- I. Existing neighborhoods should be enhanced and reinvested in through selective redevelopment (such as the Rediscover South St. Paul program administered by the South St. Paul HRA).
- J. The City will work to maintain the small town feel by nurturing community identity, history, pride, and image.
- K. Responsible property ownership is necessary to maintain attractive businesses and neighborhoods, encourage new development, enhance public safety, and improve the overall image of the community by the region.
- L. Large scale demographic change (older population / more diversity) will continue and will shape how the City, School District, and local businesses deliver services and what services they provide.

Overall Goals (Guiding Principles)

1. **Protect the Small Town Character.** The small town character of South St. Paul is a defining feature. Protect the look and feel of existing neighborhoods and Southview & Marie and seek to extend traditional urban design principles into new areas such as redevelopment on Concord Street.
2. **Protect and Revitalize Existing Neighborhoods.** Keep older neighborhoods safe, attractive, and vital through; improved streets, parks and services, public safety, code enforcement, design standards and selective redevelopment. Encourage responsible property ownership to help preserve the value of the neighborhoods.

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3. **Enhance Housing Choices.** Provide more opportunities for life cycle and move-up styles of housing. Make changes to zoning to accommodate these housing goals. Maintain and improve the City's housing stock.
4. **Provide Excellent Public Facilities and Services.** Continue to provide excellent public services especially in the areas of Police, Fire, Public Works, and Parks and Recreation. Utilize the Capital Improvement Program to budget replacement and repairs of existing public facilities and the creation of new facilities with the goal to provide excellent public facilities for South St. Paul residents and property owners.
5. **Provide Multi-Modal Transportation and Circulation.** Provide adequate motorized and non-motorized transportation within and through South St. Paul that supports other objectives of the plan.
6. **Continue to Support Excellence in Education.** Continue to work with South St. Paul Special School District #6 as they strive to provide top-notch education. Encourage interaction with Inver Hills Community College and other area institutions of higher education.
7. **Preserve the Natural Environment.** Protect and enhance the major natural features of South St. Paul, such as wooded bluffs, ravines, wetlands, floodplains, and waterfront. Increase development and access along the Mississippi River; celebrate the resource.
8. **Safeguard the City's Fiscal Health.** Safeguard City fiscal conditions by keeping cost increases in line with revenue growth.
9. **Diversity and Expand the City's Tax Base.** Increase commercial and industrial tax base in order to reduce the residential tax burden.
10. **Utilize Economic Development to Enhance the City and Improve the Image of South St. Paul as Perceived by the Region.** Continue to work with county, state, and private organizations to diversify and expand the local economy while raising the standard of living. The City will dedicate funds to economic development programs to support these objectives.
 - A. **Improve and enhance Concord Street which is the primary entrance into the City's commercial and industrial core.**
 - B. **Redevelop or Encourage Redevelopment of Nuisance/Problem Sites.** Actively work to redevelop and encourage redevelopment of areas and land uses which inhibit the orderly development/redevelopment of the business park due to their nuisance factors (i.e. excessive smell, massive exterior storage, extremely poor aesthetics/extremely poor property maintenance).

General Land Use

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Economic Development

Goal: Continue to work with county, state, and private organizations to diversify and expand the local economy while raising the standard of living.

Policy:

1. The City will dedicate funds for economic development programs.

Housing

Goal: Adopt subdivision and zoning regulations that require interconnected local streets, sidewalks on at least one side of all local and collector streets, and trees along all streets.

Policy:

1. Use regulations and incentives to produce new infill neighborhoods that are attractive, diverse and have lasting value.

Goal: Maintain and improve the existing housing stock in South St. Paul. Promote ongoing maintenance of owner occupied and rental housing:

Policies:

1. Continue to recognize homeowners and rental property owners that maintain or improve their homes in an extraordinary manner.
2. Continue the Time of Sale housing inspection program.
3. Continue to provide technical assistance to homeowners renovating their homes.
4. Continue existing home improvement programs by the City, Housing and Redevelopment Authority, Dakota County CDA, and local banks.
5. Evaluate the housing condition every five years.
6. Evaluate and provide an Annual Home Improvement Show.
7. Develop and implement an aggressive housing maintenance code.
8. Continue the systematic code enforcement program.
9. Develop and implement procedures expediting the hazardous building condemnation process.
10. Continue partnership with realtors and rental property owners in order to better enforce ordinances.

Goal: Provide opportunities for new single-family housing:

Policy:

1. Continue to identify, up to 5 annually, vacant, boarded, obsolete, uneconomically repairable, or blighted properties for voluntary acquisition and demolition.
2. Continue to require new housing in the Rediscover South St. Paul program to have a value in excess of \$250,000.
3. Identify and acquire vacant lands owned by public and private organizations for housing opportunities.
4. Evaluate the use of vacant and underutilized lands for housing opportunities.
5. Consider redevelopment of existing residential areas where density is low,

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amenities plentiful, and housing condition poor.

Goal: Encourage different forms of housing types, including more opportunities for life cycle housing and move-up style single family housing, in order to provide housing that meets a variety of needs:

Policies:

1. Identify areas in the City appropriate for diverse housing types: attached and detached townhouses, cottage homes, cluster developments, senior housing developments, and mixed-use housing developments.
2. Assist and encourage developers of diverse housing types to develop available land within the City.
3. Maintain zoning and subdivision ordinances allowing for the construction of diverse housing types.
4. If necessary make changes to the zoning regulations to accommodate these goals.
5. Identify opportunities for increasing lot sizes in order to reduce density and provide sites for the construction of larger homes or multiple units.
6. Expand the range of housing options in and around the Southview and Marie area.
7. Identify areas suitable for dwellings for higher income families.
 - a. Explore the potential of the North Stickney Area (west of Stickney Avenue, north of Wilson Avenue, south of Bircher Avenue) to accommodate new larger homes for higher income families.
 - b. Explore the potential of the Butler Avenue area (west of 19th Avenue along Butler Avenue to Highway 52) to encourage single family housing development. Explore whether zoning changes would be appropriate for this area.
8. Explore residential housing opportunities at redevelopment sites.
 - a. The Miracle Center, former Jefferson School site, offers a potential area for single family home development.
 - b. The redevelopment of the Thompson Heights School also offers opportunities for single family and the City recently approved a plan for the site that included a senior apartment building and single family home lots.
 - c. The redevelopment of the Dawn Way Landfill offers an opportunity for residential development at the northwest corner of the site. Existing residential uses west adjacent to the site should be buffered from other non-residential uses.
9. Explore opportunities for Mixed-Use Housing. Concord Exchange, Southview & Marie, North and South Concord Street, and the areas east and west of Central Square Park are possible locations for this type of development.
10. Explore opportunities for High Density Residential uses at the northeast corner of 5th Avenue South and South Street, and on Bryant Avenue hill west of Concord Street.

Goal: Keep neighborhoods safe, attractive, and vital and improve their livability:

Policies:

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1. Identify neighborhoods where increased lighting would improve safety and livability.
2. Identify vacant parcels too small for development that could become pocket parks or neighborhood green space to be adopted and beautified by neighborhood groups.
3. Evaluate existing programs relating to neighborhood beautification and determine possible change or improvements (i.e. tree trimming and planting).
4. Evaluate implementation of a neighborhood specific streetscape theme (neighborhood identification signs, replacement trees specific to a neighborhood, etc.)
5. Encourage responsible property ownership; owners are responsible for the property maintenance and upkeep of their properties.
6. Implement improved rental housing regulations, ensuring that rental properties exhibit proper maintenance.
7. Continue with the systematic code enforcement program to ensure proper maintenance and upkeep of properties.
8. Continue the Graffiti Abatement program.
9. Utilize the tools available, such as City codes and the Rediscover South St. Paul program to remove blighted properties from neighborhoods.
10. Develop new design guidelines for properties along 5th & 7th Avenues, between Southview Boulevard and Interstate 494, to enhance the image of the City.

Goal: Continue to lead the Metro Area in meeting the benchmark goals established by the Metropolitan Livable Communities Act:

(TABLE 2.01)			
Livable Communities			
	CITY INDEX	BENCHMARK	GOAL
Affordability			
Ownership	77 %	70-77 %	Remain in benchmark area
Rental	63 %	40-45 %	Remain in benchmark area
Life-Cycle			
Type	32 %	38-41 %	35%
Owner /	70 %	64-72 %	Remain in benchmark area
Renter	30 %	28-36 %	
Density			
Single Family	4.0/acre	2.1-2.9/acre	Remain in benchmark area
Multifamily	29/acre	10-15/acre	Remain in benchmark area

Policies:

1. Identify apartment buildings eligible for rehabilitation and restoration.
2. Encourage housing rehabilitation and modifications that increase housing value.

Commercial

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Southview & Marie

Goal: Emphasize the community commercial (“mainstreet” / “Southview & Marie”) area in the vicinity of Southview/Marie and 5th/7th Avenues that will provide goods and services primarily to South St. Paul residents.

Policies:

1. Partner with the local businesses to identify unifying streetscape and landscape improvements for the area.
2. Promote the “Southview & Marie” concept through the business community.
3. Implement improvements through cost-sharing programs like low-interest loans, grants, donations, and volunteerism.
4. Encourage private sector investment in redevelopment and rehabilitation of existing buildings in this area.
5. Encourage a strong pedestrian link between “Southview & Marie” and the mixed-use and regional commercial area of Concord Exchange/Grand Avenue.

Goal: Continue to support Southview and Marie as the historic, social, and psychological heart of the city. Promote an environment that is walkable, dense, diverse, and in keeping with its architectural character.

Policies:

1. Support development and redevelopment of the area where parking is limited by either providing public parking lots that can help accommodate parking for multiple businesses, or by decreasing requirements for parking in this area.
2. Explore additional planning or an overlay zoning district for a mixed-use area.
3. Work with area businesses to address “business district” style signage directing people to this area of town.
4. Plan streetscaping and street lighting for this area.
5. Actively work to redevelop 5th and 7th Avenues between Marie and Southview to provide better linkages.
6. Plan for office/commercial redevelopment of 6th and 7th Avenues north of Marie where adjacent to Central Square.
7. Improve the linkage between the Southview & Marie area and Concord Street. Explore streetscape and design as ways to visually link the two areas.

Concord Exchange

Goal: Create a regional destination and recreation area in the vicinity of Concord Street and Grand Avenue which capitalizes on the historic and natural resources of the City, and the location in close proximity to the Mississippi River.

Policies:

1. Create a “gateway” at Grand Avenue that would link Concord Exchange, east along Grand Avenue, to the Mississippi River Regional Trail (MRRT) pedestrian overpass through the use of inviting sidewalks, streetscape elements, and landscaping.

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2. Redevelop Concord Exchange with a mixture of retail shops, restaurants, and housing that will enhance the environment formed by the Exchange Building (Castle Hotel) and the Post Office.
3. Provide unique decorative signage and decorative pedestrian lighting along the Mississippi River Regional Trail (MRRT) identifying South St. Paul to river traffic. The signage and lighting should be subtle and decorative in nature, with a strong sensitivity to avoiding negative aesthetic impacts and avoiding excessive glare.

Goal: Improve the type of land uses and appearance of those uses along Concord Street.

Policies:

1. Support the economic revitalization of Concord Street and the Concord Exchange Corridor. Develop the area consistent with Concord/Gateway Redevelopment and Streetscape Plan from 2003, and subsequent Concord Gateway Mixed-Use (CGMU) zoning, which call for an intensive variety of retail, entertainment, service, and office land uses flanked by mid and high-density housing.
2. Embrace Concord Street as the City's main gateway that welcomes most visitors and residents into the City.
3. Identify streetscape and landscape improvements for Concord Street, including minimum landscape standards for new and existing businesses.
4. Create an off-street trail or sidewalk along Concord Street's entire length.
5. Implement the improvements for Concord Street through cost-sharing programs like low-interest loans, grants, donations, and volunteerism.
6. Explore aesthetic improvements like the removal of billboards and placing overhead wires under ground.
7. The North Concord area should be developed consistent with the North Concord Mixed-Use (NCMU) zoning, which calls for a mixture of retail, entertainment, service, office, and higher density residential uses.
8. Identify desired uses for the North Concord area, and promote this area to them.
9. Explore opportunities along South Concord for mixed-use, determine what the appropriate mixture of uses should be, and develop zoning regulations to ensure that the area is developed consistent with those regulations.
10. Carefully regulate uses that have the potential to create adverse secondary land use impacts.
11. Encourage "upscale" uses along Concord Street.
12. Promote Concord Street through the River Heights Chamber of Commerce and Progress Plus.
13. Coordinate land use planning along Concord Street with the cities of St. Paul and Inver Grove Heights.

494 Corridor

Goal: Plan the 494 Corridor from the edge of the residential areas above the bluff to the Mississippi River and from Armour Avenue to Richmond Street as an area for enhanced design and aesthetics.

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Policies:

1. Develop zoning regulations to apply to this corridor to ensure that development will be high quality office/industrial/retail comparable to the development standards set by the nearby cities of Saint Paul and Cottage Grove.
2. Develop architectural, signage, and landscaping standards/performance standards for new development and redevelopment of existing sites and buildings to provide an area that will be attractive and present a positive view of the image from Interstate 494, the “front door” of the community.
3. Identify parcels of land suitable for office and regional commercial uses (such as restaurants) in the corridor and encourage their development as office or regional commercial uses.
4. Work with Progress Plus to market parcels in the corridor to restaurant, office, and high finish office/industrial users.
5. The Danner Property contains approximately 38 acres and could be the cornerstone for redevelopment of the 494 Corridor. Work with the owners of the Danner property to insure that that property is developed consistent to the new standards.

Industrial

Goal: Provide a variety of industrial development opportunities in order to create a strong tax base that will help to financially support the City’s projects.

Policies:

1. Identify potential parcels along Concord Street for additional industrial development.
2. Identify parcels in BridgePoint that can be used as “transitional” industrial uses; office, research and development or light manufacturing.
3. Identify desired uses for the land south of Interstate 494.

Goal: Actively work to redevelop and encourage redevelopment of areas or land uses which inhibit the orderly development/redevelopment of the business park due to their nuisance factors (For example; excessive smell, massive amounts of exterior storage, extremely poor aesthetics, extremely poor property maintenance).

Policies:

1. Identify land uses and areas which exhibit nuisance factors.
2. Work with property owners to determine if nuisance factors can be mitigated.
3. Work with property owners to redevelop or encourage redevelopment of the properties with these nuisance factors where the nuisances cannot be mitigated or where mitigation of the nuisances would be financially unfeasible.

Goal: Assist existing industries, that do not exhibit nuisances, in maintaining a presence in the City.

Policies:

1. Provide incentives to industries to expand or relocate in South St. Paul.
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2. Identify programs that will assist industries to stay competitive in a global and changing marketplace.
3. Evaluate the impact of ordinance changes on existing businesses and minimize adverse impacts.

Goal: Continue to develop, redevelop, and expand the existing BridgePoint Business Park.

Policies:

1. Encourage development of companies that will provide primary wage earner jobs.
2. Provide better architectural standards including the elimination of metal buildings.

Historic Preservation

Goal: Protect significant historic places and architectural properties.

Policies:

1. Identify historical, architectural, cultural, and archaeological resources. Data shall be collected, reviewed, and evaluated on a regular basis.
2. Develop a Historic Preservation Plan to protect significant historical and architectural properties and districts.
3. Engage the community to develop a plan that preserves the important historical and architectural properties and the character of those properties but is also sensitive to the needs of the property owners.
4. Integrate Historic Preservation into all relevant aspects of comprehensive planning in the City, including land use, zoning, housing, parks and trails, and transportation planning.
5. Encourage the conservation of existing historic resources through public education and, for locally designated historic properties and historic districts, by design review of proposed exterior changes.

Transportation

Infrastructure, Road and Highway Policies

Goal: Support and facilitate cutting edge telecommunications and transportation infrastructure to all local centers of economic activity – business, industrial, and office areas.

Policies:

1. Continue the program of assessing the surface condition of local streets and budgeting for their systematic maintenance and periodic reconstruction.
2. Consider enhancing the streets program to include reconstruction of alleys.

Goal: Manage access on major streets to improve traffic flow and road capacity, always with a concern for neighborhood livability.

Policies:

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1. Design and maintain local streets for land access while making them less attractive to sub-regional and regional traffic through the use of traffic calming techniques.

Goal: Establish New Street Reconstruction and Design Standards.

Policies:

1. Decrease the width of new local (minor) residential streets from current standards. Fully interconnect new local residential streets and discourage the construction of cul-de-sacs where other alternatives are feasible.
2. Use distinct street design and streetscaping to help identify collector streets from minor residential streets.
3. Reduce residential streets in width to the extent that on-street parking and other demands allow.
4. Extend the established pattern of streets into new neighborhoods through the platting process, while being sensitive to work around natural topography like bluffs, ravines, and wetlands.
5. Redesign North Concord Street as a parkway to connect the Concord Exchange and BridgePoint Business Park areas up to Kaposia Landing park and on to the City's northern border.

Goal: Plan for a Transportation Link through the Dawn Way Landfill Site in Coordination with Redevelopment of the Site.

Policies:

1. Future redevelopment of the Dawn Way Landfill may include a transportation link through the site, possibly the extension of South Street through the site to connect to Concord Street at the current Poplar Street connection.

Transit Policies

Goal: Plan to coordinate with the potential development of Light Rail Transit (LRT) or Bus Rapid Transit (BRT) on either the Trunk Highway 52 (TH52) corridor or along Robert Street (in West St. Paul).

Policies:

1. Work with Dakota County and other area cities to lobby for this transitway which would serve all of the cities in this region.
2. Work with Dakota County and other area cities to develop improved transit that can be supportive to the LRT or BRT line; such as
 - a. Improved/Express routes along the City's existing transit corridors of Concord Street or Southview/3rd Street, and
 - b. Explore possible transit connections to the Hiawatha LRT line at Fort Snelling.

Sidewalk and Trail Policies

Goal: Establish a system of attractive trails that connect the City and offer an alternative means of transportation and recreation for residents and visitors. Also provide trail connections to regional systems and trails in other communities.

Policies:

1. Develop a citywide trail map, especially for off-street trails.
2. Identify and prioritize missing connections between city sidewalks and trails.
3. Identify official pedestrian/non-vehicle connections between parks, schools, shopping, and work.
4. Utilize the annual concrete program for installation and maintenance of sidewalks. Explore possible use of the program for trail installation and maintenance.
5. Construct a trail connection at Bromley Street; signage, information kiosk to show linkage to Kaposia Park and Dakota County North Urban Regional Trail (NURT).
6. Continue the development of the Mississippi River Regional Trail (MRRT) in cooperation with Dakota County. Continue to seek Federal, State, and Regional dollars to accomplish this goal.
7. Cooperate with Federal, State County, and other agencies for the funding, construction and maintenance of high priority trail connections and corridors

Aviation Policies

Goal: Maintain and improve the safety of the South St. Paul Fleming Field Airport while encouraging the growth of business and recreational aviation.

Policies:

1. Acquire runway protection zone land as directed by the Federal Aviation Administration (FAA).
2. The City will work to achieve the runway clear zones (particularly 40 to 1 approach) as established by the FAA where feasible.
3. Work with the Minnesota Department of Transportation (MnDOT) Office of Aeronautics and the FAA for Precision Global Positioning Systems (GPS) for Runway 1/6 (approach from the south) and Runway 3/4 (approach from the north).
4. Update the current airport zoning ordinance. Develop updated regulatory controls through airport zoning regulations to ensure that proper safety and development standards are adhered to.
5. Work cooperatively with the City of Inver Grove Heights to identify and minimize, to the extent possible, impacts to adjacent land uses as development occurs.

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Goal: Adopt new design criteria to ensure that the airport remains an attractive place for recreational aviation and encourages new development or aviation related businesses.

Policy:

1. Continue to use the existing architectural design standards, established in Airport Rearrangement 3rd and 4th Addition plats, and apply these standards to all new hangars and redevelopment of existing hangars.

Goal: Continue to recognize the importance of Fleming Field Airport as an important facility in the economic development efforts of the City and support economic development and redevelopment at the airport.

Policies:

1. Encourage aviation businesses to relocate to Fleming Field Airport when their business goals and operating procedures coincide with the expectations of South St. Paul and Inver Grove Heights residents; develop sites for those relocations.
2. Commercial airport buildings and operations at the airport should be concentrated in the area adjacent to the Fleming Field Terminal Building. Recreational airport users may be located on all other areas of the airport.

Community Services and Public Facilities

Goal: Continue to provide excellent public services for South St. Paul residents and property owners.

Policy:

1. Continue to provide excellent public services, especially in the areas of Police and Fire protection, Public Works, and Parks and Recreation services.

Goal: Continue to provide excellent public facilities for South St. Paul residents and property owners.

Policy:

1. Utilize the Capital Improvement Program to budget replacement and repairs of existing public facilities and the creation of new facilities.

Water Resources

Water Supply Policies

Goal: Continue to ensure there is adequate water supply for South St. Paul residents and property owners.

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Policy:

1. Continue to ensure adequate water supply for the City in accordance with and by enforcing the City's Water Supply and Emergency Conservation Plan.

Wastewater Policies

Goal: Continue to ensure that wastewater is properly treated.

Policy:

1. Continue to ensure adequate wastewater collection and treatment, (treated is by the Metropolitan Council Environmental Services (MCES)), by enforcing the City's ordinances.

Surface Water Management Policies

Goal: Continue to ensure proper management of surface water, consistent with the City's Comprehensive Stormwater Management Plan, through the enforcement of City ordinances regarding stormwater and erosion control.

Policies:

1. Amend ordinances to allow and encourage landscaping alternatives to manicured lawns.
2. Continue public education to reduce homeowner use of lawn care chemicals.
3. Require the minimization of direct overland runoff of stormwater and insure the adequate treatment of stormwater runoff through such things as on-site National Urban Run-Off Program (NURP) Basins (when possible) and Best Management Practices (BMP's) for stormwater treatment.
4. Work with MnDOT and Dakota County to reduce use of salt on roadways for de-icing.

Stormwater / Erosion Control Policies

Goal: Continue to ensure proper treatment of stormwater and minimization of erosion.

Policy:

1. Continue to ensure proper treatment of stormwater and minimization of erosion, consistent with the City's ordinances and Comprehensive Stormwater Management Plan.

Parks, Trails, and Open Space

Goal: Develop/Redevelop the City's park system consistent with the Parks Master Plan adopted in 2005.

Policies:

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1. The development of Kaposia Landing and the redevelopment of Central Square Park, consistent with the Parks Master Plan, are priorities and are vitally important to the long-term health of the City.
2. Explore alternate forms of funding these improvements including, but not limited to; park dedication fees, grants, personal and corporate donations, and bonding for the capital improvements.
3. Use parks, public open spaces, and trails as a means of shaping the form of the community and encouraging economic development in nearby areas.

Goal: Preserve Central Square Park as the town square and meeting space.

Policies:

1. Work with the School District to preserve Central Square Park as the town square and meeting space. Work with the School District to find space adjacent to the high school and Central Square for future expansion needs so that Central Square Park may be preserved.
2. Redevelop Central Square Park consistent with the Parks Master Plan.

Goal: Provide a safe, well-maintained, state of the art park system.

Policies:

1. Maintain and replace park facilities and equipment to protect users and provide proper levels of service.
2. Explore and create alternative forms of recreational opportunities through the use of music, cultural events, art appreciation, etc.
3. Work with the School District to promote the internal and external recreational facilities at Central Square.
4. Work with the Police department, neighborhoods and other groups to provide patrols of the parks, including bike patrols during summer periods to ensure park user safety.
5. Plan for and conduct the upkeep and replacement of park structures and equipment.
6. Explore implementation of new, state of the art park structures and equipment.
7. Enhance existing playground locations with play equipment and swings for children ages five and under or create a toddler playground site, possibly at Spruce Park.

Goal: Assess the needs and expectations of the public for recreational opportunities in order to provide a system that effectively meets the needs of a changing population.

Policies:

1. Monitor regional and national studies for recreational trends.
 2. Periodically conduct user surveys to determine the public's satisfaction with the City's recreational opportunities and levels of service.
 3. Cooperate with other recreation providers, including the School District, to meet recreational needs of the public in a cost-effective manner.
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4. Monitor the City's demographic changes and modify recreational opportunities and levels of service accordingly.
5. Acknowledge the increasing senior population within the City and develop recreational opportunities that can be utilized by that segment of the population.
6. Meet neighborhood park needs with facilities designed in response to the unique needs of each neighborhood.

Goal: Preserve and restore natural resources within parks where and when opportunities arise.

Policies:

1. Work with Federal, State, and County resources and inventories to identify natural resources within City parks.
2. Design park improvements in a manner sensitive to the natural resources available.
3. Work with the DNR, SWCD, other agencies, and local groups to preserve and restore natural resources when possible.
4. Protect bluffs and ravines used for passive recreation from physical degradation.
5. Plan and implement bank erosion control and stabilization measures in Simons Ravine and Kaposia Park Ravine, particularly west of 19th Avenue on the north side of the ravine.
6. Initiate tree planting and maintenance programs in all parks and open space areas.

Goal: Work with public owners of land to develop additional recreational facilities within the Critical Area/MNRRRA corridor:

Policies:

1. Convert MCES land along the Mississippi River into recreational facilities or open space for the City, per the standards and guidelines of Executive Order 79-19. This shall include working with MNRRRA to improve and restore natural habitat and restore natural vegetation.
2. Cooperate with the Cities of St. Paul, Inver Grove Heights, and Dakota County to connect the Mississippi River Regional Trail (MRRT) with other recreational facilities in the region, per the standards and requirements of Executive Order 79-19.

Parks - Riverfront Policies

Goal: Expand recreational activities along the Mississippi River to create a recreation destination. Work to establish better trail linkages between the riverfront and the residential neighborhoods west of Concord Street where possible.

Policies:

1. Convert Metropolitan Council Environmental Services (MCES) land along the

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- Mississippi River for recreational purposes or open space.
2. Work with the Federal, State, and other agencies, Dakota County, existing businesses, and volunteer groups to develop Kaposia Landing park, complete the Regional trail, and improve other recreational facilities along the Mississippi River.
3. Acquire scenic and pedestrian easements along the Mississippi River consistent with open space and trail needs.
4. Work with the Federal, State, and County agencies, the National Park Service, other agencies, and volunteer groups to develop planned activities highlighting the City's relationship with the river.
5. Preserve and promote historical and cultural opportunities along the river, highlighting the lamplighter, Jane Robinson and the meat packing industry.
6. Develop a multi-purpose park building with restrooms, information kiosk at the DNR boat launch. The building could serve as a southern trailhead for the Mississippi River Regional Trail (MRRT).

Goal: Continue to develop recreational facilities along and with access to the river:

Policies:

1. Continue implementation of the Mississippi River Regional Trail (MRRT).
2. Develop scenic design standards for pedestrian bridges and trail facilities.
3. Work with the local Gun Club to provide river access through their site.
4. Develop passive trail facilities through "Packer Preserve".
5. Work to achieve a continuous band of park/open space land and river based recreational opportunities between the City's borders and establish new park facilities or open space at the southeast corner of the City adjacent to the South St. Paul Rod and Gun Club.
6. Work to establish better trails and linkages between the riverfront parks and the residential neighborhoods west of Concord Street where possible.
7. Maximize the value of, and access to, natural and scenic areas along the Mississippi River and other natural greenway corridors.
8. Protect and/or enhance the appearance of major natural features of South St. Paul, such as the steep slopes, ravines, floodplains, wetlands, and the river edges as important elements in the appearance of the community and nearby neighborhoods.

Critical Area / MNRRA

Land Use and Protection Policies

Goal: Protect through regulation and/or restore through City investment, sensitive or unique natural resources such as steep slopes, wooded bluffs, ravines, major wooded areas, major vistas, wetlands, floodplains, shoreline

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and river banks.

Goal: Maximize the value of, and access to, natural and scenic areas along the Mississippi River and other natural greenway corridors defined by the system plan. Acquire and improve a continuous band of public park land along the Mississippi River between the City's northern and southern borders.

Goal: Reevaluate the types of industrial uses desired along the river, especially south of Interstate 494.

Policies:

1. Review current zoning standards to determine permitted industrial uses.
2. Create a new or amend existing zoning districts to regulate industrial uses and require increased performance standards.
3. Identify/define sustainable industries that enhance the river experience. This would also include the adoption of sustainable building practices.
4. Require site plan review and approval from the City for all new developments and expansions, which adequately assess and minimize adverse effects of the development, while enhancing all beneficial effects, per Exec. Order 79-19. Modification or construction of single family residential are exempt from the formal site plan review, however, the same development standards apply for these structures, that are applicable for all corridor developments, per Exec. Order 79-19.
5. Promote preservation and creation of natural screening and buffering of existing and new commercial/industrial development areas.
6. Discourage development in areas containing significant wildlife habitat.

Goal: Continue to acknowledge the river's role as a "working river" for industry and commerce.

Policies:

1. Maintain barge fleeting, in areas that minimize adverse impacts to natural and cultural areas and recreational uses on the river, as identified in Municipal Code 118-167 through 118-169.
2. Allow seaplane landings and take-offs where permitted by State Statute.

Goal: Allow new uses that the objectives set forth for the Urban Diversified District in Executive Order 79-19.

Policies:

1. Maintain the present diversity of commercial, industrial, residential, and public uses of lands, including transportation use of the river.
2. Protect historical sites and areas, natural scenic and environmental resources.
3. Expand public access to and enjoyment of the river.

Site Design and Aesthetics

Goal: Improve the appearance of land uses along Concord Street in order to improve compatibility between diverse uses and the visual effect to users on the river:

Policies:

1. Continue to acquire and redevelop parcels along Concord Street.
2. Develop scenic design standards to improve the aesthetic experience of the Concord Street corridor. In order to insure a good aesthetic experience, thorough site plan review and approval process is mandatory for all new developments and expansions.
3. Evaluate possibilities for removal of billboards within the corridor when there are opportunities to do so.
4. Evaluate/work with Xcel Energy to relocate power lines underground where practical.

Goal: Improve site plan review and permit issuance processes to minimize adverse impacts, maximize benefits to the corridor, and ensure compliance with Critical Area/MNRRRA goals/policies and City objectives to improve aesthetic qualities.

Policies:

1. Superseding the 1981 Critical Area Plan, the City shall develop and implement plan review checklists based on amended performance standards for site plan review and approval, and per Exec. Order C.2.(a). Said performance standards shall address the following:
 - a) Buffering
 - b) Landscaping
 - c) Re-vegetation
 - d) Open space creation, with views to the corridor
 - e) Development of storm water systems that will treat, improve and minimize storm runoff and discharge. The site plan review would target possible on-site NURP basins and outline BMP's for storm water maintenance and treatment.
 - f) Steep slope and bluffline preservation and restoration.
 - 1) Prevent site alterations that may disturb riverbanks or create riverbank erosion, and access of private trails and access to the river.
 - 2) Require thirty (30) day notification to the Minnesota DNR for all land use applications that require discretionary action and/or a public hearing.
2. Require a formal site plan review for transportation and utility crossings, and similar projects. The site plan process should promote the following:

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- a) Minimize and concentrate existing crossings.
 - b) Give careful consideration to, and be sensitive to scenic overlooks.
 - c) Provide for safe pedestrian crossings.
3. Minimize site alterations and adverse impacts to all developments.
 4. All capital improvement programs and all public facilities within the MNRRA corridor shall be designed to the standards set forth in Executive Order 79-19.

Goal: Encourage the reduction of pollutants entering the river.

Policies:

1. Work with the MPCA to identify and address pollution sources.
2. Encourage and support private sector efforts to clean polluted lands within the corridor.
3. Amend ordinances to allow and encourage landscaping alternatives to lawns.
4. Continue public education to reduce homeowner use of lawn care chemicals.
5. Require the minimization of direct overland runoff of stormwater and insure the adequate treatment of stormwater runoff through such things as on-site National Urban Run-Off Program (NURP) Basins (when possible) and Best Management Practices (BMP's) for stormwater treatment.
6. Work with MnDOT and Dakota County to reduce salt on roadways.
7. Work with the MPCA to decrease toxic waste in the river corridor.

Natural Resource Management

Goal: Superseding the 1981 Critical Area Plan, the City shall identify, protect, and restore natural habitats when and where opportunities arise consistent with Critical Area/MNRRA standards.

Goal: Protect rare and endangered species.

Policies:

1. Work with the DNR, Dakota County or local experts to identify critical and vegetative and animal habitats.
2. Develop performance standards for preservation of identified habitats.
3. Amend ordinances to require increased native landscaping on all sides of developments located east of Concord Street, within the corridor, or adjacent to the Mississippi River Regional Trail (MRRT).
4. Amend ordinances to protect and preserve existing trees and vegetation when issuing development permits.
5. Amend ordinances to protect, preserve, or restore 40 feet of shoreline vegetation.
6. Continue to allow barge fleeting in areas that minimize adverse impacts to natural and cultural areas and recreational uses on the river.
7. Preserve, protect, and restore wetlands, floodplain, and undeveloped island areas, as identified in the Critical Area Plan, (**Maps 23, 24, and 25**).
8. Protection of bluff areas with slopes of 12% or greater. This includes the site plan review for development in these bluff areas to prevent adverse impacts to

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the bluff areas. The administrative procedures for the site plan review process allow the Minnesota DNR a thirty (30) day review period for all public hearings and discretionary action.

CRITICAL AREA / MNRRA – IMPLEMENTATION

Goal: Develop new partnerships and strengthen existing partnerships with agencies, local groups, and businesses, to implement the City’s vision for the corridor.

Goal: Increase local and regional awareness of the City’s cultural and historical heritage.

Policies:

1. Continue the annual celebration of Jane Muckle Robinson, the lighter of the lamps along the Mississippi River.
2. Celebrate the contributions of the meat packing industry to the growth of the City.
3. Develop interpretive programs that celebrate the rich cultural heritage of the City.
4. Continue to support existing and develop new educational programs (eagle watch, Charlie McGuire).
5. Identify and preserve/adaptively reuse any remaining historical structures.
6. Consult with Native American groups during site development.
7. Work with the Dakota County and Minnesota Historical Societies to identify and protect the City’s cultural landscapes.

Goal: Increase local and regional awareness of the City’s river recreational opportunities.

Policies:

1. Promote the City through cooperative efforts with the State Tourism Department, the City of St. Paul, and other river cities.
2. Continue to utilize the City’s website to promote recreational opportunities available in the City.