March 9, 2006

Barry Sittlow, City Administrator  
City of St. Paul Park  
600 Portland Avenue  
St. Paul Park, MN 55071

RE: City of St. Paul Park-Comprehensive Plan Amendment  
Rivers Edge East  
Metropolitan Council Review File No. 18108-4  
Metropolitan Council District 12, Chris Georgacas (651-292-8062)

Dear Mr. Sittlow:

At its meeting on March 8, 2006, the Metropolitan Council reviewed the City’s Comprehensive Plan Amendment (CPA) based on the staff report. The amendment reguides 327 acres of land located in southeastern St. Paul Park. This land was annexed to St. Paul Park from Grey Cloud Island Township. The planned land use will be changed from Rural Residential to Single Family, Multi-Family, and Mixed Use. In addition, all 327 acres will be added to the 2010 Metropolitan Urban Service Area.

The Council approved St. Paul Park’s Rivers Edge East CPA. The following actions were adopted by the Council:

1. Allow the St. Paul Park-Rivers Edge East comprehensive plan amendment (CPA) to be placed into effect with no required modifications, and the attached report become part of the official CPA record;

2. Advise the City that conveyance and treatment of stormwater and planned wetland alteration activities should be coordinated with the South Washington Watershed District, Minnesota Pollution Control Agency, Department of Natural Resources, and U.S. Corps of Engineers;

3. Recommend the City work with Metro Transit to address the need for increased transit facilities and services to serve the growth planned through this amendment;

4. Advise the City that its 2030 comprehensive plan update needs to include the alternative alignment of the planned Mississippi Regional Trail, as well as the location of the planned Prairie View Regional Trail when the master plan has been completed; and

5. Advise the City to plan for achieving their affordable ownership and total rental housing needs.

6. The forecasts for households are amended to 2,900 for 2010, 3,770 for 2020, and 4,150 for 2030. In addition, forecasts for population are amended to 7,650 for 2010, 9,700 for 2020, and 10,400 for 2030.
The City may place the Rivers Edge East CPA into effect. A copy of the staff report to the Council is attached for your records. The amendment, explanatory materials and information submission form will be appended to the City's plan in the Council's files. If you have any questions, please contact Freya Thamman, Principal Reviewer at 651-602-1750.

Sincerely,

[Signature]

Phyllis Hanson, Manager
Local Planning Assistance

cc: Jack Jackson, MultiFamily Market Analyst MHFA
    Tod Sherman, Development Reviews Coordinator, MnDOT - Metro Division
    Chris Georgacas, Metropolitan Council District 12
    Bob Mazanec, Sector Representative
    Freya Thamman, Principal Reviewer
    Solveig Berg, GIS Specialist
    Kristina Smitten, MFRA Planner
    Cheryl Olsen, Reviews Coordinator
The City of St. Paul Park is proposing to amend its comprehensive plan for the 327-acre area shown in Figures 1 and 2. In 1999, this land was annexed to St. Paul Park from Grey Cloud Island Township. The amendment would expand the 2010 Metropolitan Urban Service Area (MUSA) and would change the existing land use from Rural Residential to Single Family, Multi-Family, and Mixed Use (see Figure 3).

BACKGROUND, PREVIOUS COUNCIL ACTIONS

• St. Paul Park is located in Washington County; to the south of St. Paul Park is Grey Cloud Island Township, Cottage Grove is to the east, Inver Grove Heights to the west, and Newport to the north.

• The Rivers Edge Final Alternative Urban Area Wide Review (FAUAR) was completed in 2004. The FAUAR evaluated a 627-acre area, including approximately 300 acres located within the Mississippi River Corridor Critical Area. This comprehensive plan amendment covers the 327 acres east of Grey Cloud Island Drive and outside the Critical Area. The 300 acres to the west of Grey Cloud Island Drive and inside the Mississippi River Corridor has been proposed for annexation to St. Paul Park. The western part of the site has not been annexed to St. Paul Park, but is currently the subject of a contested case hearing before the Washington County District Court. If the western part of the site is annexed to St. Paul Park, another comprehensive plan amendment will be required.

• The 2030 Regional Development Framework designates St. Paul Park as a Developed Area.

• Metropolitan systems serving St. Paul Park include the Metropolitan Wastewater Treatment Plant via interceptor MSB 7102 as well as the planned Prairie View and Mississippi Regional Trails.

• 1999 – Comprehensive Plan Update
• 1999 – Annexation of Rivers Edge (East)
• 2004 – Final AUAR – Rivers Edge (includes both East and West)
• 2004 – Surface Water Management Plan

PROPOSED ACTION

That the Metropolitan Council:

1. Allow the St. Paul Park-Rivers Edge East comprehensive plan amendment (CPA) to be placed into effect with no required modifications, and the attached report become part of the official CPA record;
2. Advise the City that conveyance and treatment of stormwater and planned wetland alteration activities should be coordinated with the South Washington Watershed District, Minnesota Pollution Control Agency, Department of Natural Resources, and U.S. Corps of Engineers;

3. Recommend the City work with Metro Transit to address the need for increased transit facilities and services to serve the growth planned through this amendment;

4. Advise the City that its 2030 comprehensive plan update needs to include the alternative alignment of the planned Mississippi Regional Trail, as well as the location of the planned Prairie View Regional Trail when the master plan has been completed; and

5. Advise the City to plan for achieving their affordable ownership and total rental housing needs.

6. The forecasts for households are amended to 2,900 for 2010, 3,770 for 2020, and 4,150 for 2030. In addition, forecasts for population are amended to 7,650 for 2010, 9,700 for 2020, and 10,400 for 2030.

**ISSUES**

No metropolitan system or 2030 Regional Development Framework issues have been identified. However, advisory comments regarding wastewater services, surface water management, aviation, transit, parks and open space, housing, and forecasts are included in this report.

**FINDINGS AND CONCLUSIONS**

<table>
<thead>
<tr>
<th>Conformity with Regional Systems</th>
<th>The amendment conforms to current Regional System Policy Plans for Transportation, Wastewater, and Parks does not represent “more likely than not” substantial impacts or departures.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistency with Council Policy</td>
<td>The amendment is consistent with 2030 Regional Development Framework policy in all major respects. Based on this comprehensive plan amendment, the Council’s household and population forecasts for St. Paul Park are proposed to be amended to 2,900 for 2010, 3,770 for 2020, and 4,150 for 2030. In addition, forecasts for population are amended to 7,650 for 2010, 9,700 for 2020, and 10,400 for 2030.</td>
</tr>
<tr>
<td>Compatibility with Adjacent Community Plans</td>
<td>The City distributed the amendment to adjacent jurisdictions for review and comment. The amendment is compatible with comprehensive plans of adjacent communities.</td>
</tr>
</tbody>
</table>
REVIEW AND ANALYSIS

Regional Systems

Wastewater Services (Don Bluhm, 651-602-1116)
The City of St. Paul Park receives wastewater services from the Metropolitan Wastewater Treatment Plant via interceptor MSB 7102. The system has adequate capacity to provide for the 2020 needs of the City as indicated in the comprehensive plan amendment.

Surface Water Management (Jim Larsen, 651-602-1159)
Pretreated stormwater runoff from the planned development east of Grey Cloud Island Drive is proposed to be routed along an existing infrastructure path and discharged into a degraded riparian wetland within the Mississippi River Critical Area Corridor. An energy dissipation structure is to be constructed at the outlet into the wetland, and new storm sewer piping will be constructed between the wetland and stormwater treatment facilities within the development. Specific plans for conveyance and treatment of stormwater for the project and planned wetland alteration activities will be reviewed by the South Washington Watershed District, Minnesota Pollution Control Agency, Department of Natural Resources, and U.S. Corps of Engineers.

Transportation

Aviation (Chauncey Case, 651-602-1724)
The nearest aviation system facility is the South St. Paul Municipal Airport, which is located to the northwest of St. Paul Park, across the Mississippi River. St. Paul Park is within the airport’s airspace safety zoning; however, it is not within the airports aircraft noise zone. St. Paul Park is partially within the airport influence area and experiences general aircraft overflight from operations at St. Paul Downtown, MSP International, South St. Paul Municipal Airport, and Wipline seaplane base. Seaplane use of the Mississippi River is a permitted use under state rules.

The comprehensive plan was previously reviewed for an airport element addressing potential general airspace hazards and the need to have a "Notification" process to FAA concerning potential tall towers and other structures. St. Paul Park is a member of the South St. Paul Airport Zoning District to address height control in parts of the city. This project is in conformance with the aviation system.

Transit (Scott Thompson, 612-349-7774)
The plan amendment mentions that the development may attract new bus riders. The City and Metro Transit will work to evaluate the need for additional transit service; an extension of Route 364 to better serve the new development may be warranted. The plan amendment does not describe any new arterial streets, so the routing of the route extension cannot be described at this time.

Parks and Open Space (Freya Thamman, 651-602-1750)
The plan amendment proposes an alternative alignment for the planned Mississippi Regional Trail along Main Street linking Lions Levee Park to Riverside Park instead of along 3rd Street and County Road 75. The City should collaborate with the Washington County Parks Department on this alignment.

The City should also collaborate with Washington County Parks on the alignment of the planned Prairie View Regional Trail. This trail does not have a master plan; however, the trail will likely run along the alignment shown on Figure 2.
Regional Policies

2030 Regional Development Framework

Growth Forecasts (Michael Munson 651-602-1331)

The Rivers Edge Final Alternative Urban Area-wide Review (FAUAR) was completed in 2004. The FAUAR evaluated a 627-acre area, including approximately 300 acres located within the Mississippi River Corridor Critical Area. This comprehensive plan amendment covers the 327 acres area east of Grey Cloud Island Drive and outside the Mississippi River Corridor Critical Area. The 300-acres to the west of Grey Cloud Island Drive, and inside the Critical Area has not been annexed to St. Paul Park and therefore is not evaluated as part of this comprehensive plan amendment.

For this comprehensive plan amendment, the City is proposing to increase its 2010 forecast by 740 households and its 2020 forecast by approximately 1,250 households. This is a little over half of the original growth expected by 2030 for the entire FAUAR area, which included both the east and west sides of Grey Cloud Island Drive. In addition, population forecasts have been increased by approximately 1,950 people for 2010 and 3,300 for 2020. Based on this comprehensive plan amendment, the Council’s household and population forecasts for St. Paul Park are proposed to be amended (see below table).

The following table compares the Metropolitan Council system statement growth forecasts, those included with this comprehensive plan amendment, and the Council’s new household and population forecasts that need to be revised as part of this amendment.

<table>
<thead>
<tr>
<th></th>
<th>Households</th>
<th>2010</th>
<th>2020</th>
<th>2030</th>
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<tbody>
<tr>
<td>Metropolitan Council System Statement Forecast</td>
<td>2,160</td>
<td>2,500</td>
<td>2,900</td>
<td></td>
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<tr>
<td>St Paul Park</td>
<td>2,900</td>
<td>3,767</td>
<td>---</td>
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<tr>
<td>Metropolitan Council Forecast Revised due to their Amendment*</td>
<td>2,900</td>
<td>3,770</td>
<td>4,150</td>
<td></td>
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<tr>
<td>Employment</td>
<td>2010</td>
<td>2020</td>
<td>2030</td>
<td></td>
</tr>
<tr>
<td>Metropolitan Council System Statement Forecast</td>
<td>1,400</td>
<td>1,600</td>
<td>1,700</td>
<td></td>
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<tr>
<td>St Paul Park</td>
<td>1,400</td>
<td>1,645</td>
<td>---</td>
<td></td>
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<tr>
<td>Metropolitan Council Forecast Revised with this Amendment*</td>
<td>1,400</td>
<td>1,650</td>
<td>1,700</td>
<td></td>
</tr>
<tr>
<td>Population</td>
<td>2010</td>
<td>2020</td>
<td>2030</td>
<td></td>
</tr>
<tr>
<td>Metropolitan Council System Statement Forecast</td>
<td>5,700</td>
<td>6,400</td>
<td>7,100</td>
<td></td>
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<tr>
<td>St Paul Park</td>
<td>7,648</td>
<td>9,700</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>Metropolitan Council Forecast Revised with this Amendment*</td>
<td>7,650</td>
<td>9,700</td>
<td>10,400</td>
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</table>

*: Note some figures have been rounded, but otherwise are those provided by the St. Paul Park for 2010 and 2020.

Land Use (Freya Thamman, 651-602-1750)

All 327 acres of Rivers Edge East study are proposed for inclusion within the 2010 Metropolitan Urban Service Area (MUSA). This area would include approximately 269 net residential acres and a variety of housing types totaling 1,267 units. The housing types include 562 single family, 575 multi-family, and 130 mixed use.
The following is an analysis of St. Paul Park’s proposed comprehensive plan amendment based on the Council’s October 13, 2004 Guidelines for MUSA Expansions. Considering development of constructed residential units since 2000, approved preliminary plats, and the lowest allowable units on remaining residential guided land, the City’s overall residential density of 4.9 units per net developable acre, as shown below, exceeds the Council’s minimum of three units per developable acre.

### Residential Land Use and Density Analysis

<table>
<thead>
<tr>
<th></th>
<th>Net Acres</th>
<th>Density (units/acre)</th>
<th>Units</th>
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<tbody>
<tr>
<td><strong>A. Comp Plan Update 2000-2020</strong></td>
<td></td>
<td>3.9</td>
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</tr>
<tr>
<td>B. Developed 2000-2005*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Single-family</td>
<td>8.8</td>
<td>3.2</td>
<td>28</td>
</tr>
<tr>
<td>- Multi-family</td>
<td>29.3</td>
<td>7.9</td>
<td>231</td>
</tr>
<tr>
<td><strong>B. Developed Subtotal</strong></td>
<td>38.1</td>
<td>6.8</td>
<td>259</td>
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<tr>
<td>C. St Paul Park Rivers Edge East CPA</td>
<td>269</td>
<td>4.7</td>
<td>1267</td>
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<tr>
<td>D. Undeveloped Guided Residential Land within existing corporate limits**</td>
<td>Minimum Planned</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Single-family</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>- Multi-family</td>
<td>24.6</td>
<td>3.9</td>
<td>96</td>
</tr>
<tr>
<td><strong>D. Undeveloped Subtotal</strong></td>
<td>24.6</td>
<td>3.9</td>
<td>96</td>
</tr>
<tr>
<td><strong>E. Total (Subtotals B+C+D)</strong></td>
<td>331.7</td>
<td>4.9</td>
<td>1622</td>
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</tbody>
</table>

**Definitions/Data Sources**

* Developments approved and built 2000-2005 per plat monitoring data and COMPREHENSIVE PLAN AMENDMENT submittal form.

** Inventory of remaining land for residential development and number of potential units based on lowest allowed density.

The regional and local wastewater systems will have adequate capacity to accommodate planned development. St. Paul Park does not have an identified inflow and infiltration problem that currently impacts the metropolitan disposal system.

This comprehensive plan amendment is intended to address remaining recommendations in the Council review of the City's 1999 update. As a result, it does not include 2030 growth forecasts as these are to be addressed in the City’s 2008 comprehensive plan update. Forecasts in the comprehensive plan amendment are consistent with the Council’s proposed amended forecasts for households and population. The City has a parks and open space system plan, strategies for implementation of best practice-stormwater management plans, and natural resource protection ordinances.

**Housing (Guy Peterson, 651-602-1418)**

The following table from the comprehensive plan amendment indicates an estimated 107 acres for multi-family development and 8 acres for mixed-use development. The potential density ranges are 4 to 16 units/acre and 15 to 20 units/acre for these respective land use categories.
With the Livable Communities Act and comprehensive plan affordable ownership and total rental housing goals, the amendment area may account for a significant share of this new growth. The permitted density ranges could accommodate the affordable ownership and rental housing needs.

Despite a density range of 4 to 16 units per acre for multi-family housing, the units suggested for the 107 acres of multi-family residential land represents development at 5 units per acre. Similarly, the mixed-use category shows 15 to 20 units per acre, but the table suggests a density of 16 units per acre. To see the City's affordable ownership need accomplished, the City may need to see ownership development greater than the units per acre projected. St. Paul Park's rental housing need is about 200 units given its forecasted growth to 2010. Again, the densities projected in the above table may not meet the City's housing needs. If the City is going to guide for the ranges suggested in the above table, the market will determine the density.

Adjacent Communities

St. Paul Park circulated copies of this proposed comprehensive plan amendment to Washington County, affected school districts, and adjacent communities. No comments have been received.

Attachments

Figure 1. Location Map
Figure 2. Regional Systems Map
Figure 3. Existing Land Use, Planned Land Use, Post-Amendment Planned Land Use
Figure 1. Location Map, City of St. Paul Park
Rivers Edge East Comprehensive Plan Amendment Site

2030 Framework Planning Areas
Agricultural Area
Developed Area
Developing Area
Diversified Rural
Non-Council Area
Rural Center
Rural Residential
TLG Street Centerlines, 2005
Figure 2. Regional Systems, City of St. Paul Park
Rivers Edge East Comprehensive Plan Amendment Site

Regional Systems
Wastewater Services
- Interceptors
- Lift Stations
- Meters
- Treatment Plants

Recreation Open Space
- Park Reserve
- Regional Park
- Special Recreation Feature
- State and Federal Land

Regional and State Trails
- Regional Acquisition
- Regional Existing
- Regional Planned
- Regional Proposed
- State Existing

Transportation
- Interstates
- US Highways
- State Highways
- County Roads

2030 Framework Planning Areas
- Agricultural Area
- Developed Area
- Developing Area
- Diversified Rural
- Non-Council Area
- Rural Center
- Rural Residential

TLG Street Centerlines, 2005
Figure 3c. Post-Amendment Planned Land Use

St. Paul Park

Comprehensive Plan Amendment

Future Land Use