

CITY OF  
**NORTH SAINT PAUL**  
PUBLIC ART REPORT



LS/IS 5100 DESIGN THINKING FOR INNOVATION

FRIDAY, MAY 16, 2014

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CITY OF  
NORTH SAINT PAUL

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# CITY OF NORTH SAINT PAUL

## DESIGN BRIEF

### DESCRIPTION/PLAN

The city of North Saint Paul is looking to engage residents of all ages and demographics by better incorporating public art into the community, instilling a greater sense of community pride. The community once had an Arts Council that has gone dormant in the last few years, and is hoping to re-engage the community and revitalize the downtown and neighborhood districts through public art.

### ACTION PLAN

1. Re-engage the formal Arts Council members
2. Develop an overarching public art plan that encourages public art to be incorporated into things such as park improvements, infrastructure improvements and reconstruction, new building exteriors, etc.
3. Include recommended tools for community engagement through public art in the plan

### SUSTAINABILITY GOALS

Enhancing public participation opportunities, engaging undeserved or marginalized groups, creating a stronger sense of community and place.

### STAFF/PARTNERS

Staff Lead: Nate Ehalt, *Community Development Director*

Partners: Forecast Public Art, Regional Arts Council, School District 662 (students)

### RELEVANT PLANS AND DOCUMENTS

Living Streets Plan



# CITY OF NORTH SAINT PAUL

## BACKGROUND

POPULATION:  
11,460

### ABOUT

North Saint Paul is a distinct city, and not a neighborhood of nearby Saint Paul (Ramsey County). Rather than being composed of new developments and urban sprawl, NSP is unique with its older structures, including the downtown area of brick storefronts.

### HISTORY

In 1870, Henry A. Castle founded Castle Site along the shore of Silver Lake, extending to the south and west. In 1887, the town was incorporated as a village and renamed North St. Paul. The 1880s also brought Soo Line, originally to transport grain from nearby Minneapolis to Sault Ste. Marie.

### EDUCATION

**Public:** North HS, Cowern Elementary, Richardson Elementary, L.C. Webster Elementary

**Private:** St. Peter Catholic School, Christ Evangelical Lutheran School

### DEMOGRAPHICS

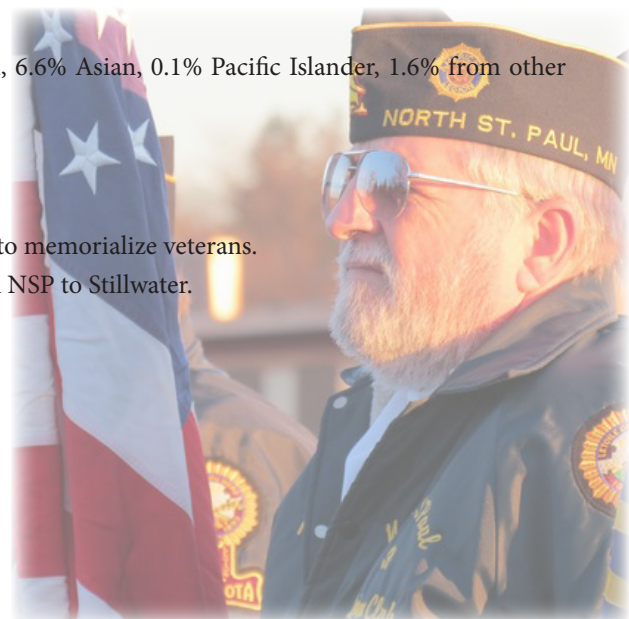
4,615 households, and 2,982 families

Racial makeup was 81.2% white, 7.0% African American, 0.6% Native American, 6.6% Asian, 0.1% Pacific Islander, 1.6% from other races. Hispanic/Latino of any of the races were 4.9%.

### ATTRACTIONS

**The Veterans Memorial Park:** Engraved pavers are available to purchase as a way to memorialize veterans.

**The Gateway State Trail:** The 18-mile multi use trail runs from Saint Paul through NSP to Stillwater.



# CITY OF NORTH SAINT PAUL

## TARGET AUDIENCE

### FAMILIES

Parents 25-54 with children between 0-18 years of age who currently live in surrounding suburbs such as Maplewood, Woodbury, and Little Canada, as well as Saint Paul.

### WHAT DO THEY WANT?

- Ample park options and clean outdoor spaces for picnics and play.
- They don't want to travel far, which is why we are only targeting those who live within 10-15 minutes away.
- Families are blue collar and have incomes on par with general population (\$60-80K HHI/annually)
- Need for children to play outdoors, versus staying inside playing video games and watching TV.
- Desire a "weekend getaway" within NSP; this includes BBQ/picnics, playing football or basketball.

### SECONDARY TARGETS

- Car show attendees, or frequenters of Neumann's bar
- Gateway Trail bikers during summer months





CITY OF  
NORTH SAINT PAUL

NORTH SAINT PAUL NEEDS A WAY TO....

1. GET THE COMMUNITY INVOLVED.
2. EXPRESS/ INVOLVE/ ENGAGE.
3. CREATE A STRONGER ARTS/CULTURE COMMUNITY.
4. GET VISITORS TO STOP AND SPEND SOME TIME HERE.

Problem definition:

*How might we get people to stop and spend some time in north Saint Paul?*



# CITY OF NORTH SAINT PAUL

## EMPATHY - RESIDENT SURVEY

For step one of the empathy process, we decided on a target audience (1. Parents 25-54 with children between 0-18 years of age; 2. currently live in surrounding suburbs such as Maplewood, Woodbury, and Little Canada, as well as Saint Paul). After empathizing and ideating based off of the projected target audience, our group decided our next step was to get into the community and empathize with actual residents. A survey was created that we sent to residents asking for their input. The questions were open-ended so that we would ensure the residents that we were open to new ideas and concepts.

We connected with residents of North St. Paul through a city council meeting on April 23, 2014 in North Saint Paul. We received around five responses to the survey shown below:

How long have you lived in North St. Paul?

What are some of your favorite things about living in North St. Paul?

Describe the City of North St. Paul to someone who has never been there before. (word cloud)

What do you think makes the city of North St. Paul unique?

How have you been involved in the local arts community within the city?

Do you attend any arts or cultural events now within the city? What about outside the city?

What kind of arts activities would you like to see introduced to the city of North St. Paul?

Are there ways that you see public art enhancing the community?

Would you be interested in participating in a project that brings more arts and cultural to the city?

How could the city make this process more accessible to all residents.

Do you think social media could be a place for residents to rally and discuss arts and culture.

What do you think are some effective ways for the arts culture to communicate with residents?

The next page details highlights of the survey responses we received from North Saint Paul residents.



# CITY OF NORTH SAINT PAUL

## EMPATHY - RESIDENT FEEDBACK

The responses received all claimed to have taken part in past “art-related events” such as ‘Music in the Parks’, Friday night car shows, various events where crafting or local art took place. One resident even noted they were on the old arts council, and said they were “sad to see the council dissolve.”

A majority of the responses showed interest in being involved in future art projects that take place in North Saint Paul; one responder would not “have time” to become involved and lacked “talent for” getting involved. That same resident noted there used to be a local art contest and show that they enjoyed attending.

What makes the city of North Saint Paul unique is that is a “small, blue collar community with lots of potential”. A city that takes pride in its history but also the residents that inhabit it now. “Small lakes and nice parks” give this community plenty of opportunities to draw people in from around the metro.

### WHAT KIND OF ARTS ACTIVITIES WOULD YOU LIKE TO SEE INTRODUCED INTO THE CITY?

“I would love to see the art show and contest revised.”

“the art I always thought having full-size sculptures at main intersections or areas would be great. Art can enhance the identity of a community. It can give a community a vibrant, innovative feel.”

“I would love to see No. St. Paul have a cultural fair of our own changing demographics! Would love to see some murals done by artists to spruce up our buildings in town!”

### DO YOU THINK SOCIAL MEDIA COULD BE A PLACE FOR RESIDENTS TO RALLY AND DISCUSS ARTS AND CULTURE?

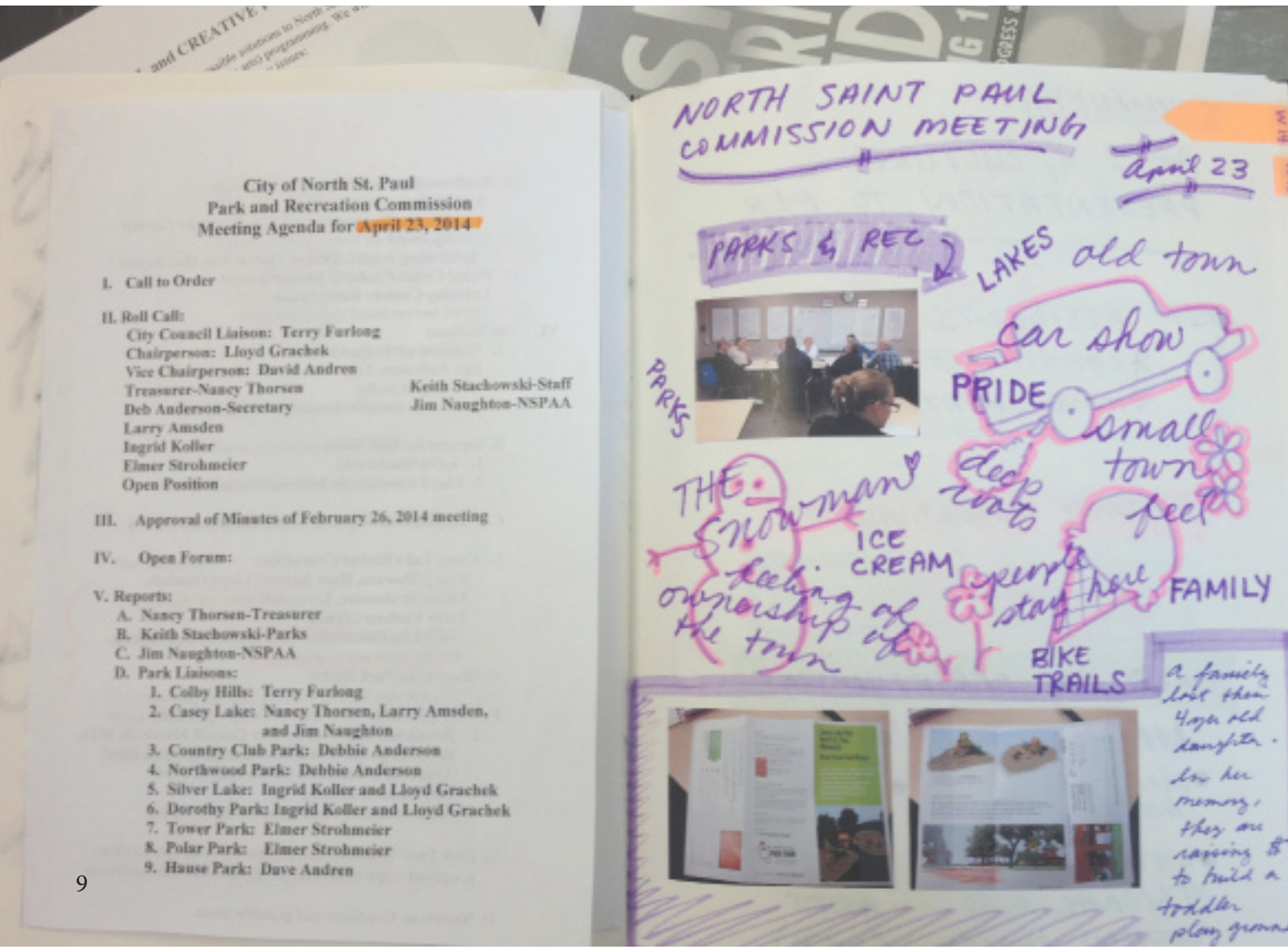
“It could be, especially since it appears our community is getting younger.”

# CITY OF NORTH SAINT PAUL

## CITY COUNCIL FEEDBACK

Here are a few ideas from the North Saint Paul City Council meeting:

1. N.S.P. population: community pride, deep roots /ownership, volunteer/community involvement, nostalgic, historical background
2. Want to keep business open and open for new businesses
3. Create a call-for a ARTS COUNCIL – not too abstract – reflect history/people
4. Bring back seasonal events
5. Build on city strengths (car show, bikers and bicycles) Gateway/Rodery Park? (pull people from the gateway (ice cream))





# CITY OF NORTH SAINT PAUL

## EMPATHY - CLASS FEEDBACK

On April 16, 2014 our North Saint Paul Group presented our current project to the class, as well as the representative from the Resilient Communities Group--Jon Fure. The class listened to our 15-minute presentation while writing down points we made that *they liked*, *they wished we looked in to*, points that made them think '*what if*', and things that made them think '*this makes me think of*'. Here is a summary of their feedback:

### **They like:**

- Survey is great (empathy), seeking what the residents want
- Building off snowman ideas
- Understand city's history or background
- Seasonal concepts are good, physical activities can draw in outsiders (5K for arts)

### **They wish:**

- They could see the purpose of the art, what direction are we going?
- Celebrate the history and illustrate the culture
- What is NSP about?
- They wanted to see comparisons and history of art projects in other cities
- Participation could be based on seasons

### **What if:**

- Build off the carshow (permanent car)
- Involve social media (instagram)
- Pop up galleries (markets, foods, arts, fun, BLOCK PARTY)
- Involve students

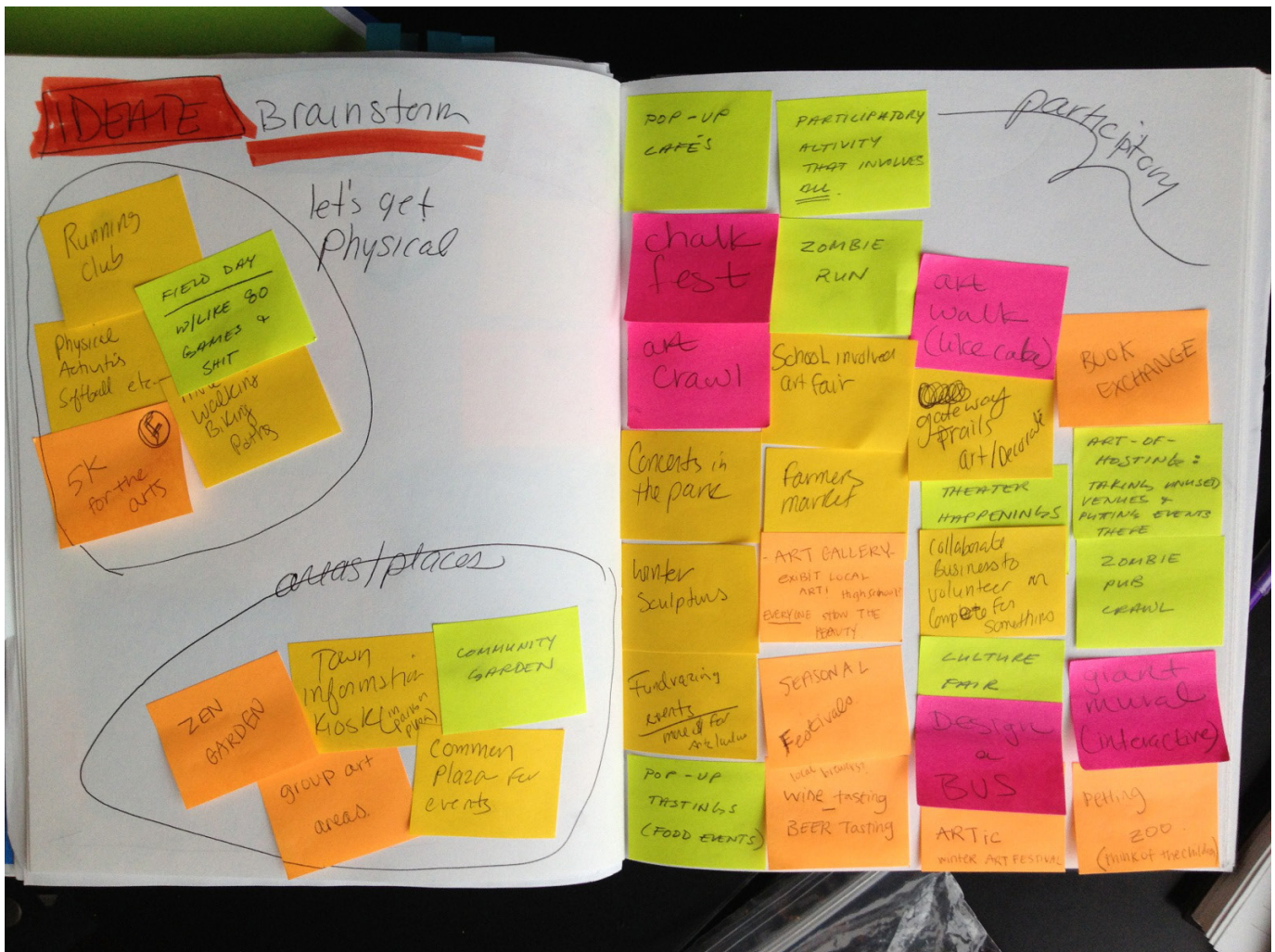
### **This makes them think of:**

- The Snoopys in St. Paul
- The Snowman generates a culture the residents are passionate about
- Instead of vacation try "stay-cation"

# CITY OF NORTH SAINT PAUL

## IDEATION

WAYS TO CONNECT AND ENGAGE:



1.) Physical activities

2.) Participation

3.) Areas to focus on



# CITY OF NORTH SAINT PAUL IDEATION

## Team/Project Process:

Empathy: Town observations-pictures, meeting/discussion with Jon and volunteer council 4/23, conduct a survey

Problem Definition: How do we get people to stop and enjoy N. St. Paul via arts and culture?

## Brainstorm/Ideate:

1. N. St. Paul needs a way to -----but/however/because-----  
Conclusion via cluster/theme = focus is on residents and non-residents
2. Create a shift of mind set. "What would a 5 year old do?"
3. Ideate cluster and themes = engage physically, focus on areas and places, and participatory.

## Let's get physical:

Running club, physical activity (softball), 5k for the arts, field day, more walking/biking paths.

## Areas/Places:

Zen garden, welcome sign, group art areas, town information kiosk, common plaza for events, community garden.

## Participatory:

Volunteer, art walk, decorate gateway trails, theater happenings, collaborate businesses to volunteer or compete for events/services, cultural fair, Polar ARTic winter festival, Polar Melt Down Summer festival, petting zoo, giant mural (interactive), zombie pub crawl, Art-of-Hosting (taking unused venues and putting events there, book exchange, school involved art fair, farmers market, art gallery, wine tastings/beer tastings, pop-up food tasting events, fundraising events, winter sculptures, concerts in the park, art crawl, chalk fest, pop-up cafes.

CITY OF  
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LOCATIONS OF FOCUS

THE GATEWAY TRAIL

TOWER PARK

SILVER LAKE PARK

SNOWMAN AREA

DOWNTOWN/MAINSTREET



# CITY OF NORTH SAINT PAUL

## PROTOTYPING

On Wednesday April 30, 2014 our Design Thinking class met at Leonardo's Basement in South Minneapolis. Going in to the evening we had an idea of what we wanted to prototype but also knew to keep our options open and just "play" with everything the basement had to offer us.

We decided to prototype an *area* based off of our ideation ideas as well as feedback we had recieved from North Saint Paul residents. The area we began prototyping was the Rotary Park that runs along the Gateway Trail.

We prototyped with this park because the Gateway Trail presented some fun options that could be implemented as soon as this summer: an ice cream shop/pop-up stand (popular demand by the City Council members), as well as a sculpture garden next to the ice cream, and a beautiful mural that would run along the Gateway Trail.

An hour was given to all of the groups to prototype. We spent the first ten minutes gathering material from around the basement, and then began constructing (with nails, hot glue, string, and anything else we could find). At the end of the hour we presented our products to the class.



# CITY OF NORTH SAINT PAUL

## PROTOTYPING



*Leonardo's*  
**BASEMENT**





# DEFINING ART/ FUNDING

1. re-instate the Arts Council
2. incorporate public arts "happenings" to coincide/enhance parks, buildings = also known as creative placemaking
  - o NSP has 12 parks, 3 natural preserves, and 2 recreational lakes -- none of which really has ART.
3. provide tools for successful community engagement in creative placemaking
  - o Suggestion: use green space for community gardens or sculpture garden

## WHAT IS CREATIVE PLACEMAKING?

Placemaking is the act of people coming together to change overlooked and undervalued public and shared spaces into welcoming places where community gathers, supports one another, and thrives. Places can be animated and enhanced by elements that encourage human interaction – from temporary activities such as performances and chalked poetry to permanent installations such as landscaping and unique art. (Irrigate)

We would like to take into consideration the needs of the residents in regards to how they would like to participate in creative placemaking and ask:

- o What can creative placemaking look like in a city like North Saint Paul?
- o Who needs to be at the table?
- o Are we making this process accessible to ALL residents?
- o Who are the artists that we should be inviting to the table?
- o Which artists are the right ones to be placed in the center of design and execution of these creative happenings?

One of North Saint Paul's long-term goals is to engage and have the participation of underserved, historically marginalized communities in NSP. One solution is to have the city's Arts Council be reflective of the community it's meant to engage, serve, meant to be responsive to. Parks and Recreation council members expressed concerns on:

- o Feasibility of funding arts and cultural programming
- o Maintaining the city's artistic aesthetic
- o Conservative, classic, traditional
- o Family-friendly

## LEGACY AMENDMENT

On November 4th, 2008 Minnesotans voted for the Clean Water, Land & Legacy Amendment.

- o Arts & Culture Heritage Fund (\$1.2 billion)
  - β Children's Museum Grants (Minnesota Humanities Center)
  - β Civic Education Grants Program (Minnesota Humanities Center)
  - β Minnesota Department of Administration Arts and Cultural
  - β Minnesota Filmmaker Grant Program
  - β Minnesota Historical and Cultural Grants Program (Minnesota State Arts Board)
  - β Minnesota State Arts Board Grants (Minnesota State Arts Board)
- o Clean Water Fund
- o Environment & Natural Resources Trust Fund
- o Outdoor Heritage Fund
- o Parks & Trails Fund

SAYMOUR!!!  
**ARTS & CULTURE PRESENTATION TO P&R**

**NSP RESIDENTS ARE:**  
 \* CHARITABLE  
 \* HAVE CREATIVE ASSETS

MUST CAPITALIZE ON THIS!

**LEGACY AMENDMENT**  
 (ON NOV. 4, 2008, MINNESOTANS VOTED TO APPROPRIATE 1% OF TAXES TO FUND ARTS & CULTURE, LAND / H2O, PARKS & REC PRESERVATION.)

**FUNDING OPPORTUNITIES**

- |   |  |
|---|--|
| <p><b>MN</b></p> <ul style="list-style-type: none"> <li>• MN STATE ARTS BOARD</li> <li>• METROPOLITAN REGIONAL ARTS COUNCIL (MRAC)</li> </ul> | <p><b>US</b></p> <ul style="list-style-type: none"> <li>• NATIONAL ENDOWMENT FOR THE ARTS (NEA)</li> </ul> |
|---|--|





# CITY OF NORTH SAINT PAUL CONCLUSIONS

## WHAT THE CITY WANTS

Through our survey results, we found that there is popular demand for large-scale sculptures, murals on buildings, community gardens, cultural festivals, and an ice cream parlor as a nexus for community gathering. What are some models and best-practices of creative placemaking can the city of North Saint Paul study?

### **Large Scale Sculpture Park and Community Garden**

The city of North Saint Paul has about a dozen parks, 2 natural preserves, and 2 recreational lakes. There are green spaces throughout its parks that are underutilized, trails that could be more inviting, and spaces where park-goers can linger for longer.

Take for example the Western Sculpture Park which is located on Marion Avenue between Interstate 94 & University Avenue, just west of the Minnesota State Capitol and in the heart of the City's most densely populated and diverse neighborhood. It is open during daylight hours year-round. Western features pre-existing sculptures works loaned by artists and installations created on site. The exhibition is produced by Public Art Saint Paul with support from private funders. [www.publicartstpaul.org/western](http://www.publicartstpaul.org/western)

### **Local Precedents**

North Saint Paul can look to its neighbor to the south, the city of Saint Paul for inspiration in regards to community garden projects: Known for a large off-leash dog area, the Arlington/Arkwright Community Park includes wooded trails and a long, rounded slope that is perfect for play. It is tucked in a quiet neighborhood with a nearby baseball and soccer field. There is also a shelter for rainy picnic days.

The Aurora/St. Anthony's Community Peace Sanctuary Garden exists to create a Social and Environmental Peace Sanctuary. Partners in this effort include Sabathani Community Center, St. Paul Area Public Schools Learning Center, Maxfield Elementary School, the St. Paul Police Department and the Summit/University WEED/SEED program.

Celeste's Dream Community Garden is a ministry of the Sisters of St. Joseph Carondelet & Consociates St. Paul Province. The goals of the garden are to learn organic growing methods, to enjoy healthy heirloom produce, to build community with earth and other gardeners, to participate in a local food system, and to share the harvest!

Whether it be community mural projects in NSP's downtown, a seasonal ice cream parlor as a community nexus, or gardens throughout its 12 parks, the city of North Saint Paul, with the leadership of its Arts Council can successfully implement the plans, given the opportunity for their determination.

# CITY OF NORTH SAINT PAUL

## CONCLUSIONS

### SOCIAL MEDIA

-a digital way to connect, engage, and represent the NSP community. We understand the city of North Saint Paul has a webpage, but with the advent and increase in technology and smartphone use it may be a great option to consider. Twitter could provide the community with a feed that connects posts from your webpage, and other social media accounts. Instagram is a great way to *show the community* what is happening (ex: *a picture of volunteers planting flowers in a community garden, or painting a mural*; "Residents of North Saint Paul are up early on this beautiful summer morning creating our new community mural. Free today? Stop on by the Gateway bike trail along side Rotary Park and help out!--This post could then be linked to a blog, your city webpage and the twitter account, allowing all residents to be engaged and excited about what is happening *now!*"

PROJECTED TIMELINE: Two to three months development at the most. Allow arts council member (Social Media Rep) access to the social media accounts. They will provide updates as available (every few days, weekly, etc.)



### MULTIPURPOSE PARKS

-Gardens, mural, sculptures, walking labyrinth, ice cream stand--all great projects the entire community could become involved in creating as well as later enjoying the fruits of their labor.

PROJECTED TIMELINE: The 2014 year will be used to find funding for several projects that have been selected from the list provided in

this report, or perhaps a few created by the arts council. The 2015 year will be the launch of these projects, Spring/Summer 2015.

### GATEWAY TRAIL

-The Gateway Trail is the city's key to being accessible and desirable to outside visitors. It is here that you can focus efforts to

draw in outsiders to notice the hard work NSP has put into this small-town like city.

### ART GALLERIES

-With the plethora of vacant buildings in the downtown area, they can be put to use by creating "pop-up" galleries or events such as High School Art Shows or a pop-up food and drink event hosted by local up-and-coming restaurants or cafes.

PROJECTED TIMELINE: This is something that can be low-cost, and implemented with only a month or less of planning.



# CITY OF NORTH SAINT PAUL

## RECOMMENDATIONS

### NORTH SAINT PAUL NEEDS A WAY TO.....

1. GET THE COMMUNITY INVOLVED.
2. EXPRESS/ INVOLVE/ ENGAGE.
3. CREATE A STRONGER ARTS/CULTURE COMMUNITY.
4. GET VISITORS TO STOP AND SPEND SOME TIME

1a. Regroup a formal arts council via NSP City Council members guidance; friends and family of the Parks and Recreation Board; seek diversity in age, ethnic background, gender, demographic, socioeconomic status.

1b. Have the council review the list of potential projects, as well as brainstorm their own, and narrow to three or so that are most important in terms of what could benefit the city most.

1c. Create a timeline and budget for each project, including community outreach (number of volunteers necessary to complete in a timely fashion), social networking required, and benefits and/or to the community.

2a. Social media and websites provide awareness to a variety of residents, but also get beyond community boundaries. A community board, forum, or newsletter with updates could be posted on downtown; this could be beneficial to update the residents of NSP that do not frequent social media.

2b. A call to action! Get the residents excited about opportunities, and invite them to take part in the fun.

3a. Begin by creating a strong arts council with a variety and multitude of members.

3b. Grassroots--utilize the schools within the NSP area including North High School.

4a. Utilize events (Festivals/Neumann's Bar/Car Show), and areas (Gateway Trail/Parks) to invite people from outside the residential area into the community and make a lasting positive impression.



# CITY OF NORTH SAINT PAUL

## RECOMMENDATIONS

### ARTS COUNCIL

What can the city of North Saint Paul do to reignite its Arts Council?

The first step of action can be taken by a member or two of the city council who can identify one or two residents who are community-oriented and passionate about the arts. From our surveys, we've gathered that older residents find bulletin boards and newsletters helpful while younger residents might find social media to be more accessible. North Saint Paul has a Facebook page that reaches more than 1,530 people.

An announcement in community newsletters, bulletin boards, and social media inviting residents to serve on the Arts Council would be the second step of action. Former members of the Arts Council could possibly serve in the capacity of an advisory board member if they no longer wish to serve on the Arts Council.

It's ideal for the Arts Council members to be reflective of the community it serves - made up of students, professionals, parents, singles, folks of various faiths and ethnicities; artists and non-artists, etc.

What role will the Arts Council have in North Saint Paul? There are numerous reasons to have an arts council, the responsibilities can be determined by its founding members. Below are some suggested responsibilities:

- to be the stewards of artistic and cultural preservation and celebration
- to strive to support, promote, and coordinate the arts at the local level
- to plan and offer events and programming that is meaningful to the community
- to identify and obtain resources for the implementation and sustainability of its arts and cultural programming

### FUNDING

In November 2008, Minnesotans passed the clean water, land, and legacy amendment to the Minnesota Constitution. As a result, over the next twenty-five years, 3/8 of one percent of the state's sales tax will be dedicated as follows:

33 percent to a clean water fund

33 percent to an outdoor heritage fund

14.25 percent to a parks and trails fund, and

19.75 percent to an arts and cultural heritage fund

Proceeds from the arts and cultural heritage fund "may be spent only on arts, arts education and arts access and to preserve Minnesota's history and cultural heritage."

Thanks to the Legacy Heritage Amendment, many arts and cultural programming that North Saint Paul would like to implement can be fully funded by state and government grants. North Saint Paul is eligible for every grant offered under the Legacy Heritage Amendment.

Council members have expressed the need to preserve and grow the city's current arts and cultural events and programming (the evening car show, music in the park series, and holiday parade) as well as implement new programming (culture festival, sculpture garden, downtown mural project). The Minnesota State Arts Board is a meaningful resource for funding opportunities.

The graphic features the text 'CITY OF NORTH SAINT PAUL' in a large, dark red, serif font. Below it, the word 'RESOURCES' is written in a smaller, black, sans-serif font. The background consists of a light blue and purple swirl on the left and a stylized tree with thin branches on the right.

# CITY OF NORTH SAINT PAUL

## RESOURCES

### Minnesota State Arts Board

The Minnesota State Arts Board is a state agency that stimulates and encourages the creation, performance, and appreciation of the arts in the state. <http://www.arts.state.mn.us/grants>

### A) Arts and Arts Access: Investing in high quality arts activities and experiences for all Minnesotans

Arts Access—Project grants that arts organizations can use to broaden arts opportunities for underserved groups by reducing or eliminating barriers to participation.

Arts Tour Minnesota—Project grants to support touring performances, exhibitions, and other related activities throughout the state. Minnesota professional artists, arts organizations, presenting organizations, and public agencies may apply.

### B) Arts Education: Investing in lifelong learning in the arts

Arts Learning —Project grants to support lifelong learning in the arts. Minnesota professional artists and arts organizations may apply. Nonprofit and community organizations, public agencies, arts organizations, educational institutions, and others also may apply.

Community Arts Schools and Conservatories —Operating support grants to organizations that provide open access to arts learning opportunities for people of all ages and abilities.

### C) Arts and Cultural Heritage: Building bridges between people via arts traditions

Folk and Traditional Arts —Project grants to give Minnesotans more opportunities to experience folk and traditional arts and artists.

Minnesota Festival Support —Project grants to showcase Minnesota artists through arts festivals and broader community-based festivals.

Partners in Arts Participation—Project grants to human or social service non-arts, nonprofit organizations to give underserved individuals or groups opportunities to experience the arts.

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# **North St. Paul Comprehensive Plan 2008-2030**

## **Selected sections referring to public art**

**(Complete document is available on the North St. Paul website)**

### **About the Comprehensive Plan**

This Comprehensive Plan (“Plan”) is North St. Paul’s official guide for making decisions on land use, transportation and community facilities.

The Comprehensive Plan allows the City to cause desirable change. And the plan allows the City to inject long-range considerations into decisions affecting short-range actions.

The City intends that the Comprehensive Plan 2008-2030 will lead to a new level of achievement in the Highway 36 corridor and throughout the Community.

This Plan covers the years 2008 through 2030. Chapter 1, The Community and the Plan, provides context and contains the most important parts of the Plan. The City’s vision, goals, Plan, key plan elements and a summary are included in this chapter. The Plan includes a full color Comprehensive Plan Map combining land use, transportation and community facilities into a single map 24 by 36 inches.

The Plan constitutes a commitment to a long-range plan based on a rational planning process. But the Plan can be amended if justified and positive results will occur consistent with other Plan elements. The current State Statute requires an update at least once every 10 years.

Adoption of this Comprehensive Plan does not complete the planning process. With adoption an equally important phase begins -- implementation. Implementation is not automatic. It requires a concerted effort to achieve the vision, goals and plan. Important implementation tools include zoning, subdivision controls, capital improvement plans, more detailed planning for specific areas, and substantial redevelopment for the Highway 36 Corridor and downtown.

## Section 1: The Community and Plan

### THE PLAN DEFINED

This Comprehensive Plan is North St. Paul's guide for development, redevelopment and preservation of the community. The Plan includes a vision, community goals, policies, plans, and programs to govern land use, transportation, and community facilities. Land uses include residential, commercial, public facilities, natural features, and historic features. The Plan also includes a transportation plan and a community facilities plan. The transportation plan includes pedestrianways and trails, collector streets, arterial streets and principle arterials. The community facilities plan includes utilities, public buildings and other improvements necessary to operate the City and to serve its people.

### VISION

A Vision statement was originally developed in 1998 through a strategic planning process. The statement was modified by the City in September 2007.

VISION STATEMENT Your Favorite Small Town.

### COMMUNITY GOALS

Goals for North St. Paul were developed through a strategic planning process, work sessions and from other sources. North St. Paul goals are:

#### GOAL 1: IMAGE

Develop themes, prepare plans, and implement plans which will enhance and improve the image of the City in Downtown, Highway 36 Corridor, and in each of the City's residential neighborhoods.

Comment: The City seeks a futuristic or progressive image in redevelopment areas while maintaining a sense of the past. Both can be accomplished. The image will evolve and be defined as other parts of the Plan are presented and more detailed plans are prepared.

#### GOAL 2: HOUSING

Improve the quality and mix of the City's housing and consider new forms of housing where redevelopment is necessary.

Comment: In general, the City's housing stock has improved since 1998. However, a significant percent of the City's housing is over 50 years old. Much of this housing is relatively small and modest in terms of value and type of construction. There is a need to update, improve, enlarge or redesign some dwellings. New types of housing can be encouraged. More condominiums, senior citizen housing, townhouses, and villas are suggested/encouraged.

#### GOAL 3: ECONOMICS

Strive to achieve the highest and best use of properties consistent with the Comprehensive Plan and achieve a growth of at least 5 percent per year in the tax base in the years 2008-2015.



Comment: “Under-utilization of land” and “develop all property assets” are phrases mentioned in the Strategic Planning Sessions. Strong economics and substantial revenue from the Highway 36 Corridor is necessary to achieve the vision and goals.

### GOAL 4: TRANSPORTATION

Achieve a functional, aesthetic, and balanced system which includes pedestrian friendly sidewalks and trails, local streets, collectors, arterials, a freeway and transit.

Comment: The key words are 1) “functional”, meaning that it works well and is probably safe, 2) “aesthetic”, meaning that it looks good, perhaps provides a sense of comfort when using it and contributes to a favorable community image, and 3) “balanced”, meaning that all types of facilities (from pedestrianways and trails, to freeways and transit), are in the system in proper locations and proportions to serve community needs.

### GOAL 5: HIGHWAY 36 -- FREEWAY – DIVISION STREET

Promote plans and construction of an interchange at Division Street (State Highway 120).

Comment: The City will actively promote construction of this interchange to complete conversion of Highway 36 to a freeway in North St. Paul. A highly functional and aesthetic improvement is needed at the City’s eastern gateway.

## GOAL 6: DOWNTOWN

Develop a theme and prepare a plan for revitalization of Downtown including redevelopment of some properties, if necessary.

Comment: Downtowns typically demand a substantial commitment of human and financial resources. North St. Paul's Downtown is not an exception. Some difficulties include establishing a theme, potential competition from the Highway 36 corridor, linking downtown to Highway 36, and a variety of economic factors.

## GOAL 7: PARKS, OPEN SPACES AND TRAILS

Enhance and expand the park, open space and trail system, especially in the Highway 36 Corridor.

Comment: Enhancing parks and trails has strong support. Parks, trails and open space will have an important role in redevelopment, infill development and access to community facilities.

## GOAL 8: ENVIRONMENT

Protect and enhance the lakes, wetlands, woods and wildlife and promote actions, practices and developments which will sustain the environment.

Comment: Implicit in this goal are friendly use of solar and wind energy, protection and enjoyment of natural drainageways, stormwater management to improve water quality and reduce flooding, recycling, and promotion of green development.

## GOAL 9: ACTIVE LIVING

Establish a climate and an urban pattern for active living to create and sustain changes in land use design, building design, transportation, public policies and projects to cultivate, support and integrate physical activity into daily life.

Comment: Fulfillment of Goal 4, Transportation, and Goal 7, Parks, Open Spaces and Trails, would achieve much of what is covered in Goal 9.

The vision statement and goals were used to set policies, plans and programs for economics, housing, parks, transportation, etc. contained in the chapters following Chapter 1.

## COMPREHENSIVE PLAN

North St. Paul's Comprehensive Plan consists of this document, including the Plan titled Comprehensive Plan 2008-2030.

## PROPOSED LAND USE

The proposed land uses as shown on the Comprehensive Plan 2008-2030 are listed in acres and percentages in Table 1-4. A description of each land use follows.

## RESIDENTIAL

- Low (single family) 3 – 5.5 units/acre
- Medium (single family, two family, townhouses)  
5.6 – 7.3 units/acre
- High (apartments, condominiums)  
7.4 – 22 units/acre

## COMMERCIAL

- Downtown -- This land use is for the central business district where retail business, shops and related services are concentrated in a single designated area. Some mixed use will be allowed. Residential (apartments and condominiums) on upper floors could have a density of 30 units per acre.
- General Retail -- This land use is for locations outside of downtown where retail uses are to be allowed.

## DIVERSIFIED DISTRICT

This land use category is designated for most of the land east of the urban Ecology Center between 7th Avenue and State Highway 36 – downtown being the exception. This designation allows for coordinated and harmonious development of functionally related uses including high density residential (up to 36 units per acre), office, commercial, entertainment – recreation, quality industrial, and public facilities. These uses can be located in relatively close proximity to each other, thereby providing efficient and optimum use of land suitable for redevelopment with high visibility and good access to State Highway 36. In this 134 acres, new development, redevelopment, and expansion of uses and buildings are to be achieved on a planned basis and accomplished in accordance to standards. The standards will ensure quality design, superior aesthetics, protection of the uses by minimizing adverse effects, adequate provisions for open space, and suitable transportation (including transit, transit stops, pedestrianways and trails with links to downtown).

## PUBLIC FACILITIES

- Park, Recreation & Open Space  
This land use is for public park, public recreation and public open space which can be used and enjoyed for active or passive park related purposes.
- Proposed Park, Recreation & Open Space  
This land use is for sites which in 2007 were not publicly owned but which are proposed to be public as described above.

- Other Public and Semi-Public

This designation is for other public type space/areas which are not parks or open space. Uses include community center-library, city hall, schools, museums, etc.

### NATURAL ELEMENTS

Two uses/categories are identified: open water and wetlands – both are self explanatory.

### Section 2: The Environment

In this chapter, the natural and made environments are reviewed. The natural environment begins with the bedrock under North St. Paul and extends through the glaciations which left behind much of the surface landforms, vegetation, lakes and wetlands we see today. Wildlife, air, solar, water and wind are also covered. The made environment includes only the City's historic sites because existing land use is covered in Chapter 1.

#### INVENTORY

##### Solar Energy

Interest in solar energy for residential purposes leveled off in the 1980s and 1990s due to broader use of improved materials, better construction techniques and stricter building codes. By 2007 interest in solar energy was on the upswing. Building orientation and capturing passive solar energy (heat) through windows and other materials is quite common and usually poses no problem. Use of solar energy is less common especially in a heavily treed urban environment. Treed lots can be used to reduce energy needs. No special provisions appear necessary to protect solar access.

##### Wind

Wind is becoming an important energy source at certain locations where cost-effective wind generators can be installed. The City's electrical utility could foster a program/facility in one of the parks, e.g. Urban Ecology Center, Casey Lake Park or possibly another park, provided wind potential and visual impacts are evaluated.

#### POLICIES

1. Preservation – Preserve and protect historic properties and environmentally unique and sensitive areas, especially Silver Lake, Casey Lake, Urban Ecology Center, wetlands, creek beds, and the remaining wooded areas.

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4. Public Awareness – Promote public awareness of adverse impacts which can be associated with the use of chemical fertilizers and other chemicals and how these can affect surface water runoff, ground water and the water quality in the wetlands, creeks and lakes.

5. More Sustainable Environment – Strive for a more sustainable environment in redevelopment areas, infill areas and in redesign and improvements in parks, trails and open spaces.

6. Wind – Seek to use wind energy as a source to generate electricity for part of the City's system.

7. Solar – Promote effective and aesthetic use of solar energy in private developments and for certain public uses, emergency phones, emergency/temporary road signs, etc.

8. Active Living – Use appreciation of the natural environment to promote active living.

### Section 3: Economic Development

In this chapter, the economic status of the City is considered primarily from land use and real estate tax bases. Building permit values are charted, the assessor's estimates of market value are tabulated and the economics of development are calculated. Policies and a plan to achieve the economic goal of 5 percent growth per year are stated.

#### POLICIES

Economic development policies are based on the City's economic goal, which is:

##### **Goal 3. ECONOMICS**

**Strive to achieve the highest and best use of properties** consistent with the Comprehensive Plan and achieve a growth of 5 percent per year in the tax base in the years 2008-2015.

The following policies are to be followed to fulfill this goal and to insure integration of economic and planning efforts:

1. High Quality Development-Redevelopment – Seek and promote new development and redevelopment which is high quality and located consistent with the Comprehensive Plan.
2. Commercial-Business Value – Require new commercial or business uses to have a high taxable value on a per square foot of land basis.
3. Neighborhood Reinvestment – Encourage reinvestment in existing housing by improving conditions and the image in neighborhoods and by encouraging housing rehabilitation.
4. Commercial Reinvestment -- Encourage reinvestment in commercial properties which fit into the city plans by: promoting sound development, implementing programs to improve the transportation system and the image of public property, and by offering economic incentives when necessary and appropriate.
5. Public Space Improvement to Foster Reinvestment- Improve and maintain public spaces to foster redevelopment.
6. Capital Improvements – Plan and coordinate the location and scheduling of Capital Improvements in an efficient manner.

### Section 5: Parks, Open Spaces and Trails

In this chapter, park benefits are described, a system of classifying parks is presented and the City's parks are inventoried. Park issues are presented based on an analysis. Park policies are listed from which a plan and program are derived.

#### **POLICIES**

The policies which follow are based on the inventory, issues and needs, the City's vision and goals, especially Goal 7 which is "Enhance and expand the park, open space and trail system, especially in the Highway 36 redevelopment corridor."

1. Balance System – Provide and maintain a balanced system of parks, trails and open spaces which provides a wide variety of opportunities for the diverse needs of the community.
2. Enhancement – Enhance the system through making functional and aesthetic improvements and by expanding the system into redevelopment areas.
3. Preservation – Preserve and protect the natural amenities especially the lakes, ponds, drainageways, woods and desirable flora and fauna.
4. Water Bodies – See Chapter 12.
5. Trails – Construct, maintain and enhance trails throughout the community to:
  - Links – Link neighborhoods to the community and to provide access to community facilities.
  - Image – Use trails and the links to improve the City's image and identity, to provide more cohesiveness, and to enhance the appearance of nearby development.
  - Access – Use trails to provide an alternative transportation mode and to provide a safe space for walking, biking and jogging.
6. Urban Ecology Center and Environmental Learning Center – Preserve and enhance these parks as environmental/educational parks and initiate practices which foster native species and their associated habitats.
7. Environmental Learning Center –
  - Continue to plant and improve the site with native species.
  - Consider adding a peripheral trail.
8. Park-School – Promote shared use of park and open spaces where schools and parks are adjacent or nearby such as:
  - McKnight Field and North High School
  - Southwood Park and Covern Elementary School and the open space adjacent to the school.

9. Identity – Improved parks, trails and open spaces to give neighborhoods and the City more identity.
10. Tower Park, Hause Park and Polar Park – Make these parks neighborhood focal points because of their relationship to the street system and the neighborhood in which they are located.
11. Silver Lake Park, Casey Lake Park – Preserve and enhance these parks as community parks with diverse opportunity for active and passive recreation and develop a trail link between these parks.
12. Joy Park – Pursue cooperation with Maplewood in the improvement, use and operation of Joy Park which, over time, could lead to joint ownership or some proprietary rights being shared by the two cities.
13. State Highway 36 Corridor – Establish an internal spine consisting of the Gateway State Trail, a parallel pond – open water feature for aesthetics, drainage and sustainable purposes, and an adjacent private and public open space – park use. See also the Guide Plan illustration in Chapter 7, Figure 7-2.
14. Water Quality – See Chapter 12.



**Section 6: Downtown**

In this chapter, downtown land uses and parking are inventoried, issues and needs are identified, policies are stated and a plan and program is proposed to address the issues and needs.

**INVENTORY**

North St. Paul's downtown has a long and varied history going back to the mid-1880s.

**Businesses**

The downtown area is generally described as 7th Avenue between 1st Street and Division Street and both sides of Seppala Boulevard. Field surveys conducted in 2007 show that downtown has a mix of uses including retail shops (new and antiques), bars, restaurants, service establishments, offices, residential, and governmental uses including City Hall-fire station, post office, community center, library and museum. Table 6-1 lists downtown businesses. Comparing results of the 2007 survey with the 1998 survey shows considerable stability with respect to uses. A healthy change is also evident including new construction of:

- New City Hall (2004), 44,417 square feet,
- North St. Paul Medical Clinic (2005), 25,000 square feet, and
- Three story office/retail building at 2586 7th Avenue (2007), about 50,000 square feet. (See Figure 6-1)

**Parking**

On-street and off-street parking spaces downtown were inventoried. The lots and street parking are shown in Figure 6-1. In addition, a parking summary is provided in Table 6-2. Total downtown parking is 1,689 spaces with 225 spaces (14%) provided on-street; 344 spaces (20%) provided in public parking lots; 1,050 spaces (62%) provided in business parking lots; and 70 spaces (4%) provided in residential private lots located within the boundary of downtown.

**ISSUES AND NEEDS**

The following interrelated issues and needs were developed based on the Inventory and other sources.

**Viability**

Most downtowns are impacted by competing large scale discount stores, other large retailers, shopping centers and regional malls. North St. Paul is no exception. Retail and service uses on State Highway 36 and in nearby shopping malls are extensive. Furthermore, large scale retailers can advertise on a more cost-effective basis.

**Scale**

The scale of downtown is small, measuring about 5 blocks long by 1-1/2 blocks deep. Yet some sites within downtown are used exclusively for single family residences.

### **Mix of Uses**

The retail mix is heavy on antiques, which could be an asset or liability. Office use has increased substantially with the medical clinic and the three-story office/retail building on 2586 - 7th Avenue.

### **Major Attractions**

There is a lack of major attractions. The biggest attractions are the public type facilities: Post office, city hall, community center and library, the new medical clinic and the new office – retail building on 7th Avenue. **Downtown needs one or more major attractions to draw more people downtown, which will lead to more downtown shopping. If well-known and respected regional businesses were to locate downtown, more shoppers would be attracted.**

### **Investment**

There is a need for continued investment and reinvestment downtown. The three new buildings constructed between 2005 and 2007 have a 2007 market value of \$16,500,000.

### **Awareness**

Except for North St. Paul residents and nearby residents, the general public may not be familiar with or well-informed of downtown.

### **Aging Improvements**

Some new improvements and updating of others will be necessary to stay competitive and attractive.

### **Parking**

Parking is not completely adequate for all uses. Most of the parking is provided off-street by businesses. On-street angle parking on 7th Avenue causes safety concerns. Some deck parking may be necessary, especially if downtown becomes more viable.

### **Intersections**

Most of the streets and alleys intersect at an acute angle, complicating access and turning movements.

### **State Highway 36**

Historically, downtown has lacked exposure and connection to State Highway 36. Construction in 2007 of Highway 36 as a freeway with a partial interchange, street landscaping and decorative lighting at Margaret Street could lead to a more favorable gateway to downtown. In general, access to downtown from the north side of the city has improved.

### **Continuity**

Housing, industrial uses, and large parking lots on the north side of 7th Avenue between Charles and Division Streets create a discontinuity especially in the downtown uses and function.

### **Links**

Links and connections between the rest of the community improved in 2007 with construction of the freeway. More needs to be done. The new links need to have landscaping, decorative lighting and related functional and aesthetic treatment.

### Unity

Since all stores and shops are individually owned and operated without any overall agreements, the hours of operation vary from shop to shop, making it less convenient for some shoppers. Secondly, shops are not open as many days and hours as those in a shopping center. Thirdly, management of the area is fragmented, although there is a Business Association.

### POLICIES

The policies which follow are based on the Inventory, Issues and Needs, the City's Vision and goals, especially Goal 6 which is "Downtown – Develop a theme and prepare a plan for revitalization of Downtown including redevelopment of some properties, if necessary."

1. Form – Reshape downtown to concentrate development on 7th Avenue between 1st Street and Division Street. On Margaret Street, extend and link downtown north to State Highway 36.
2. Theme-Plan -- Establish a theme and plan for downtown, which will provide long-term economic viability and give the City more identity.
3. Economic Incentives – Provide downtown property owners with economic incentives to rehabilitate, expand, improve and/or construct new buildings downtown.
4. Loans – In cooperation with local banks, establish a revolving loan program to assist property owners in making improvements to property they own downtown.
5. Special District – Consider establishing a special service district, supported by a levy, to maintain and enhance the downtown public areas.
6. Seppala – Give special attention to Seppala, transforming this functionally lacking alley with a poor image to a functionally and aesthetically pleasing business lane.

### PLAN AND PROGRAM

#### Plan

A complete plan including a theme for downtown is needed along with an action plan. The plan will need to be updated periodically to guide and achieve the desired redevelopment and revitalization. The action plan and theme for downtown should include:

- Mixed Use – Increase the mix of uses while allowing for some special emphasis.
- Appeal – Add visual appeal.

- Revitalize – Take actions which lead to revitalization.
- Landmarks – Establish one or more new landmarks in or adjacent to downtown.
- Form and Edges – Create user friendly edges and provide more form to downtown.
- Graphics – Include graphics to provide useful and appealing information, add interest, and to celebrate downtown.
- Lighting – Continue with a coordinated and aesthetic lighting theme for pedestrian level and automobile traffic.
- Landscaping – Establish more complete landscaping to enjoy and to feature the four seasons.
- History – Promote and preserve historical elements worth being distinguished.
- Visual – Make downtown visually interesting at a small town scale.
- Festive – Create space and opportunity for festive events, and improve the quality and number of festivals downtown.
- Circulation – Enhance pedestrian and vehicle circulation in a friendly, functional and aesthetic manner.
- Parking – Provide adequate and convenient parking on streets, in lots and perhaps in small parking decks designed for visual and functional appeal.
- Housing – Determine the proper role, density and form of housing downtown and locate it to support revitalization.
- Coordinate – Coordinate redevelopment downtown with redevelopment of State Highway 36 Corridor.
- Infrastructure – Maintain and upgrade infrastructure (roads, walks, electrical service, street furniture) making a more powerful statement consistent with the theme and with continuing economic viability downtown.
- Standards – Set design standards governing downtown development and redevelopment.
- Active Living – Use change and redevelopment to help implement the active living goals especially as related to placement of sidewalks, benches and other street functions such as bike racks, lighting and bus stops, etc.

### Program

The program which follows is based on the City's vision and goals and the content of this chapter.

1. Downtown Plan – By the year 2010, prepare a 10-year action plan for improving downtown.

Comment: The plan should incorporate physical, economic and operation elements to implement the downtown policies, especially those dealing with: uses, form, theme, economic incentives, funding improvements, revitalization, graphics, lighting, landscaping, circulation, parking, Seppala, and linking downtown to and across State Highway 36.

2. Festive Events Plan – By 2010, prepare a festive plan to provide more exposure of downtown to a larger market. And expand/modify the plan as redevelopment and revitalization continues.
3. Margaret Street – Continue expansion and linkage of downtown north on Margaret Street to and across State Highway 36 to Cannon Park, including redevelopment of vacant and underutilized property.
4. Edges and Gateways – By the year 2010, have a plan in place and activities underway to improve the edges of downtown and create friendly gateways. For example, Margaret Street off ramp.
5. Revolving Fund – By the year 2011, establish a revolving fund from tax increment, land sales or other sources to assist owners in making substantive building improvements consistent with the downtown plan and downtown design standards.
6. Streetscape Improvements – By the year 2012, implement streetscape improvements, especially where downtown interfaces with redevelopment in the State Highway 36 Corridor.
7. Decorative Lighting – By 2013, extend new pedestrian level and automobile level decorative lighting into the remainder of downtown.
8. Housing – Promote and assist construction of downtown, high density housing in selected areas in or adjacent to downtown and link the sites to express transit.
9. Pedestrianways and Sidewalks – Construct a pedestrian link between downtown, the Gateway State Trail, State Highway 36, North High School and McKnight Field.
10. Attractions – Design and promote uses and activities which attract people throughout the year, for more days of the week, and later into the evening and night.
11. Historic Preservation – When feasible, preserve downtown historic sites and encourage owners to maintain such properties.

In this chapter, the history and function of State Highway 36 are summarized, conditions are inventoried, emerging new issues and needs are scoped. And policies, plans and a program are presented.

### **POLICIES**

The policies which follow are based on City goals, the metropolitan functional classification system, Highway 36 Access Plan and this chapter.

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7. **Aesthetics – Promote landscaping, maintenance, quality design and use natural and manmade materials which produce a high level of aesthetics.**
8. **Redevelopment – Actively promote and achieve major redevelopment of the State Highway 36 Corridor.**
9. **Local Streets - Land Use – Make plans for local streets and land use changes which are consistent with the plan for State Highway 36 and which include optimum land use in a functional and aesthetic manner.**
10. **Signs – Prevent construction of billboard and similar large signs along State Highway 36.**
11. **Gateways – Create gateways and vistas at the following points for traffic entering North St. Paul from Highway 36.**
  - McKnight Road
  - Margaret Street (at off ramp – 12th Avenue)
  - Division Street
12. **Diversified District – In the Diversified District zone new development shall be intense and have a high taxable value on a per square foot of land basis.**

Comment: The City has identified the Diversified District for intense, quality diversified development because of interchange access to State Highway 36 and the City's need to use this area to establish a more favorable tax base and to insure costly infrastructure is used close to or at its optimum.

### **PLAN AND PROGRAM**

#### **Plan**

Figure 7-2 is the Diversified District Guide Plan for the State Highway 36 Corridor. It proposes:

1. Predominantly high density housing adjacent to the Urban Ecology Center.
2. Corporate offices and professional services on the east side of McKnight Road oriented both to the highway and to a plaza through which the Gateway State Trail passes.
3. Housing, community facilities and high tech uses in the central portion.
4. Extension of downtown north on Margaret Street.

5. Historic preservation of the most significant buildings.
6. Office, Hotel, Entertainment -- The eastern portion could include the following: hotel with small conference center, indoor/outdoor sports facility (e.g. physical fitness center, batting cages, rock climbing), outdoor sport-recreation, water reservoir, theatre, food and refreshments, festival space and plaza, farmers market, transit station, parking decks, high tech communication, financial services and perhaps some residential. Decorative lighting, waterfalls and fountains, and creative landscaping would be encouraged to create high visibility providing an eye-catching presence from State Highway 36.

In this Chapter, the City's transportation plan is presented. The Introduction section provides a foundation for the plan – transportation goals are stated and transportation definitions provided. An inventory of transportation facilities is provided. The analysis of condition resulted in identifying issues and needs, from which emerge policies and the plan and program of projects.

### ISSUES AND NEEDS

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Inadequate Pedestrian-Trail Facilities – The pedestrian and trail facilities do not provide an interconnected, complete system. Significant needs are:

- An east-west route between Casey Lake Park and Silver Lake Park
- A trail around Silver Lake (a long-term objective)
- A trail on the west side of Division Street
- A trail along the north side of State Highway 36 from the west side of McKnight Field to Division Street, if sufficient space.
- A trail from Southwood Park through Cowern Elementary School site and north on Helen to Seppala
- An improved Gateway State Trail – make it more park-like and use it effectively in redevelopment
- A complete north-south trail link on 2nd Street North between the High School and 17th Avenue
- Extend the pedestrianway on 7th Ave to South Ave

Active Living – Use transportation to substantially implement the active living goal. Improvements which support active living include trails, walks, express transit and transit stops, benches, bike racks, crosswalks, pedestrian activated signals, lighting and pleasant environments at the pedestrian scale.

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Traffic Calming – Traffic calming may be necessary to provide safe crossings at arterials, promote active living and to enhance qualities in residential neighborhoods. Traffic calming may be warranted on roads linked to interchanges, e.g. McKnight Road, Division Street and roads adjacent to parks and schools, e.g. 7th Avenue, South Avenue and 17th Avenue.

### POLICIES

The policies which follow are based on the Vision, goals and information collected during the preparation of this plan.

1. Balanced System – Promote a balanced transportation system which meets the needs of North St. Paul by providing well-designed facilities for pedestrians, bicycles, automobiles, trucks and transit vehicles. The system will include pedestrianways and trails, local and major collector streets, arterial streets, principal arterials, transit rights-of-way, transit stops and parking areas for bikes and vehicles.
2. Design Features – Improvements must be designed to enhance the functional and aesthetic character of the road or facility.



3. Right-of-Way Elements – The multiple functions within a right-of-way must be balanced and coordinated. For example, the road, boulevard, landscaping, pedestrianway, sidewalk or trail, decorative street lighting, traffic control signage, transit stops, snow storage and, in some cases, on-street parking which all compete for space within the right-of-way.
4. Intersection Design – Where possible, limit intersections to no more than four intersecting streets (four corners) and improve the intersection design and safety features at problem intersections.
5. Pedestrian and Bike Links – Support construction of pedestrian and bike links for transportation and recreational use to and from neighborhoods, schools, Gateway State Trail, downtown, activity centers, and community facilities.
6. Through Traffic – Prevent through traffic from using local streets within neighborhoods.
7. Transit –
  - Support improvement, expansion, and upgrades to the transit system and encourage and seek an alignment for light rail transit or similar forms of new transit.
  - Express Transit – See Chapter 7.
  - Park and Ride – Consider an interim park and ride site within the Highway 36 Corridor until the site is needed for redevelopment.
  - Transit Stops – Create functional and aesthetic transit stops which encourage transit use and which complement the area in which they are located.
  - Highway 36 – See Chapter 7.
8. Freight - Trucking – Promote a system of roads which accommodates the movement of freight and which prevents or minimizes trucks from using collector streets and arterials in residential areas to the extent allowed by statute.
9. Maintenance -- Continue to achieve a high level of cleanliness and protect runoff quality on City streets through regular sweeping.
10. Monitor – Monitor traffic volumes and conditions as the Plan is implemented. If appropriate, adjust the Plan to strengthen the system consistent with goals and policies of the Comprehensive Plan.
11. Pedestrian and Trail Links – Recognize the importance of pedestrian, trail and bike facilities as transportation components which produce a balanced transportation system.
12. Gateways – Use transportation facilities including landscaping, decorative lighting and other features as important elements in establishing favorable gateways into North St. Paul.
13. Image and Appearance – Enhance the appearance of streets through boulevard landscaping (including trees), careful placement of necessary signs, undergrounding utilities when improvements are made and by providing decorative street lights.  
Comment: Neighborhood character and image, especially houses on relatively small lots, are greatly affected by the appearance or image of the street.
14. Shared Parking – Allow and promote shared parking, especially downtown and in the State Highway 36 corridor.
15. Handicapped – Incorporate facilities for the handicapped in transportation improvements.
16. County Roads – Work cooperatively with Ramsey County to improve the functional and aesthetic qualities of county roads in North St. Paul.

17. 7th Avenue – Establish 7th Avenue as the City’s foremost civic street, deserving the City’s highest quality of roadway pavement, walks, crossings, street trees, landscaping, decorative street lights, and signage.

18. Division Street – Work cooperatively with the State, City of Oakdale and Ramsey and Washington Counties to establish Division Street as a functional, safe, pedestrian and residential friendly minor arterial.

19. Active Living – Craft transportation improvements to support the active living goal.

20. Traffic Calming – Employ traffic calming methods in residential neighborhoods, near local parks and schools, downtown and on local streets in the Diversified District.

In this chapter, the importance, benefit and need for implementation are discussed. A set of implementation policies is presented, and a plan and program to implement the Plan are provided.

### **INTRODUCTION**

Implementing the Comprehensive Plan is of paramount importance. Only through implementation can the Plan's purpose and goals be achieved.

The goals, policies, plans and programs contained in this Comprehensive Plan are reasonable and capable of being accomplished.

Crucial to implementing the Comprehensive Plan are:

- Preparing more detailed plans for redevelopment of the Highway 36 Corridor.
- Preparing detailed plans for downtown or parts of downtown requiring redevelopment.
- Funding key projects.
- Monitor and possibly modify land use controls.
- Neighborhood improvement (stability) project(s).

With commitment, successful implementation is expected.

The Plan extends from 2008 to 2030. However, not all Plan proposals are expected to be implemented within this time frame. Some elements of the Plan may need to be implemented on a coordinated basis

It is essential to preserve and maintain a quality environment which will stabilize and enhance neighborhoods, making them more livable. Park improvements, walks and trails, housing rehabilitation and housing and zoning code enforcement contribute to achieving quality neighborhoods.

Implementation of the Plan requires both public and private commitment. In some instances, a cooperative or symbiotic effort is necessary. Thus, implementation is not automatic – it requires a conscious effort and proper timing consistent with physical conditions, economic opportunities, and the financial capability of the City and the private sector.

Because implementation is achieved on an incremental basis, the Plan does not represent the ideal or final picture of what North St. Paul will look like in 2030. Implementation will itself cause favorable change, leading to greater fulfillment of the Plan objectives. Such change will in turn support other changes as proposed in the Plan.

While it is fair to characterize the Plan as a comprehensive general plan, it is not considered flexible in the sense that its content is changeable or need not be followed. On the contrary, the Plan represents a commitment which is the result of a rational, thorough study and substantive

participation. The Plan is, however, amendable if justified and if results are positive and benefit the area and entire community. Amendments require a thorough review and a proper hearing prior to approval.

There is flexibility in the Plan related to the timing of proposed programs and some of the changes, but it is not flexible with respect to the vision, goals, policies and Plan content.

Knowledge of the Plan and understanding of its importance and benefit, and a commitment to fulfilling the Plan are the key ingredients to successful implementation. Major clients and players in this activity include the City Council, Planning Commission, Economic Development and Redevelopment Commission, Environmental Advisory Commission, City Staff, Parks and Recreation Commission, School Board, Mn/DOT, the Metropolitan Council, other local and state agencies, citizens, developers and businesses. A partnership with or at least cooperation from the Metropolitan Council may be necessary to achieve increases in households projected since most of the units will be constructed in the Diversified District through redevelopment.

### **POLICIES**

Adherence to the following policies will make implementation of the Comprehensive Plan successful.

1. The Plan as Official Guide – The Comprehensive Plan is North St. Paul’s official guide used to make short and long range planning decisions. Such decisions include zoning changes, conditional use permits, road and highway improvement plans, replatting, redevelopment, and amendments to the Plan itself.
2. Citizen Awareness – Promote public awareness of the City’s Comprehensive Plan and the community benefits derived through its implementation.
3. Review by Planning Commission – In order to ensure that public action and private development are consistent with the Comprehensive Plan, the Planning Commission will review and make recommendations on: Zoning changes, conditional use permits, major roadway improvement projects, street, alley and utilities locations, acquisitions and disposition of public lands, Official Map, plats, freeway plans, transit projects, redevelopment plans, amendments to the Comprehensive Plan, and other plans, programs or studies that affect development, preservation, or redevelopment of the community.
4. Public Facilities – The City will develop and implement a plan for acquiring land necessary to provide public facilities in areas to be redeveloped.
5. Official Map – If necessary or useful, the City will use the Official Map statute to identify and preserve lands needed for a public purpose.
6. Capital Improvements Program – The City will annually prepare and extend a five-year capital improvement program.
7. Land Use Controls – The City will review the land use control ordinances, to ensure consistency with the Comprehensive Plan and to assist in implementation of the goals, policies, and programs contained in the Comprehensive Plan.

8. Financial Assistance – To the extent appropriate, the City will investigate obtaining financial assistance which will help fulfill implementation of the Comprehensive Plan.

9. Joint Powers – If appropriate, the City will enter into Joint Powers agreements with other public agencies, to share in the administration and use of land or other resources, and to ensure that the vision and goals of the Comprehensive Plan elements are fulfilled.

### **PLAN AND PROGRAM**

The implementation program is based on the inventory and policy sections and identifying key components to fulfill the goals.

1. Implement – Implement the goals, policies, plans, and program in each of the chapters generally as scheduled to the extent possible and appropriate.

2. Awareness – Inform and educate the public, boards and commissions, developers and others about the City vision, goals and the content of the Comprehensive Plan.

3. Official Map – If appropriate, adopt and use an Official Map ordinance to facilitate implementation of the Plan.

4. Controls – Modify land use controls and approve zoning changes only when consistent with this Plan and the more detailed plans for downtown and the Highway 36 Corridor.

**Note:** State Statute (473.858, subd. 1) states that:

“The comprehensive plan shall provide guidelines for the timing and sequence of the adoption of official controls to ensure planned, orderly, and staged development and redevelopment consistent with the comprehensive plan.”

The principal “guidelines for timing and sequence” in this Plan are the plan and program sections of each chapter.