



City of  
Maplewood  
**2040**  
**COMPREHENSIVE**  
**PLAN**



Kimley»Horn

ADOPTED SEPTEMBER 9, 2019

# Acknowledgements

## Steering Committee

- » Nora Slawik, City Council
- » Kathleen Juenemann, City Council
- » Marylee Abrams, City Council
- » Tou Xiong, City Council
- » Bryan Smith, City Council
- » Fred Dahm, Planning Commission
- » Jon Donofrio, Planning Commission
- » Paul Arbuckle, Planning Commission
- » Bill Kempe, Community Design Review Board
- » Mollie Miller, Environmental & Natural Resources Commission
- » Kimii PorterParks & Recreation Commission
- » John Gasper, Heritage Preservation Commission
- » Brian Finley, Housing & Economic Development Commission
- » Joy Tkachuck, Resident
- » George Gonzalez, Resident
- » Carol Maloney, Resident
- » Jennifer Lewis, Maplewood Mall
- » Jonathan Schmelz, Schmelz Countryside
- » Laura Keithahn, HealthEast
- » Jillian Prosser, Allina Health
- » Joshua Vang, Hmong Alliance Church
- » Kristin Reither, YMCA - Maplewood Community Center
- » Justin Hollis, Ramsey County
- » Benosi Maduka, Alternate - Housing & Economic Development Commission
- » Craig Brannon, Alternate - Parks & Recreation Commission
- » Mary Lou Egan, Alternate - Ramsey County
- » Katy Kuball, Alternate - Allina Health

## Planning Commission

- » Tushar Desai
- » Paul Arbuckle
- » Bill Kempe
- » John Donofrio
- » Allan Ige
- » Frederick Dahm
- » John Eads

## Community Design Review Board

- » Jason Lamers
- » Matt Ledvina
- » Ananth Shankar
- » Bill Kempe
- » Melissa Peck

## Environmental and Natural Resources Commission

- » Ted Redmond
- » Mollie Miller
- » Ann Palzer, Chair
- » Tom Sinn
- » Ryan Ries
- » Keith Buttleman

## Heritage Preservation Commission

- » Peter Boulay, Chairperson
- » Richard Currie, Vice-Chairperson
- » John Gaspar
- » Frank Gilbertson
- » Robert Cardinal
- » Leon Axtman, Commissioner

## Maplewood Area Economic Development Authority

- » Nora Slawik, Mayor
- » Marylee Abrams, Councilmember
- » Kathleen Juenemann, Councilmember
- » Bryan Smith, Councilmember
- » Tou Xiong, Councilmember



Maplewood

## Housing and Economic Development Commission

- » Mark Jenkins
- » Jennifer Lewis
- » Joy Tkachuck
- » Dennis Unger
- » Warren Wessel
- » Brian Finley
- » Ben Maduka

## Parks & Recreation Commission

- » Craig Brannon
- » Terri Mallet
- » Rick Brandon
- » Nikki Villavicencio
- » Russell Susag
- » Dorothy Molstad
- » Kimii Porter

## Police Civil Service Commission

- » Lisa Liddell
- » Terrie Rameaux
- » Debra Birkholz
- » James Meehan

## Police Advisory Commission

- » Sarah Lilja
- » Melissa Sonnek
- » Kathryn Hatlestad
- » Mary Schoenborn
- » Carey Hall
- » Steve Langdon
- » Carol Fogarty
- » Anne Bryson

## City Council

- » Nora Slawik, Mayor
- » Marylee Abrams, Councilmember
- » Kathleen Juenemann, Councilmember
- » Bryan Smith, Councilmember
- » Tou Xiong, Councilmember

## City Staff

- » Jason Brash, Building Official
- » Melinda Coleman, City Manager
- » Shann Finwall, Environmental Planner, Natural Resources
- » Ginny Gaynor, Natural Resources Coordinator, Nature Center
- » Liz Johnson, Office Administrator
- » DuWayne Konewko, Environmental and Economic Development Director
- » Steve Love, Public Works Director
- » Michael Martin, Economic Development Coordinator, Planning
- » Michael Mondor, EMS Chief
- » Audra Robbins, Parks and Recreation Manager, Recreation
- » Chris Swanson, Environmental and Code Specialist

## Project Consultants

- » Hoisington Koegler Group, Inc. (HKGi)
- » Kimley Horn and Associates



Kimley»»Horn

# CONTENTS

Acknowledgements	ii
1. Introduction	1-2
Purpose	1-3
Planning Process	1-5
City Initiatives	1-7
Plan Organization	1-8
2. Community Profile	2-10
History of Maplewood	2-11
Demographics	2-13
Economic Overview	2-15
Land Use & Growth Management	2-16
Natural Resources	2-16
Parks, Trails and Open Space	2-19
Transportation	2-19
Water Supply	2-19
Sanitary Sewer	2-20
Surface Water	2-20
Community Services	2-20
3. Guiding Principles	3-22
Resilience	3-23
Equity	3-23
Health	3-24
Age-Friendliness	3-24
4. Land Use	4-28
Purpose	4-29
Existing Conditions	4-30
Future Land Use	4-38
Development Staging	4-45
Aggregate Resources	4-48
Implementation	4-50
Neighborhood Future Land Use Maps	4-67
5. Critical Area Plan	5-82
History	5-83
Elements Shaping the Critical Area	5-87
Implementation	5-99
6. Housing	6-104
Purpose	6-105
Existing Conditions	6-105
Future Forecasts and Projections	6-113
Implementation	6-117

7. Economic Development	7-126	14. Sanitary Sewer	14-264
Purpose	7-127	Overview	14-265
Existing Conditions	7-127	Sanitary Sewer Service Districts	14-265
Implementation	7-133	Projected Sewage Flows	14-269
8. Natural Resources	8-138	Subsurface	
Purpose	8-139	Sewage Treatment Systems (SSTS)	14-272
Existing Conditions	8-139	Infiltration/Inflow	14-274
Implementation	8-147	15. Implementation	15-278
9. Sustainability	9-152	Use of the Plan	15-279
Climate Change Risks	9-154	Implementation Tools	15-279
Energy	9-155		
Implementation	9-158	Appendix A:	
Local Food Access	9-161	Community Engagement	
Implementation	9-165		
10. Historical Resources	10-168	Appendix B:	
Purpose	10-169	Significant Historical Properties	
Existing Conditions	10-169		
Implementation	10-173	Appendix C:	
11. Parks, Trails, & Open Space	11-178	Capital Improvement Plan (CIP)	
Trends in Recreation	11-179		
Existing Conditions	11-180		
Implementation	11-195		
12. Transportation	12-210		
Purpose	12-211		
Future Land Use	12-211		
Auto & Roadways	12-216		
Transit	12-230		
Bicycling and Walking	12-236		
Aviation	12-242		
Freight	12-244		
Guiding Principles for Transportation	12-247		
Implementation	12-248		
Focus Areas	12-250		
13. Surface Water	13-254		
Purpose of the Plan	13-255		
Basis for the Plan	13-255		
Plan Overview	13-256		
Key Water			
Resources Issues	13-257		



Kimley»Horn

**2040 COMPREHENSIVE PLAN**