



INTRODUCTION



Chapter 1

INTRODUCTION

The City of Maplewood continues to place value on long-range, strategic planning to ensure the community of today evolves to meet the needs of tomorrow. Successful planning and implementation requires community input and involvement; evaluation and analysis of current conditions, trends, and future needs; forward-thinking goal and policy setting; strategic action prioritization; the dedication of staffing and funding; and the ability to follow-through when faced with competing interests. The update of the City of Maplewood's Comprehensive Plan provides the opportunity to review and calibrate the community's strategic direction through the year 2040. Although Comprehensive Plans are thought of as a land-use document, the Comprehensive Plan is much more. Maplewood's Comprehensive Plan is comprised of several interrelated elements addressing the natural environment, resiliency, historical resources, parks, trails, transportation, and community facilities and infrastructure.

THRIVE MSP 2040 URBAN POLICIES

Maplewood has been designated as an Urban community. The following are examples of the policies Urban communities similar to Maplewood are expected to incorporate into their plans:

- » Plan for new growth and redevelopment to occur at a density of at least 10 units per acre.
- » Target opportunities for denser development around regional transit investments, such as the Purple and Gold Lines.
- » Identify areas for redevelopment, particularly areas served by transportation options and amenities.
- » Plan for a mix of housing, including affordable housing.
- » Preserve and support areas for employment.
- » Plan for and program local infrastructure needs (roads, sidewalks, sewer, water, and surface water) to meet future growth and redevelopment.
- » Identify opportunities to improve pedestrian and bicycle circulation.
- » Integrate and identify strategies for natural resources conservation and restoration.
- » Implement best management practices to control and treat stormwater.
- » Identify and address community resiliency.
- » Support opportunities for urban agriculture and small-scale food production.

Purpose

The purpose of the 2040 Comprehensive Plan is to help the public and private sector in planning for physical, social, and economic development of the community. The 2040 Comprehensive Plan is intended to:

- » Guide future growth and development.
- » Define the relationship between different types of land uses.
- » Help coordinate public and private sector decisions and investment.
- » Shape the appearance of the community.
- » Encourage orderliness and efficiency in city government.
- » Provide a means for balancing competing private and public interests.
- » Support a sense of community and neighborhood identity.

2040 Regional Plans

The City of Maplewood has initiated an update of its Comprehensive Plan in accordance with Minnesota Statutes 473.864, Subd. 2. In addition to addressing community issues and opportunities, the 2040 Comprehensive Plan also responds to the regional policy plans adopted by the Metropolitan Council, including *Thrive MSP 2040*, the *2040 Transportation Policy Plan*, *2040 Regional Parks Policy Plan*, *2040 Water Resources Policy Plan*, and the *2040 Housing Policy Plan*.

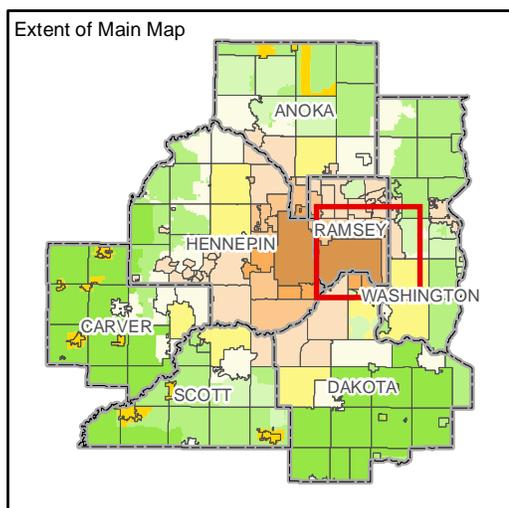
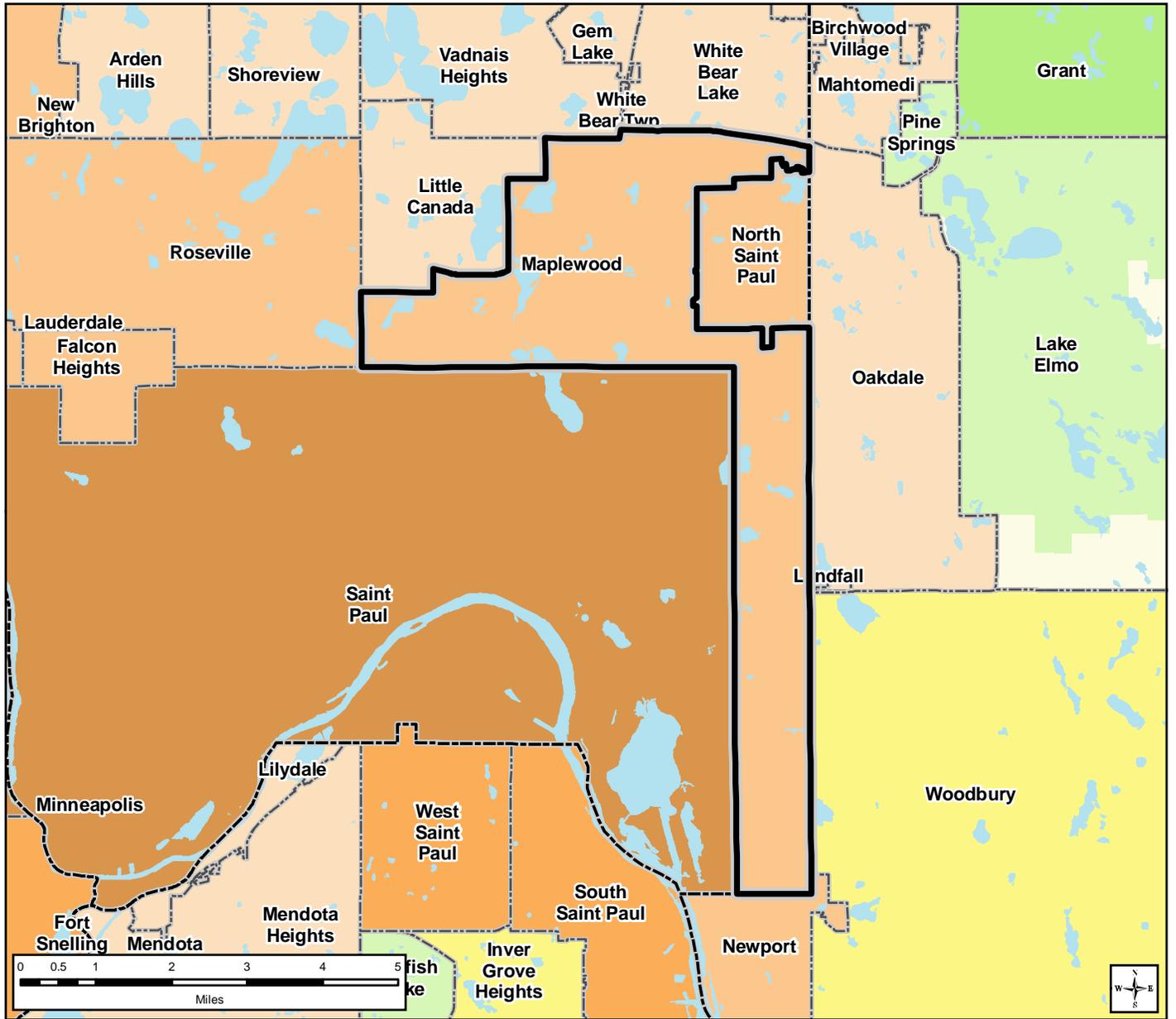
To assist local governments in this effort, the Metropolitan Council issues a "System Statement" to each community that describes the specific areas that must be addressed as part of the local comprehensive plan. In addition to identifying the specific planning and infrastructure areas to include, the System Statement identifies population, household, and employment forecasts for the years 2020, 2030, and 2040 as shown in Table 1.1 below:

Table 1.1 Forecasts. Source: Metropolitan Council

	2010 Census	Forecasts		
		2020	2030	2040
Population	38,018	42,200	45,600	48,600
Households	14,882	17,000	18,900	20,300
Employment	27,635	32,700	34,800	36,600

Thrive MSP 2040 designates Maplewood as an Urban community. Urban communities are described as a communities that experienced rapid development during the post-World War II era. The development patterns generally reflect the growing influence of the automobile with denser neighborhoods and greater transit closer to the urban core areas of St. Paul and more suburban patterns to the north, east, and south. Thrive MSP 2040 notes that Urban communities through 2040 are focused on redeveloping to meet the needs of future generations. As shown in Figure 1-1, other Urban communities around Maplewood include Roseville and North St. Paul, while the City of St. Paul is identified as an Urban Center.

Figure 1-1. Community Designation. Source: Metropolitan Council



Community Designation

- Urban Center - Core City
 - Urban Center
 - Urban
 - Suburban
 - Suburban Edge
 - Rural Center
 - Diversified Rural
 - Rural Residential
 - Agricultural
 - Outside Council planning authority
- County Boundaries
 City and Township Boundaries
 Lakes and Major Rivers

INVOLVEMENT OF BOARDS, COMMISSIONS AND COMMITTEES

The 2040 Comprehensive Plan was developed through an extensive planning process that sought to engage a wide range of community members. More than 50 members of the community were involved specifically with the development and review of components of the 2040 Comprehensive Plan. These contributors were members of one or more of the following city-appointed groups:

- » **City Council**
- » **Planning Commission**
- » **2040 Comprehensive Plan Steering Committee**
- » **Parks and Recreation Commission**
- » **Housing and Economic Development Commission**
- » **Community Design Review Board**
- » **Environmental and Natural Resources Commission**
- » **Heritage Preservation Commission**

Planning Process

The 2040 Comprehensive Plan planning process extended for more than a year and involved numerous elected and appointed officials, as well as the general community. The process was overseen by a Steering Committee comprised of representatives of the City's boards and commissions, as well as representatives from the business community, health care, faith communities, residents, Ramsey County, and the YMCA. The planning process was organized into the following tasks:

- » Task 1 - Organize the Effort - This task focused on start-up activities for the comprehensive planning process, including a kick-off meeting with Staff, preparing a strategy for community engagement, assembling background data and maps, and establishing a document format
- » Task 2 - Understand the Context - The consulting team focused on researching, analyzing, and communicating the local and regional context that might affect Maplewood over the planning horizon. This includes evaluating the 2030 Comprehensive Plan, reviewing previous planning initiatives, developing a market profile, and analyzing opportunity areas.
- » Task 3 - Engagement Phase 1 - Understand What Is Desired - This task focused on outreach efforts to help educate about the 2040 Comprehensive Plan and solicit input on community likes, needs, and concerns. Outreach conducted is outlined on the next page and results can be found in Appendix A.
- » Task 4 - Explore the Possibilities - This step built on the information from the previous tasks to identify potential directions for the future. Input on the directions was solicited from the Steering Committee and City Council. In addition, specific topical directions were reviewed and discussed by the oversight board or commission. For example, historical resources directions were reviewed by the Heritage Preservation Commission.
- » Task 5 - Update the Plan Elements - The consulting team used the direction gleaned from Task 4 to develop the various chapters. Individual draft chapters were reviewed by their respective boards and commissions, while the entire first draft was reviewed by the Steering Committee.
- » Task 6 - Engagement Phase 2 - Consult and Collaborate - This task focused on outreach efforts to confirm the direction set by the draft plan. Outreach conducted is outlined on the next page and results can be found in Appendix A.
- » Task 7 - Assemble the Final Plan and Seek Approvals - The consulting team used the community input and input from the individual boards and commissions to revise the draft plan. The draft 2040 Comprehensive Plan, which was presented to the Planning Commission at a public hearing on March 20, 2018, was recommended for distribution.
- » Task 8 - Prepare Plan for Distribution and Agency Approvals - The City Council authorized distribution of the 2040 Comprehensive Plan to adjacent and affected jurisdictions on April 9, 2018.

The 2040 Comprehensive Plan was distributed to adjacent and affected jurisdictions on April 11, 2018 for the 6-month review process. Comments received during this period and Maplewood's response/action to those comments are included in Appendix D. The consulting team used the input

COMMUNITY ENGAGEMENT

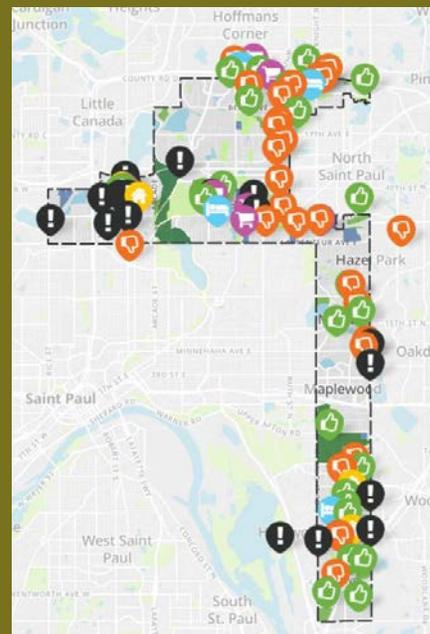
The planning process for the 2040 Comprehensive Plan sought to include a broad representation of the community. A variety of outreach methods were used in recognition that people have different preferences in how they engage in a planning process. Each phase of community engagement was specifically developed based on the type of input being sought and the results from previous efforts. The following provides a list of the types of engagement conducted during each phase of the planning process. Results from the first phase of community engagement are woven into the “What We Heard” boxes in each chapter, while results from the second phase of community engagement resulted in directed changes to the draft document. Written input received during both phases of community engagement can be found in Appendix A Community Engagement.

» Phase 1 - Understand What is Desired

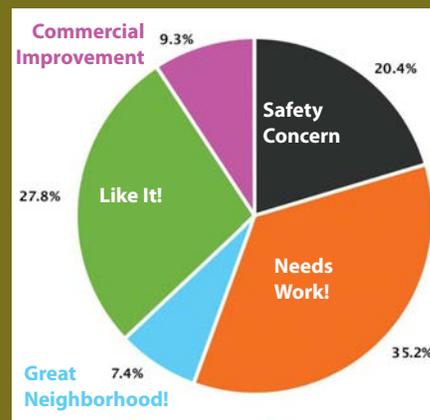
- Social Pinpoint website - available from June to October, 2017
- Booth at the June Movie Night at Bruentrup Historical Farm
- Booth at July 4th event at Hazelwood Park
- Booth at the July WOW Event at Wakefield Park
- NSP Maplewood Oakdale Rotary Presentation
- Maplewood Business Council Presentation (2 times)
- Community Business Engagement Breakfast
- Allina, HealthEast, and Health Partners
- Hmong Alliance Church
- Assalam Mosque

» Phase 2 - Consult and Collaborate

- Open House at Carver Elementary
- Open House at Maplewood Community Center
- Lions Park Neighborhood Meetings (2 times)
- Beaver Lake Neighborhood Meeting
- Vista Hills Neighborhood Meeting
- Assalam Mosque
- Hmong Alliance Church
- Full chapter drafts posted on City website for community review
- Chapter Highlights posted on City website for community review
- Social Pinpoint website - available from December 2017 to February 2018
- Online survey - available from December 2017 to February 2018
- Maplewood Business Council Presentation



During the first phase of community engagement, Social Pinpoint was open for four months. Nearly 800 users spent an average of 18 minutes reviewing the site and entered 200 comments.



Comment types gathered from Social Pinpoint in July 2017



Open House at Maplewood Community Center, January 2018

from adjacent and affected jurisdictions, as well as the preliminary review from Metropolitan Council, to revise the draft plan. The public hearing for the revised 2040 Comprehensive Plan Draft took place at the October 16, 2018 Planning Commission meeting where it was forwarded to City Council for official submittal to the Metropolitan Council. During the November 13, 2018 City Council meeting a resolution was passed to officially submit the 2040 Comprehensive Plan to the Metropolitan Council for review. The final comprehensive plan was adopted by Maplewood City Council on September 9, 2019.

City Initiatives

The 2040 Comprehensive Plan is one of many strategic documents that guides the ongoing operations of the City. To provide context for the development of the Comprehensive Plan, two city-wide initiatives are highlighted below. Additional planning initiatives are highlighted in their respective chapters to provide the context for the goals, policies, and actions identified.

Maplewood Strategic Plan for 2017-2019

The Strategic Plan serves as a road map to prioritize the initiatives, resources, goals, and department operations and projects. The five strategic priorities identified include:

- » Community Inclusiveness
- » Financial Sustainability
- » Infrastructure & Asset Management
- » Integrated Communications
- » Operational Effectiveness
- » Targeted Redevelopment

Maplewood Racial Equity Workgroup

The City of Maplewood is working hard to support racial equity efforts through building a community that embraces and respects diversity, using a variety of perspectives and experiences to build an inclusive and equitable city for all. The City is striving to identify, reduce, and eliminate racial inequities and barriers that hinder opportunity and prosperity for residents. The intent of the Comprehensive Plan is to create a healthy, vibrant community with equitable development for all. This includes investments, programs, and policies that meet the needs of marginalized populations and reduces disparities.

Minnesota GreenStep Cities

GreenStep Cities is a voluntary program that assists and recognizes cities for achieving their sustainability and quality-of-life goals. The program, managed by a public-private partnership, has 29 best practices in the areas of Buildings and Lighting, Land Use, Transportation, Environmental Management, and Economic and Community Development. Each best practice can be implemented by completing one or more actions at a 1-, 2-, or 3-star level from a list of four to eight actions.



The City of Maplewood achieved Step 5, the highest level, in 2016-2017. It is one of six cities out of the 113 cities in the program to have achieved that level. The City has completed 105 out of the 175 possible actions in the program.

Plan Organization

The 2040 Comprehensive Plan is organized with a focus on ease of implementation for City Staff, the City Council, and the respective boards/commissions. In addition to providing introductory context, each chapter contains a set of goals, policies, and actions that are intended to guide the plan's implementation. Goals, policies, and actions for this plan are defined as follows:

- » *Goals* are broad statements that describe what the City will have in 2040 as a result of the implementation of the Comprehensive Plan
- » *Policies* are statements intended to guide City Staff and Council decision-making to achieve the goals. Policies often also describe ongoing activities.
- » *Actions* are the specific steps that are needed to achieve the goals.

In the planning process it was determined that four themes should be woven throughout the Comprehensive Plan: Resiliency, Aging, Health, and Equity. In addition to providing a brief introduction to each theme, the following section also includes an icon that will be used throughout the plan to highlight where the theme is being incorporated into each chapter.

Future Amendments

Over the next decade there may be a need to amend the 2040 Comprehensive Plan text and/or maps associated with it due to:

- » Changes resulting from follow-up planning activities such as master plans, redevelopment plans, or transit station area plans.
- » Property owner request to change land use designation to allow a proposed development or redevelopment.
- » An interim update to incorporate new information or reflect facility plans such as park or water plans
- » A text amendment to revise context or policies.

The Comprehensive Amendment process follows the same City identified public hearing process as the major update process used to develop the 2040 Comprehensive Plan. Amendments are required to submit and gain approval from the Metropolitan Council. The City will follow the current procedural requirements of the Metropolitan Council at the time of the amendment. Following the City Council conditional approval, the request will be submitted to the Metropolitan Council for review and approval. Following Metropolitan Council, the City Council will put the amendment into effect.

CHAPTERS

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3. Guiding Principles
4. Land Use
5. Critical Area Plan
6. Housing
7. Economic Development
8. Natural Resources
9. Sustainability
10. Historical Resources
11. Parks, Trails and Open Space
12. Transportation
13. Surface Water
14. Sanitary Sewer
15. Implementation