

A photograph of a park area with a sign that says 'SOUTH ST. PAUL' and a central monument. The scene is overlaid with a semi-transparent red filter. The number '3' is prominently displayed in white on the left side of the image.

3. POLICY PLAN

This Policy Plan chapter provides an overview of the main assumptions and guiding principles that shaped the development of the 2040 Comprehensive Plan, as well as summarizes all of the goals and policies that are identified in the individual chapters. The development of this chapter was based on the findings and discussions of the Planning Commission, Economic Development Advisory Board, Economic Development Authority and City Council. The major ideas from the 2030 Comprehensive Plan were reviewed, revised, and removed as appropriate. The commissions, boards, and council also considered the input received from the Comprehensive Plan Engagement efforts conducted over the spring-summer of 2017, major themes from the Discover Together cooperative engagement efforts between the City of South St. Paul and Dakota County, and the Dakota County Communities for a Lifetime.

The City of South St. Paul has adopted the following goals and policies to help guide the City on a course to achieve the vision for the City by 2040. The goals and policies listed here can also be found within their respective chapters.

Major Assumptions

1. Proactive local government is essential for creating a high-quality city.
2. It is critical to the long-term future of South St. Paul that it redevelop and reinvigorate underutilized areas.
3. Collaboration and Intergovernmental Cooperation among South St. Paul, the adjacent cities (Inver Grove Heights, Newport, Saint Paul, and West Saint Paul), Dakota County, and the South St. Paul School District is necessary.
4. Walkable mixed-use development that can support transit is desirable in commercial areas (i.e. Concord Exchange).

5. Prosperity is enhanced if growth is planned and managed.
6. Redevelopment often requires public assistance.
7. Environmental protection is desirable.
8. The vitality of Concord Street, Southview Hill, Thompson Avenue, and the existing residential neighborhoods are important.
9. Existing neighborhoods should be enhanced and reinvested in through redevelopment.
10. The City will work to maintain the small town feel by nurturing community identity, history, pride, and image.
11. Responsible property ownership is necessary to maintain attractive businesses and neighborhoods, encourage new development, enhance public safety, and improve the overall image of the community within the region.
12. Large scale demographic change (i.e. increased diversity/older population) will continue and will shape how the City, School District, and local businesses deliver services and what services they provide.
13. Lifelong learning is essential to prepare residents for the opportunities and challenges of the workforce of tomorrow.
14. Innovations in technology will continue to shape the design and function of our community.

Overall Goals (Guiding Principles)

Small Town Character

The character of South St. Paul is one of its most important aspects. Protect the look and feel of existing neighborhoods and community parks. Capitalize on the existing small town character of commercial areas by utilizing mixed-use development and traditional urban design standards to revitalize commercial nodes such as Southview Hill, Concord Exchange, North Concord, and South Concord.

Neighborhood Protection and Revitalization

Keep older neighborhoods safe, attractive, and vital through: improved streets, parks and services, public safety, code enforcement, design standards and selective redevelopment. Include bicycle and pedestrian facilities within neighborhoods that preserve the small town character and provide safe transportation options within the community for people of all ages. Encourage responsible property ownership.

Housing

Provide more opportunities for life cycle housing from workforce, senior, market-rate, as well as opportunities for higher end housing products. Encourage preservation and reinvestment in existing housing stock. Make changes to zoning to accommodate these housing goals.

Natural Environment

Protect and enhance the major natural features of South St. Paul such as wooded bluffs, ravines, wetlands, floodplains and waterfront.

Transportation and Circulation

Provide adequate motorized and non-motorized transportation within and through South St. Paul that supports other objectives of this plan. Include bicycle and pedestrian facilities which provide connections within the community aiding in the goals of preserving the small town character and providing safe transportation options within the community for people of all ages.

Economic Development

Continue to work with county, state and private organizations to diversify and expand the local economy while raising the standard of living. Provide new opportunities for economic development by planning for future development or redevelopment and following the [City's Economic Development Strategy](#). The City will dedicate funds to economic development programs.

Education

Continue to work with the South St. Paul Special School District # 6 to provide high quality education. Encourage interaction with Inver Hills Community College and other area institutions of higher education.

Public Facilities/Services

Continue to provide excellent public services especially in the areas of Police, Fire, Public Works, Library, and Parks and Recreation. Utilize the Capital Improvement Program to budget replacement and repairs of existing public facilities and the creation of new facilities with the goal of providing excellent public facilities for South St. Paul residents and property owners.

City Fiscal Health

Safeguard City fiscal conditions by keeping cost increases commensurate with revenue growth.

Redevelop or Encourage Redevelopment of Nuisance/Problem Sites

Actively work to redevelop and encourage redevelopment of areas or land uses which inhibit the orderly development/redevelopment of the City due to their nuisance qualities (i.e. noxious odors, excessive exterior storage, excessively poor aesthetics/ excessively poor property maintenance).

Sustainability

Sustainability is defined as practices or developments that meet the needs of the present without compromising the ability of future generations to meet their own needs. As an approach to planning for the next 20 years in South St. Paul, sustainability touches on changing resources, how we direct investments, and technical, economical, and institutional development. Balanced considerations of the future of the environmental, economic, and social health of the city form the organizing principles of sustainability.

Chapter-Specific Goals

Land Use Goals and Policies

General Land Use Goals and Policies

- Goal 4.1: Consider the critical importance of safe and adequate site access in all land use decisions.
- Policy 4.1.1: Evaluate all site plans and land use decisions through an equitable lens that includes accessibility for those of all abilities, ages, and those using alternative modes of transportation.
 - Policy 4.1.2: Prioritize infrastructure improvements that improve usage and passage by those of all abilities, ages, and those using alternative transportation modes.
 - Policy 4.1.3: Review zoning standards and policies to make certain that regulatory structures align with desired redevelopment outcomes in all key opportunity areas.
- Goal 4.2: Keep South St. Paul as an attractive place to live, work, and play by promoting sustainable land-use patterns, land-use changes, and new developments that contribute to the preservation and enhancement of the community's vitality and sense of identity.
- Policy 4.2.1: Promote and provide for informed and meaningful citizen participation in planning and review processes.
 - Policy 4.2.2: Ensure that the City's official controls are maintained to be consistent with the 2040 Comprehensive Plan.
 - Policy 4.2.3: Protect the small town look and feel of the community. Capitalize on the existing small town character of commercial areas by utilizing mixed-use development and traditional urban design standards to revitalize nodes such as Southview Hill, Concord Exchange, North Concord, and South Concord.
 - Policy 4.2.4: Ensure high-quality design, innovation, sustainability, and aesthetic appeal in private and public development and redevelopment, with emphasis on efficient site access, appropriately sized parking areas, and overall beautification through the adoption and utilization of year-round landscaping and site design standards, guidelines, principles, and other criteria.
 - Policy 4.2.5: Maintain orderly transitions between different land uses in accord with the general land-use guidance of the Comprehensive Plan by establishing or strengthening design standards.

- Policy 4.2.6: Encourage improvements to the connectivity and walkability between and within the community's neighborhoods, gathering places and commercial areas through new development, redevelopment, and infrastructure projects. Encourage improvements that support alternative transportation such as bicycling and transit.
- Policy 4.2.7: Reduce land consumption for surface parking by encouraging construction of structured parking facilities, shared parking facilities, and other strategies that minimize surface parking areas while providing adequate off-street parking.
- Policy 4.2.8: Encourage and support new development, redevelopment, and infrastructure improvements that incorporate and protect alternative energy sources, such as solar access, geothermal, and wind.
- Policy 4.2.9: Support and facilitate cutting-edge telecommunications and transportation infrastructure to all local centers of economic activity, business, industrial and office areas.
- Policy 4.2.10: Use creative place making and public art to ensure excellent urban design, develop a unique community character, and activate public spaces.
- Goal 4.3: Maintain and improve the mix of residential, commercial, employment, parks and civic land uses throughout the community to promote a balanced tax base and to anticipate long-term economic and social changes.
- Policy 4.3.1: Review the Land Use Plan regularly to ensure its usefulness as a practical guide to current and future development. Whenever practicable, coordinate the Plan with plans of neighboring communities, the county, school districts, and the most current Metropolitan Council system plans.
- Policy 4.3.2: Promote and support transit-oriented development and redevelopment near existing and future transit corridors.
- Policy 4.3.3: Encourage a broad mix of commercial businesses within the community to diversity and strengthen the tax base and employment opportunities.

- Goal 4.4: Identify underutilized, deteriorated, or blighted properties and guide them toward revitalization, reinvestment, or redevelopment consistent with community goals and good planning and development principles.
 - Policy 4.4.1: Support the use of small area master plans for small redevelopment areas.
 - Policy 4.4.2: Promote redevelopment that reduces blight, expands the tax base, enhances the mix of land uses in the community, and achieves other community objectives.
 - Policy 4.4.3: Apply strategies to effectively enforce City codes related to maintenance of buildings and property.
- Goal 4.5: Protect, improve, and expand the community's natural amenities and environmental quality.
 - Policy 4.5.1: Promote the use of energy-saving and sustainable practices during all phases of development including land uses, site design, technologies, buildings and construction techniques.
 - Policy 4.5.2: Protect or enhance the appearance of the major natural features of South St. Paul such as steep slopes, ravines, floodplains, wetlands and the river edges as important elements in the appearance of the community and nearby neighborhoods.
 - Policy 4.5.3: Seek to use environmental best practices for further protection, maintenance, and enhancement of natural ecological systems including lakes, lakeshore, wetlands, natural and man-made storm water ponding areas, aquifers, and drainage areas.
 - Policy 4.5.4: Promote preservation, replacement, and addition of trees within the community.
 - Policy 4.5.5: Existing and future development of businesses and industry, shopping, transportation, housing, entertainment, leisure, and recreation opportunities shall be in harmony with the commitment the City of South St. Paul has made to its environment and quality of life, without compromising the ability of future generations to meet their own needs.
- Goal 4.6: Create meaningful opportunities for community and neighborhood engagement in land-use decisions.
 - Policy 4.6.1: Utilize traditional and innovative ways to notify the public, the community, and neighborhoods about upcoming land-use decisions as early as possible in the review process.

- Policy 4.6.2: Encourage meetings between the land-use applicant and affected persons and/or neighborhoods for changed in land-use designations and projects that have significant impacts, prior to submittal of the request to the City.
- Policy 4.6.3: Provide for and promote opportunities for informed citizen participation at all levels in the planning and review processes at both the neighborhood and community level.
- Policy 4.6.4: Ensure adequate and diverse representation of the appropriate stakeholders in land-use studies and advisory bodies.

Residential Area Goals and Policies

- Goal 4.7: Encourage residential development that provides a diverse housing stock to meet the evolving needs of the community.
 - Policy 4.7.1: Guide areas for high-density housing development, moderate density housing, and single-family housing.
 - Policy 4.7.2: Support existing residential areas through enforcement of property maintenance and rental licensing codes.
 - Policy 4.7.3: Plan for areas that can accommodate work force housing and areas that can accommodate affordable housing. Plan for areas to accommodate senior housing and assisted living housing.
 - Policy 4.7.4: Encourage development of new single-family housing through scattered site development programs.
 - Policy 4.7.5: When looking at redevelopment sites for residential development review the Parks Master Plan and park service areas, require park space where the property can fill a gap in the park service areas.
 - Policy 4.7.6: Explore the potential of the sparsely developed residential area north of Wilson Heights and west of Stickney Avenue for new infill single-family housing. Explore zoning changes for the area to encourage this development.
 - Policy 4.7.7: The former Jefferson school site is currently owned by the South St. Paul School District and as one of the larger undeveloped sites offers an opportunity for either school/community service or residential development. Work with the School District to identify the highest and best uses for this site. Include some neighborhood park space on this parcel to fill a gap in the park service area.

Policy 4.7.8: The former Divine Redeemer hospital site, northeast of Thompson Avenue and 19th Avenue, offers another opportunity for infill residential development. Plan the area for an intensive mix of residential development that can take advantage of the surrounding high-density residential properties, proximity to Northview Park and access to public transit. Ensure that development uses setbacks, stepped back building heights, and quality architectural character and site design are used to be sensitive to the single-family homes across the street from the site.

Goal 4.8: Design new neighborhoods to be attractive, walkable and interesting. These new neighborhoods will have better streetscape, site planning, building architecture, signage, and lighting.

Policy 4.8.1: Use regulations and incentives to produce new infill neighborhoods that are attractive, diverse and have lasting value. Require infill and redevelopment buildings to be designed with sensitivity to their context, including features such as land use type, building height, bulk and placement, architectural details, parking, landscaping and lighting.

Policy 4.8.2: Adopt subdivision and zoning regulations that mandate interconnected local streets, sidewalks on at least one side of all local and collector streets and trees along all streets where boulevard widths allow.

Policy 4.8.1: Design and maintain local streets for land access while making them less attractive to sub-regional and regional traffic through the use of traffic calming techniques. Decrease the width of new local (minor) residential streets from current standards. Fully interconnect new local residential streets and discourage the construction of cul-de-sacs where other alternatives are feasible.

Policy 4.8.2: Reduce rebuilt residential streets in width to the extent that on-street parking and other demands allow. Extend the established pattern of streets into new neighborhoods through the platting process, while being sensitive to work around natural topography like bluffs, ravines, and wetlands.

Commercial Area Goals and Policies

Goal 4.9: Plan for areas of regional and community commercial development that can support the varying needs of the region and community.

Policy 4.9.1: Direct new commercial development to Concord Street and the Southview Hill area to help establish a critical mass necessary to sustain commercial development.

- Policy 4.9.2: Recognize the changing nature of retail/commercial development as more traditional retail areas transform into mixed-use areas and more retail is carried out online with more need for office/warehouse uses to handle the needs of this trend.
- Policy 4.9.3: Do not focus on big box retail development, which is already focused in the adjacent communities of West St. Paul and Woodbury. Focus on mixing retail into mixed-use areas with residential, service retail, and nurturing a craft economy that encourages unique retail opportunities, small start-ups uses, and supports residential and employment uses in the community.
- Goal 4.10: Plan for a continued node of community commercial development in the Southview Hill area centered on Southview Boulevard and the block between 12th and 13th Avenue.
- Policy 4.10.1: Emphasize an area of community commercial area in the Southview Hill area that will provide retail and commercial services (such as grocery stores, local banks, moderate sized offices, restaurants, and service stations) primarily to South St. Paul residents.
- Policy 4.10.2: Support development and redevelopment of the area where parking is limited by encouraging joint parking agreements between properties that can help accommodate parking for multiple businesses, or by decreasing minimum parking requirements for parking in this area.
- Policy 4.10.3: Partner with the local businesses to identify unifying streetscape and landscape improvements for the area.
- Policy 4.10.4: Work with area businesses to address Southview Hill business district style signage directing people to this area of town.
- Policy 4.10.5: Market the “Southview Hill” area through the community and surrounding region to establish an identity that is regionally identifiable.
- Policy 4.10.6: Explore ways implement improvements (that are consistent with the City’s Economic Development Strategy) through cost-sharing programs like low-interest loans, grants, donations, and volunteerism.
- Policy 4.10.7: Encourage private sector investment in redevelopment and rehabilitation of existing buildings in this area. Build off the recent development of the MidWestOne Bank and renovation of an existing office building for Allstate and the License Center.

- Policy 4.10.8: Encourage a strong pedestrian link throughout Southview Hill and the surrounding neighborhoods as well as between “Southview Hill” and the mixed-use and regional commercial area of Concord Exchange/ Grand Avenue.
- Goal 4.11: Identify the highest and best land uses for the existing community commercial area at 5th Avenue South and South Street.
- Policy 4.11.1: The community commercial area at 5th Avenue South and South Street currently provides opportunities for retail and services serving the surrounding neighborhood and is adjacent to community commercial uses in Inver Grove (gas station, fast food, and pharmacy).
- Policy 4.11.2: Develop a small area plan to identify the highest and best land uses for the existing community commercial area, amend the future land use to be consistent with the small area plan.
- Policy 4.11.3: If changes to the future land uses for the area, investigate ways to assist transitional uses for the area while the area redevelops.
- Goal 4.12: Small nodes of neighborhood commercial uses used to be commonplace in South St. Paul but gradually many of these uses have been redeveloped. Only a few small pockets of neighborhood commercial remain. Explore ways to help these uses transition to be consistent with the future land use plan.
- Policy 4.12.1: Neighborhood commercial uses shall only include small offices, and limited service retail where the scale, hours, and parking demand are very limited and the impacts on adjacent residential uses should be minimal.
- Policy 4.12.2: Explore the use of Interim Use Permits (IUP’s) and/ or Nonconforming Use Permits to accommodate transitional uses for these neighborhood commercial nodes until the properties are ready for redevelopment.
- Policy 4.12.3: Ensure that transitional uses are consistent with the intent of neighborhood commercial uses and do not negatively impact adjacent residential uses.
- Goal 4.13: Plan for an area of high quality regional commercial development on Concord Street north of Interstate 494.
- Policy 4.13.1: Plan for an area of regional commercial that can accommodate uses that meet regional needs (such as offices, new car dealerships, hotels, offices, restaurants, etc.) and can support the primary employment uses of the BridgePoint area.

- Policy 4.13.2: Establish architectural and site design standards which encourage high quality, high amenity buildings that provide a good image for this “front door” area of the community and complement the quality of development in BridgePoint.
- Policy 4.13.3: Encourage redevelopment of uses with high amounts of exterior storage and low levels of architectural and site design.
- Policy 4.13.4: Work with the State of Minnesota to acquire the excess property adjacent to 494 and develop the site with regional commercial or office uses.

Industrial/Employment Area Goals and Policies

- Goal 4.14: Provide a variety of office and industrial development opportunities in order to create a strong and diverse tax base.
 - Policy 4.14.1: Guide parcels for potential office and industrial development.
 - Policy 4.14.2: Identify parcels that can be used as “transitional” industrial uses; office, research and development or light manufacturing.
 - Policy 4.14.3: Continue to develop, redevelop, and expand the existing BridgePoint Business Park area east of Concord Street to provide a vibrant employment center for the community.
 - Policy 4.14.4: Encourage development of companies that will provide primary wage earner jobs.
 - Policy 4.14.5: Revisit the work from the South Concord Corridor planning and transportation studies and consider updated land uses for the area south of Interstate 494 and east of Concord Street.
 - Policy 4.14.6: Provide high quality architectural and site design standards to underscore the quality of development for the area.
 - Policy 4.14.7: Explore zoning changes to encourage areas for high quality office and industrial development.
- Goal 4.15: Establish enhanced design and site development standards for the 494 Corridor Area (from the edge of the residential areas above the bluff to the Mississippi River and from Armour Avenue to Richmond Street) to present a positive image from the community’s “front door.”
 - Policy 4.15.1: Develop zoning regulations to apply to this corridor to ensure that development will be high quality office/ industrial/retail comparable to the development standards set by the nearby cities of Saint Paul and Cottage Grove.

- Policy 4.15.2: Develop architectural, signage, and landscaping standards/performance standards for new development and redevelopment of existing sites and buildings to provide an area that will be attractive and present a positive view of the image from Interstate 494, the “front door” of the community.
 - Policy 4.15.3: Identify parcels of land suitable for office and regional commercial uses (such as restaurants, banks, and hotels) in the corridor and encourage their development as office or regional commercial uses which enhance the appeal of the area as an employment center.
 - Policy 4.15.4: Work with Progress Plus to market parcels in the corridor to restaurant, office, and high finish office/ industrial users.
 - Policy 4.15.5: The Danner property and excess portion of the adjacent MCES site together provide approximately 40 acres of property which could be the cornerstone for the redevelopment of the 494 Corridor area. Work with the owners of the Danner property to ensure that property is developed consistent to the new standards.
- Goal 4.16: Actively work to redevelop and encourage redevelopment of land uses which inhibit the orderly development/ redevelopment of the business park due to their nuisance factors (such as excessive odors, large amounts of exterior storage, extremely poor aesthetics or property maintenance).
- Policy 4.16.1: Identify land uses which exhibit nuisance factors.
 - Policy 4.16.2: Work with property owners to determine if nuisance factors can be mitigated and if they can be mitigated, encourage nuisance mitigation.
 - Policy 4.16.3: Require nuisance mitigation as part of new construction as well as for expansions and renovations to properties that exhibit nuisance factors.
 - Policy 4.16.4: Encourage redevelopment of the properties with these nuisance factors where the nuisances cannot be mitigated or where mitigation of the nuisances would not be financially feasible.
 - Policy 4.16.5: Work with adjacent communities and government agencies to address regional nuisances.

- Goal 4.17: Assist existing industries, that do not exhibit nuisances, in maintaining a presence in the City.
- Policy 4.17.1: Explore incentives for industries to expand or relocate in South St. Paul that are consistent with the City's Economic Development Strategy.
 - Policy 4.17.2: Identify programs that will assist industries to stay competitive in a global and changing marketplace.
 - Policy 4.17.3: Evaluate the impact of ordinance changes on existing businesses and minimize adverse impacts.
- Goal 4.18: Prepare and adopt design guidelines for the office and industrial areas that will ensure lasting value and a relatively high level of investment in exterior materials and site improvements.
- Policy 4.18.1: Use architectural standards to encourage better quality and higher value buildings.
 - Policy 4.18.2: Explore zoning changes to encourage higher quality development with fewer potential nuisances.
 - Policy 4.18.3: Establish site design and performance standards to encourage less exterior storage or excessive pavement areas and more utilization of the site for buildings and landscaping.
 - Policy 4.18.4: Ensure there is adequate infrastructure, transportation access, and telecommunications capacity so that these office and industrial areas are highly competitive in the metropolitan region.
- Goal 4.19: Ensure that Fleming Field Airport remains a community focal point and important facility for the generation of commerce in South St. Paul.
- Policy 4.19.1: Update the current airport zoning ordinance.
 - Policy 4.19.2: Work to achieve the runway clear zones (particularly 40 to 1 approach) as established by the FAA where feasible.
 - Policy 4.19.3: Concentrate commercial airport buildings and operations at the airport in the area adjacent to the Fleming Field Terminal Building. Locate recreational airport users on all other areas of the airport.
 - Policy 4.19.4: Ensure there is adequate infrastructure, transportation access, and telecommunications capacity for industries located at the airport.

Mixed-Use Goals and Policies

Goal 4.20: Improve the community's mix of land uses by encouraging mixed medium and high-density residential uses with high-quality commercial and employment uses in designated areas.

Policy 4.20.1: Develop and utilize master plans, as official controls, for redevelopment areas in order to achieve an appropriate mixture of uses in the mixed-use areas designated on the 2040 Future Land Use Map.

Policy 4.20.2: Facilitate the improvement, environmental remediation, and redevelopment of underutilized, properties dominated by exterior storage and heavy-industrial land in designated locations into a compatible mixture of residential and employment uses.

Goal 4.21: Promote and support the development of mixed-use areas that have a rich mix of related and mutually reinforcing uses within walking distance of each other.

Policy 4.21.1: Encourage a mix of two or more uses within each development project either within the same building or horizontally on the site. Consider development within its context and the potential for existing development to provide a mixture of mutually supportive land uses.

Policy 4.21.2: Plan for a sustainable community by promote increased concentrations of jobs and housing at development nodes in order to efficiently use existing transportation and utility infrastructure while reinforcing alternative modes of transportation such as walking, biking, and transit.

Policy 4.21.3: Develop small area master plans and official controls to ensure development is context sensitive, and that all mixed-use development is cohesive, compact, and pedestrian-oriented, consisting of high-quality design, efficient parking strategies, and appropriate site landscaping.

Policy 4.21.4: Promote and support the provision of a robust system of public spaces within mixed-use areas such as parks, plazas, pathways, streets, and civic uses to encourage community gathering and connections.

Policy 4.21.5: Discourage piecemeal development that does not achieve the goals and policies for mixed-use areas.

- Goal 4.22: Improve the appearance of Concord Street using the reconstruction of Concord Street, improving bicycle and pedestrian amenities, and planning for quality mixed use development adjacent to Concord Street.
- Policy 4.22.1: Encourage the reconstruction of Concord Street to include improved streetscaping and pedestrian and bicycle amenities.
 - Policy 4.22.2: Create an off-street trail or sidewalk along Concord Street's entire length. Through the Concord Exchange area, which is planned for walkable pedestrian scale development, have the pedestrian access run along Concord Exchange before reconnecting with Concord Street.
 - Policy 4.22.3: Explore aesthetic improvements like the removal of billboards and placing overhead wires under-ground.
 - Policy 4.22.4: Carefully regulate the land uses along Concord Street that have the potential to create adverse secondary land use impacts.
 - Policy 4.22.5: Promote Concord Street through the River Heights Chamber of Commerce and Progress Plus.
 - Policy 4.22.6: Coordinate land use planning along Concord Street with the cities of St. Paul and Inver Grove Heights.
- Goal 4.23: Continue to support Southview Hill as the historic, social, and psychological heart of the city.
- Policy 4.23.1: Review signage and other wayfinding devices and work with the chamber and area businesses to help people coming from outside of the community to find the Southview Hill area.
 - Policy 4.23.2: Encourage improvements through cost-sharing programs like low-interest loans (where consistent with the City's Economic Development Strategy), grants, donations, and volunteerism.
 - Policy 4.23.3: Continue to work with the South St. Paul School District to preserve Central Square as the "town square" and central community gathering space.
 - Policy 4.23.4: Partner with residential properties and local businesses to identify unifying streetscape and landscape improvements for the area.
 - Policy 4.23.5: Encourage a strong pedestrian link between Southview Hill and the larger scale mixed-use area centered on Concord Exchange/Grand Avenue. Reinforce this link through design and streetscaping standards.

- Policy 4.23.6: Explore using streetscaping and signage on Southview Boulevard, Wentworth Avenue and 15th Avenue to provide visual linkages between Highway 52 and the Southview Hill area.
- Policy 4.23.7: Review zoning standards to ensure mutually supportive land uses and complementary architectural character.
- Policy 4.23.8: Excessive surface parking interrupts the character of the area and is an inefficient use of land. Emphasize sustainable design that supports walkability and reduces reliance upon surface parking lots. Consider decreasing the required parking minimums, adding community parking lots, or allowing flexibility for increased bicycle parking or other innovative ways of providing transportation access to uses in the area.
- Goal 4.24: In the Southview Hill area, emphasize a node of neighborhood mixed use generally located in the area of Southview/Marie and 5th/7th Avenues that will build on the existing mixture walkable residential, commercial, and institutional uses. Promote redevelopment that is walkable, dense, diverse, and is complementary with the pedestrian scale and architectural character.
 - Policy 4.24.1: Support development and redevelopment of the area where parking is limited by either providing public parking lots that can help accommodate parking for multiple businesses, or by decreasing minimum requirements for parking in this area.
 - Policy 4.24.2: Utilize the Southview Hill plan as a guide for redevelopment of the area.
 - Policy 4.24.3: Prioritize redevelopment of sites identified in the Southview Hill plan as catalyst sites.
 - Policy 4.24.4: Establish a distinct mixed-use zoning district for the area that allows infill development while respecting the established pedestrian scale of the area.
 - Policy 4.24.5: Explore the concept of Southview Hill as a financial services and business services area for the community.
 - Policy 4.24.6: Work with area businesses to address “Southview Hill” business district signage to help establish a regional identity for the area and to help direct people to this area of town.
 - Policy 4.24.7: Plan revised streetscaping and street lighting for main roads in the Southview Hill area (7th Avenue, 5th Avenue, and Marie Avenue) that provide a consistent character to Southview Boulevard.
 - Policy 4.24.8: Actively work to redevelop 5th and 7th Avenues between Marie and Southview to provide better linkages.

- Policy 4.24.9: Plan the City-owned parcel on 7th Avenue by Central Square for mixed-use with Residential, or moderate to high density residential, which is similar to the scale and design quality of the Wakota on Fourth condominiums that are located behind City Hall.
- Policy 4.24.10: Improve the linkage between the Southview Hill area and Concord Street. Explore streetscape and design as ways to visually link the two areas.
- Goal 4.25: Create a community mixed-use destination area in the vicinity of Concord Street and Grand Avenue, which capitalizes on the historic and natural resources of the City, close proximity to the Mississippi River and the recreational amenities that proximity provides.
- Policy 4.25.1: Create a “gateway” at Grand Avenue that would link Concord Exchange, east along the Grand Avenue sidewalk, to the Mississippi River Regional Trail (MRRT) pedestrian overpass. Explore additional streetscaping, signage, and public art to enhance the connection to the river.
- Policy 4.25.2: Redevelop Concord Exchange with a mixture of housing, offices, retail shops, artisan establishments, and restaurants that will enhance the environment formed by the Historic Concord Exchange building and the historic South St. Paul Post Office.
- Policy 4.25.3: Provide decorative signage and decorative pedestrian lighting connecting the Mississippi River Regional Trail (MRRT) to Concord Exchange with a strong sensitivity to avoiding negative aesthetic impacts and avoiding excessive glare.
- Goal 4.26: Establish a community mixed-use destination area in the vicinity of the Hardman/Concord Triangle.
- Policy 4.26.1: Explore a mixture of residential, office, retail, and service uses and encourage uses that can provide improved bicycle and pedestrian connections from the mixed-use and residential property west of Concord Street with the recreational amenities along the river, and exhibits a high level of architectural and site design.
- Policy 4.26.2: Establish a small area plan and market study for the Hardman Triangle area.
- Policy 4.26.3: Proactively work with property owners in the area to coordinate redevelopment of the Hardman Triangle. Explore opportunities to retain businesses from this area within the community.
- Policy 4.26.4: Coordinate development of the Hardman Triangle area with the Concord Exchange mixed-use area, just west of the area across Concord Street, to ensure that uses are complementary.

- Goal 4.27: Establish a community mixed-use destination area in the vicinity of Concord Street and Bryant Avenue, which capitalizes on the available property for development on Bryant Avenue, access to Kaposia Landing park, and proximity to the Mississippi River.
- Policy 4.27.1: Prepare a small area plan for the North Concord Mixed Use area that can help to target specific development types that would be consistent with the highest and best use for that area.
 - Policy 4.27.2: Explore potential uses in the North Concord Mixed Use area which can be provide complementary services to Kaposia Landing park and the residential properties up Bryant Avenue.
 - Policy 4.27.3: Explore the potential of this area for transit oriented development which can take advantage of the proximity to Saint Paul and the existing transit routes.
- Goal 4.28: Create a clear long-term vision for the planned mixed-use area for the South Concord Corridor area along Concord Street from Interstate 494 to the City's southern border.
- Policy 4.28.1: Establish a new small area plan for the South Concord Corridor and develop zoning regulations to ensure that the area is developed consistent with that plan.
 - Policy 4.28.2: Explore a mixture of residential, office, retail, and service uses along South Concord Street and encourage uses that can provide improved bicycle and pedestrian connections to recreational amenities along the river, takes advantage of the proximity of the area to the Interstate system, can act as a buffer from industrially guided properties east of Concord Street and exhibits a high level of architectural and site design.
 - Policy 4.28.3: Build off of the information from previous South Concord planning efforts (2009) which identified challenges for the development of this area, including: properties on the west side of Concord Street are very shallow due to the bluffs which limits available space for development, access to some properties to the east can be interrupted for up to 20 minutes at a time due to the location of property road access and location of the rail line, most of the properties south of 494 and east of Concord Street are not protected by the levee and some may be subject to occasional flooding, adjacent heavier industrial uses can limit the appeal of properties in the area.

Policy 4.28.4: Explore using Interim Use Permits (IUP's) or Nonconforming Use Permits as a way to allow uses that may not be consistent with the long-term plans for the area, but can coexist in this area while it transitions toward the planned Mixed-Use area identified in the small area plans.

Goal 4.29: Plan for a mixture of residential, service commercial, and light industrial uses for the Dawn Way construction landfill site.

Policy 4.29.1: Plan for the eventual re-use of the Dawn Way construction landfill site (south of Poplar Avenue) to include a mixture of residential, commercial and light industrial uses.

Policy 4.29.2: Future redevelopment of the site may also include an east-west transportation link through the site to provide better connections to the area above the hill, the airport, and to Concord Street.

Policy 4.29.3: Locate commercial or light industrial uses on the southern portion of the property which can align with the airport uses to the west. New residential uses should be located along the northern part of this property to help buffer commercial and light industrial uses from existing residential uses.

Policy 4.29.4: Work in conjunction with the City of Inver Grove Heights to plan for the eventual re-use of the entire Dawn Way construction landfill site and ensure there is a coherent development pattern between the two portions of the property.

Historic Preservation and Special Resource Goals and Policies

Goal 4.30: Protect significant historic places and architectural properties.

Policy 4.30.1: Identify historical, architectural, cultural, and archaeological resources. Data shall be collected, reviewed, and evaluated on a regular basis.

Policy 4.30.2: Develop a Historic Preservation Plan to protect significant historical and architectural properties and districts.

Policy 4.30.3: Engage the community to develop a plan that identify and preserve preserves the important historical and architectural properties. Preserve the and the character of those properties but is also be sensitive to the needs of the property owners.

- Policy 4.30.4: Integrate Historic Preservation into all relevant aspects of comprehensive planning in the City, including land use, zoning, housing, parks and trails, and transportation planning.
 - Policy 4.30.5: Encourage the conservation of existing historic resources through public education and, for locally designated historic properties and historic districts, by design review of proposed exterior changes.
 - Policy 4.30.6: As an established community with a well-established history, the existing buildings help to reinforce the qualities and character that makes South St. Paul a unique and appealing community for existing residents as well as new development. Reutilizing existing buildings is also far more sustainable, utilizing far less waste than demolition and construction of new structures. Encourage adaptive reuse of existing buildings and use demolition only as a “last resort” when properties are determined to be beyond reclamation.
- Goal 4.31: Protect and promote options for the employment of solar energy.
- Policy 4.31.1: Encourage protection of existing solar collectors from shading by development and vegetation on adjoining parcels. Consider shadow cast studies and actively enforce existing setback and height limits that help preserve solar access.
 - Policy 4.31.2: Discourage new development from prohibiting use of solar technologies through protective covenants.
 - Policy 4.31.3: Consider solar access in formulation of plans for public and private landscaping.
 - Policy 4.31.4: Consider variances, or flexible regulations for zoning and subdivision standards to promote the use of solar energy.
 - Policy 4.31.5: Encourage the use of solar power when feasible. In particular, encourage the use of rooftop solar on the large industrial buildings within BridgePoint.
 - Policy 4.31.6: Allow rooftop solar installations as a permitted accessory use.
 - Policy 4.31.7: Exempt rooftop solar installations from height limitations or allow rooftop solar installations to extend 10-15 feet above the maximum height for a building.
 - Policy 4.31.8: Encourage the development of solar gardens.
 - Policy 4.31.9: Explore opportunities for ground-mounted solar development on properties where redevelopment potential is severely limited or as a transitional use.

- Policy 4.31.10: Establish regulations to require pollinator friendly landscaping for ground-mounted solar gardens or solar farms.
- Policy 4.31.11: Encourage and support public awareness of technological advancements in the use of solar energy.
- Goal 4.32: Protect and promote options for alternative energy and low impact development.
 - Policy 4.32.1: Encourage use of alternative energy systems such as small wind power generation and geothermal.
 - Policy 4.32.2: Encourage the development of zero net energy buildings. Explore incentives for development that utilize alternative energy systems such as solar, wind, and geothermal.
 - Policy 4.32.3: Exempt rooftop wind energy conversion installations from height limitations or allow rooftop installations to extend 10-15 feet above the maximum height for a building.
 - Policy 4.32.4: Establish zoning standards for alternative energy installations and establish permitting processes that area predictable, transparent, and documented.
- Goal 4.33: Protect drinking water resources and prevent groundwater contamination.

Economic Development Goals and Policies

- Goal 5.1: Continue to work with county, state, and private organizations to diversify and expand the local economy while raising the standard of living.
- Policy 5.1.1: Retain and expand existing industries and major employers. Organize and update information on the local economy. Work cooperatively with Progress Plus to market the City and the business opportunities.
 - Policy 5.1.2: Capitalize on key existing assets, such as proximity to the river, excellent location, historic buildings, the airport, to bring in businesses, cultivate community identity and retain new residents.
 - Policy 5.1.3: Consider City assistance on projects where a development gap exists or where the City's assistance would result in a higher quality project.
 - Policy 5.1.4: Seek opportunities to acquire and assemble parcels and/or establish site control in key redevelopment opportunity areas.
 - Policy 5.1.5: Support and facilitate cutting-edge telecommunications and transportation infrastructure to all local centers of economic activity: business, industrial and office areas.
 - Policy 5.1.6: Continue to improve streets, sidewalks, parks and other public facilities in established areas in order to promote private reinvestment and infill, housing and business rehabilitation and confidence in those locations.
 - Policy 5.1.7: Assist redevelopment of small areas (either housing or business) through plans and zoning and, when prudent and necessary, with public works or direct financial assistance.
 - Policy 5.1.8: Encourage reinvestment in existing residential properties and explore City, County, State or other resources that can collaborate to support reinvestment efforts.
 - Policy 5.1.9: Monitor opportunities to participate in granting programs, such as the Livable Communities Demonstration Account (LCDA) program offered through the Metropolitan Council, which encourage innovative development projects within the city.
 - Policy 5.1.10: Periodically review and update economic development strategies, policies, investments, and programs to respond to changing economic conditions and opportunities.

- Policy 5.1.11: Nurture a “craft” economy focused on attracting and developing art/artisan uses, small locally sourced and or locally targeted industry and unique retail opportunities that can thrive in South St. Paul’s unique character and proximity to both Saint Paul and Minneapolis
- Policy 5.1.12: Explore and support early-stage business resources (co-ops, incubators, co-working, etc.) that can help with development of a “craft” economy and also encourage those businesses to stay in South St. Paul as they grow.
- Goal 5.2: Engage in Economic Development programs consistent with the City’s Economic Development Strategy
 - Policy 5.2.1: Support existing South St. Paul businesses.
 - Policy 5.2.2: Attract strong, growing, and new businesses and developments to South St. Paul.
 - Policy 5.2.3: Attract, retain, and support a workforce that is positioned for success in the 21st Century.
 - Policy 5.2.4: Leverage and expand the City’s redevelopment toolbox.
 - Policy 5.2.5: Build and enhance partnerships.
- Goal 5.3: Identify key community redevelopment and revitalization opportunity areas.
 - Policy 5.3.1: Identify desired economic development and place making outcomes along the critical corridors of Southview Boulevard and Marie Avenue in the Southview Hill area. Develop the area consistent with the Southview Hill Plan. Review signage and other wayfinding devices and work with the chamber and area businesses to help people coming from outside of the community to find the Southview Hill area. Amend planning and zoning controls to achieve these goals; including creating new mixed-use standards and review decreasing parking standards or adding community parking lots to provide adequate parking for businesses.
 - Policy 5.3.2: Encourage creative concepts that will enhance the industrial area east of Concord generally referred to as BridgePoint. Prepare and adopt design guidelines for the BridgePoint that will ensure lasting value and a relatively high level of investment in exterior materials and site improvements. Explore “green development” standards and their potential for inclusion into the design guidelines for this area.

- Policy 5.3.3: Maintain a balanced and competitive inventory of business and industrial sites with excellent infrastructure, telecommunications capacity and transportation access. Continue to improve the image of this area by setting higher architectural and landscaping standards for the development of new buildings and the redevelopment of existing buildings. Prepare a plan and design guidelines for development along I-494 with increased architectural design, landscaping, and use standards to provide a positive image of the city as seen from I-494.
- Policy 5.3.4: Prioritize opportunities to bring more amenities to Kaposia Landing and the development node at Concord Street and Bryant Avenue, which leads right into Kaposia Landing. Study and plan for development/redevelopment of these areas.
- Policy 5.3.5: Work together with private developers and granting agencies to enhance the attractiveness and draw of the riverfront area.
- Policy 5.3.6: Encourage creative concepts that will enhance the Concord Exchange, Hardman Triangle, and South Concord Corridor (the area along Concord from 494 to the City's southern border). Explore new design standards for Concord Exchange, Hardman Triangle and the South Concord Corridor. Study and plan for development/redevelopment of these areas.
- Policy 5.3.7: Fleming Field Airport is and will continue to be an important community focal point and important piece in the City's economic development efforts. The City will continue to support economic development and redevelopment at the airport.
- Policy 5.3.8: As an established community with a well-established history, the existing buildings help to reinforce the qualities and character that makes South St. Paul a unique and appealing community for existing residents as well as new development. Reutilizing existing buildings is also far more sustainable, utilizing far less waste than demolition and construction of new structures. Encourage adaptive reuse of existing buildings and use demolition only as a "last resort" when properties are determined to be beyond reclamation.

- Goal 5.4: Capitalize on economic development as a means of promoting health and the public good.
- Policy 5.4.1: Encourage business development in industrial areas that reduces nuisance odors and hazards and improves public well-being.
 - Policy 5.4.2: Encourage private developers to include thoughtful pedestrian access and bicycle amenities in project designs.
 - Policy 5.4.3: Be proactive in supporting projects that produce community amenities, which enhance access to recreation and natural spaces, promote, community building, and improve environmental quality.
 - Policy 5.4.4: Explore opportunities for creative place making in new development and redevelopment as a way to make public and semi-public spaces more engaging, help nurture creative and cultural activities and public art, and enhance the identity of the community.
- Goal 5.5: Continue to work towards building and maintaining a community that is attractive to residents whether they are life-long residents or newcomers.
- Policy 5.5.1: Balance the desire to modernize areas with the importance of maintaining South St. Paul's identity as a historic and affordable community.
 - Policy 5.5.2: Actively market the city to prospective new businesses and residents.
 - Policy 5.5.3: Encourage projects and infrastructure enhancements that create open, welcoming spaces where people from all backgrounds can mix and interact.
 - Policy 5.5.4: Maintain the quality of existing public facilities and infrastructure.
 - Policy 5.5.5: Encourage open communication with residents and business owners regarding the assets, amenities, gaps and issues that are most important in their neighborhoods.
 - Policy 5.5.6: Require infill and redevelopment buildings be designed with sensitivity to their context, including features such as land use type, building height, bulk and placement, architectural details, parking, landscaping and lighting.
 - Policy 5.5.7: Design new neighborhoods to be attractive, walkable and interesting. These new neighborhoods will have better streetscape, site planning, building architecture, signage and lighting.

- Goal 5.6: Identify key opportunities to encourage strong relationships between the business community and the city.
- Policy 5.6.1: Review zoning standards and policies to make certain that regulatory structures align with desired redevelopment outcomes in all key opportunity areas.
 - Policy 5.6.2: Engage financial tools, where appropriate, to assist and advance development projects that will provide a significant public benefit.
 - Policy 5.6.3: Continue to promote communication and partnerships with the local business community. Continue to work in partnership with the River Heights Chamber of Commerce, Progress Plus and similar organizations that bring the City and business community together for economic development and which serves the well-being of the entire community.
 - Policy 5.6.4: Evaluate opportunities for improved signage and place making to enhance the businesses and the character of the Southview Hill area.
 - Policy 5.6.5: Offer clear direction on desired development outcomes to signal to developers and business owners the City's vision.
 - Policy 5.6.6: Ensure an ongoing dialogue by continuing to seek input from residents and the business community about their vision for the city's future.

Housing Goals and Policies

Purpose: Reinvestment in the City's housing stock is a priority. Seventy five percent of the City's taxable market value is residential property so reinvestment in housing also provides potential dividends for the City's economic health.

Goal 6.1: The City will support existing rehabilitation efforts and will explore options for reinvestment in the City's housing stock to ensure the best return on investment in these programs.

Policy 6.1.1: Encourage housing rehabilitation and modifications that increase housing value.

Policy 6.1.2: Continue the Time of Sale housing inspection program.

Policy 6.1.3: The City and South St. Paul EDA/HRA, will continue to work collaboratively with Dakota County Community Development Authority (CDA) and other agencies to improve the residential neighborhoods through selective redevelopment and through programs such as the home rehabilitation loan program that is run by the CDA.

Policy 6.1.4: Continue existing home improvement programs by the City, Economic Development Authority, Dakota County CDA, and local banks.

Policy 6.1.5: Periodically review funding opportunities for housing reinvestment programs; explore public partnerships and public-private partnerships as means to provide new funding sources.

Policy 6.1.6: Evaluate the housing condition every five years.

Goal 6.2: Keep neighborhoods safe, attractive, and vital and improve their livability through urban design.

Policy 6.2.1: Identify neighborhoods where increased lighting or other infrastructure changes would improve safety and livability.

Policy 6.2.2: Identify vacant parcels too small for development that could become pocket parks or neighborhood green space to be adopted and beautified by neighborhood groups.

Policy 6.2.3: Evaluate existing programs relating to neighborhood beautification and determine possible change or improvements (i.e. tree trimming and planting).

Policy 6.2.4: Evaluate implementation of a neighborhood specific streetscape theme (neighborhood identification signs, replacement trees specific to a neighborhood, etc.).

- Goal 6.3:** Adopt subdivision and zoning regulations that require interconnected local streets, sidewalks on at least one side of all local and collector streets, and trees along all streets.
- Policy 6.3.1: Use regulations and incentives to produce new infill neighborhoods that are attractive, diverse and have lasting value.
 - Policy 6.3.2: Explore revised residential design and streetscape standards for development of new residential neighborhoods and redevelopment of existing residential neighborhoods.
- Goal 6.4:** Maintain and improve the existing housing stock in South St. Paul. Promote ongoing maintenance of owner occupied and rental housing and respond quickly and appropriately to concerns about properties that are not adhering to City regulations.
- Policy 6.4.1: Continue to recognize homeowners and rental property owners that maintain or improve their homes in an extraordinary manner.
 - Policy 6.4.2: Encourage responsible property ownership; owners are responsible for the property maintenance and upkeep of their properties.
 - Policy 6.4.3: Implement improved rental-housing regulations, ensuring that rental properties exhibit proper maintenance.
 - Policy 6.4.4: Use systematic code enforcement program to ensure proper maintenance and upkeep of properties.
 - Policy 6.4.5: Continue the Graffiti Abatement program.
 - Policy 6.4.6: Develop and implement an aggressive housing maintenance code.
 - Policy 6.4.7: Identify apartment buildings eligible for rehabilitation and restoration.
 - Policy 6.4.8: Utilize the tools available, such as City codes and housing programs to remove blighted properties from neighborhoods.
 - Policy 6.4.9: Develop and implement procedures expediting the hazardous building condemnation process.
 - Policy 6.4.10: Continue partnerships with realtors and rental property owners to enforce ordinances.
 - Policy 6.4.11: Establish criteria for City involvement in helping to manage vacant buildings and properties.
 - Policy 6.4.12: Continue to encourage preservation of the livability of existing residential neighborhoods by the City's proactive graffiti abatement program and the code enforcement program to address property maintenance issues.

Purpose: Encourage a range of high-quality housing options to meet the needs of the varying demographics of South St. Paul.

Goal 6.5: Promote safe, affordable and high-quality housing options for all.

- Policy 6.5.1: Support housing development opportunities that will yield high-quality community amenities.
- Policy 6.5.2: Support housing development opportunities that will yield a diverse array of housing affordability options.
- Policy 6.5.3: Encourage partnerships with programs that reduce the home improvement and maintenance cost burden for low-income households.
- Policy 6.5.4: Encourage partnerships with programs that reduce the cost burden for first-time homebuyers looking to purchase a home in the community.
- Policy 6.5.5: Evaluate opportunities to add flexibility in the City's zoning ordinances that would allow for greater housing diversity and quality.
- Policy 6.5.6: The City and South St. Paul HRA will also work with the Dakota County Community Development Authority, Minnesota Housing Finance Agency, and Metropolitan Council to assist in meeting the City housing goals.

Goal 6.6: Continue to work towards building and maintaining a community that is attractive to both long-time residents and new residents.

- Policy 6.6.1: Support, incentivize, and encourage a diverse array of housing options for people of all ages and life stages.
- Policy 6.6.2: Encourage housing and land use policies that produce and maintain housing that is attractive to families, younger residents and newcomers.
- Policy 6.6.3: Encourage housing and land use policies that allow residents to "age in place" and stay in South St. Paul as they become older.
- Policy 6.6.4: Encourage housing development that provides single-level housing options such as apartments, condominiums and patio homes, for seniors and other residents that want to remain in the community but need the accessibility of single-level housing units.
- Policy 6.6.5: Encourage universal design in housing to allow housing units that are designed to meet the needs of more potential residents.

- Goal 6.7:** Encourage different housing types, including more opportunities for life-cycle housing in order to provide housing that meets a variety of needs.
- Policy 6.7.1: Identify areas in the City appropriate for diverse housing types: single-family homes, attached and detached townhouses, cottage homes, cluster developments, senior housing developments, apartments, condominiums and mixed-use housing developments.
 - Policy 6.7.2: Evaluate the use of vacant and underutilized lands for housing opportunities. Consider acquisition or work with partners to realize housing opportunities on these sites.
 - Policy 6.7.3: Consider redevelopment of existing residential areas where density is low, amenities plentiful, and housing condition is poor.
 - Policy 6.7.4: Assist and encourage developers of diverse housing types to develop available land within the City.
 - Policy 6.7.5: Amend zoning and subdivision ordinances to allow for the construction of diverse housing types.
- Goal 6.8:** Identify areas for potential housing development/redevelopment within the community.
- Policy 6.8.1: Expand the range of housing options in and around the Southview Hill area.
 - Policy 6.8.2: Explore the potential of the North Stickney Area (west of Stickney Avenue, north of Wilson Avenue, south of Bircher Avenue) to accommodate an area for larger homes.
 - Policy 6.8.3: Explore residential housing opportunities at redevelopment sites.
 - Policy 6.8.4: The former Jefferson School site offers a potential area for either civic/institutional uses or residential development. Work with the School District to explore potential reuse of this site and preserve space for recreational uses.
 - Policy 6.8.5: The redevelopment of the Dawn Way Landfill offers an opportunity for residential development at the northwest corner of the site. Existing residential uses adjacent to the site should be buffered from other non-residential uses.

- Policy 6.8.6: Explore opportunities for Mixed-Use Housing. This may include the vertical integration of mixed uses within a building (first floor commercial, offices or residential above) or a horizontally integrated mixture of uses on the block. Concord Exchange, Southview Hill, North and South Concord Street, and the properties east and west of Central Square Park are possible locations for these type of developments.
- Policy 6.8.7: Explore opportunities for High Density Residential uses such as at the northeast corner of 5th Avenue South and South Street, and on Bryant Avenue hill west of Concord Street.
- Policy 6.8.8: Provide more opportunities for life cycle housing from workforce, senior, market-rate, as well as opportunities for higher end housing products. Encourage preservation and reinvestment in existing housing stock. Make changes to zoning to accommodate these housing goals.

Transportation Goals and Policies

Goal 7.1: Support and facilitate cutting edge telecommunications and transportation infrastructure to all local centers of economic activity – business, industrial, and office areas.

Policy 7.1.1: Continue the program of assessing the surface condition of local streets and budgeting for their systematic maintenance and periodic reconstruction.

Policy 7.1.2: Consider enhancing the streets program to include reconstruction of alleys.

Goal 7.2: Manage access on major streets to improve traffic flow and road capacity, always with a concern for neighborhood livability.

Policy 7.2.1: Design and maintain local streets for land access while making them less attractive to sub-regional and regional traffic through traffic calming techniques.

Goal 7.3: Establish New Street Reconstruction and Design Standards.

Policy 7.3.1: Decrease the width of new local (minor) residential streets from current standards. Fully interconnect new local residential streets and discourage the construction of cul-de-sacs where other alternatives are feasible.

Policy 7.3.2: Use distinct street design and streetscaping to help identify collector streets from minor residential streets.

Policy 7.3.3: Reduce residential streets in width to the extent that on-street parking and other demands allow.

Policy 7.3.4: Extend the established pattern of streets into new neighborhoods through the platting process, while being sensitive to work around natural topography like bluffs, ravines, and wetlands.

Policy 7.3.5: Integrate a green connection along the North Concord Street corridor to connect the Concord Exchange and BridgePoint Business Park areas up to Kaposia Landing park and on to the City's northern border.

Goal 7.4: Plan for a Transportation Link through the Dawn Way Landfill Site in Coordination with Redevelopment of the Site.

Policy 7.4.1: Future redevelopment of the Dawn Way Landfill may include a transportation link through the site, possibly the extension of South Street through the site to connect to Concord Street at the current Poplar Street connection.

Goal 7.5: Plan to coordinate with the potential development of Light Rail Transit (LRT) or Bus Rapid Transit (BRT) on either the Trunk Highway 52 (TH52) corridor or along Robert Street (in West St. Paul).

Policy 7.5.1: Work with Dakota County and other area cities to lobby for this transitway which would serve all of the cities in this region.

Policy 7.5.2: Work with Dakota County and other area cities to develop improved transit that can be supportive to the LRT or BRT line.

Policy 7.5.3: Work with Dakota County and Metro Transit to develop improved routes or express routes along the City's existing transit corridors of Concord Street or Southview/3rd Street.

Policy 7.5.4: Work with Metro Transit, Dakota County, and other area cities to explore possible transit connections to Metro Transit Blue Line LRT (Hiawatha) at Fort Snelling and improved connections to the Metro Transit Green Line LRT (University).

Goal 7.6: Establish a system of attractive trails that connect the City and offer an alternative means of transportation and recreation for residents and visitors. In addition, provide trail connections to regional systems and trails in other communities.

Policy 7.6.1: Develop a citywide trail map, especially for off-street trails.

Policy 7.6.2: Identify and prioritize missing connections between city sidewalks and trails.

Policy 7.6.3: Identify official pedestrian/non-vehicle connections between parks, schools, shopping, and work.

Policy 7.6.4: Utilize the annual concrete program for installation and maintenance of sidewalks. Explore possible use of the program for trail installation and maintenance.

Policy 7.6.5: Construct a trail connection at Bromley Street; signage, information kiosk to show linkage to Kaposia Park and Dakota County River to River Greenway Trail (R2RG).

Policy 7.6.6: Continue the development of the Mississippi River Regional Trail (MRRT) in cooperation with Dakota County. Continue to seek Federal, State, and Regional dollars to accomplish this goal.

Policy 7.6.7: Cooperate with Federal, State County, and other agencies for the funding, construction and maintenance of high priority trail connections and corridors.

- Goal 7.7:** Maintain and improve the safety of the South St. Paul Fleming Field Airport while encouraging the growth of business and recreational aviation.
- Policy 7.7.1: Acquire runway protection zone land as directed by the Federal Aviation Administration (FAA).
 - Policy 7.7.2: The City will work to achieve the runway clear zones (particularly 40 to 1 approach) as established by the FAA where feasible.
 - Policy 7.7.3: Work with the Minnesota Department of Transportation (MnDOT) Office of Aeronautics and the FAA for Precision Global Positioning Systems (GPS) for Runway 1/6 (approach from the south) and Runway 3/4 (approach from the north).
 - Policy 7.7.4: Update the current airport zoning ordinance. Develop updated regulatory controls through airport zoning regulations to ensure that proper safety and development standards are followed.
 - Policy 7.7.5: Work cooperatively with the City of Inver Grove Heights to identify and minimize, to the extent possible, impacts to adjacent land uses as development occurs.
- Goal 7.8:** Adopt new design criteria to ensure that the airport remains an attractive place for recreational aviation and encourages new development or aviation related businesses.
- Policy 7.8.1: Continue to use the existing architectural design standards, established in Airport Rearrangement 3rd and 4th Addition plats, and apply these standards to all new hangars and redevelopment of existing hangars.
- Goal 7.9:** Continue to recognize the importance of Fleming Field Airport as an important facility in the economic development efforts of the City and support economic development and redevelopment at the airport.
- Policy 7.9.1: Encourage aviation businesses to relocate to Fleming Field Airport when their business goals and operating procedures coincide with the expectations of South St. Paul and Inver Grove Heights residents; develop sites for those relocations.
 - Policy 7.9.2: Commercial airport buildings and operations at the airport should be concentrated in the area adjacent to the Fleming Field Terminal Building. Recreational airport users may be located on all other areas of the airport.

- Goal 7.10: Consider the critical importance of safe and adequate site access, considering all modes of transportation, in all land use decisions.
- Policy 7.10.1: Evaluate all site plans and land use decisions through an equitable lens that includes accessibility for those of all abilities, ages, and those using alternative modes of transportation.
 - Policy 7.10.2: Prioritize infrastructure improvements that improve usage and passage by those of all abilities, ages, and those using alternative transportation modes.
 - Policy 7.10.3: Continue to address barriers to bicycle and pedestrian travel that were identified in the City's 2014 Bicycle and Pedestrian Master Plan.
 - Policy 7.10.4: Monitor intersections and streets for unsafe conditions and consider traffic calming and/or pedestrian safety measures where feasible.
 - Policy 7.10.5: Maintain excellent access to metro-wide destinations through roadway and transit connections.
 - Policy 7.10.6: Monitor traffic congestion issues and prioritize solutions that will have a long-term impact on traffic flow.
 - Policy 7.10.7: Continue to coordinate with MnDOT, Metro Transit, and Dakota County on projects that may affect or change the transportation and transit connectivity in South St. Paul.
- Goal 7.11: Capitalize on development activity and infrastructure upgrades as an opportunity to improve and increase bicycle and pedestrian amenities in the community.

Community Infrastructure Goals and Policies

- Goal 8.1: Continue to provide excellent public services for South St. Paul residents and property owners.
- Policy 8.1.1: Continue to provide excellent public services, especially in the area of Police and Fire protection, Public Works, Library, and Parks and Recreation services.
 - Policy 8.1.2: Utilize the Capital Improvement Program to budget replacement and repairs of existing public facilities and creation of new facilities. Explore opportunities to fund improvements through grants or through partnerships.
- Goal 8.2: Continue to ensure there is adequate water supply for South St. Paul residents and property owners.
- Policy 8.2.1: Continue to ensure adequate water supply for the City in accordance with and by enforcing the City's Water Supply and Emergency Conservation Plan.
- Goal 8.3: Continue to ensure that wastewater is properly treated.
- Policy 8.3.1: Continue to ensure adequate wastewater collection and treatment, (treated by the Metropolitan Council Environmental Services (MCES)), by enforcing the City's ordinances.
- Goal 8.4: Continue to ensure proper management of surface water, consistent with the City's Comprehensive Storm Water Management Plan, through the enforcement of City ordinances regarding stormwater and erosion control.
- Policy 8.4.1: Amend ordinances to allow and encourage landscaping alternatives to manicured lawns.
 - Policy 8.4.2: Continue public education to reduce homeowner use of lawn care chemicals.
 - Policy 8.4.3: Require the minimization of direct overland runoff of stormwater and insure the adequate treatment of stormwater runoff through such things as on-site National Urban Run-Off Program (NURP) basins (when possible) and Best Management Practices (BMP's) for stormwater treatment.
 - Policy 8.4.4: Work with MnDOT and Dakota County to reduce use of salt on roadways for de-icing.

Goal 8.5: Continue to ensure proper treatment of stormwater and minimization of erosion.

Policy 8.5.1: Continue to ensure proper treatment of stormwater and minimization of erosion, consistent with the City's ordinances and Comprehensive Stormwater Management Plan.

Goal 8.6: Set a high standard of design for new public infrastructure, plan infrastructure that will meet the needs of the 21st century, and explore alternative infrastructure techniques.

Policy 8.6.1: Set a high standard of design for new public infrastructure. Require that new or rebuilt roads or bridges include aesthetic treatments and streetscaping and further the walkability of the city.

Policy 8.6.2: Plan roads and other infrastructure that can meet the needs of the 21st century. Plan for the near and longer term impacts that the development of autonomous vehicles and the need for 5G connectivity will have on infrastructure.

Policy 8.6.3: Explore "green infrastructure" standards and their potential for inclusion in future infrastructure development.

Parks, Trails, and Open Space Goals and Policies

Goal 9.1: Develop/Redevelop the City's park system consistent with the Parks Master Plan.

Policy 9.1.1: The development of Kaposia Landing and the redevelopment of Central Square Park, consistent with the Parks Master Plan, are priorities and are vitally important to the long-term health of the City. Collaborate with the South St. Paul School District, which owns the Central Square property, to develop Central Square Park in a manner consistent with the Parks Master Plan. Park dedication fees, grants, and budgeting through the Capital Improvement Program (CIP) are ways that the City will achieve these improvements.

Goal 9.2: Explore alternate forms for funding these improvements including, but not limited to; park dedication fees, grants, personal and corporate donations, and bonding for the capital improvements.

Policy 9.2.1: Use parks, public open spaces, and trails as a means of shaping the form of the community and encouraging economic development in nearby areas.

Policy 9.2.2: Meet neighborhood park needs with facilities designed in response to the unique needs of each neighborhood.

Policy 9.2.3: Update the Parks Master Plan in 2020.

Policy 9.2.4: Collaborate with the City of Inver Grove Heights to develop a loop trail around Seidel's Lake.

Policy 9.2.5: Connect trails and pedestrian ways to regional trails, between parks, and to public spaces and schools.

Goal 9.3: Preserve Central Square Park as the town square and meeting space.

Policy 9.3.1: Work with the South St. Paul School District to preserve Central Square Park as the town square and meeting space. If future expansion of school facilities is needed, work with the School District to find space adjacent to the secondary school and Central Square for future expansion needs so that Central Square Park may be preserved as a park.

Policy 9.3.2: Central Square is the town meeting space and center. Develop Central Square Park consistent with the Parks Master Plan.

Goal 9.4: Provide a safe, well-maintained, state of the art park system.

- Policy 9.4.1: Maintain and replace park facilities and equipment to protect users and provide proper levels of service.
- Policy 9.4.2: Explore and create alternative forms of recreational opportunities using music, cultural events, art appreciation, etc.
- Policy 9.4.3: Work with the School District to promote the internal and external recreational facilities at Central Square.
- Policy 9.4.4: Work with the Police department, neighborhoods and other groups to provide patrols of the parks, including bike patrols during summer periods to ensure park user safety.
- Policy 9.4.5: Create state of the art parks. Improve safety by increasing activity in and around parks through encouraging buildings to face or overlook parks in adjacent development. Install security cameras throughout the park system with the goal of "having eyes" on every city park. The installation of security cameras can help to deter crime, vandalism, misuse, and assist City Staff when issues occur in a park.
- Policy 9.4.6: Plan for and conduct the upkeep and replacement of park structures and equipment.
- Policy 9.4.7: Explore implementation of new, state of the art park structures and equipment.
- Policy 9.4.8: Enhance existing playground locations with play equipment and swings for children ages five and under or create a toddler playground site at one of the City parks.

Goal 9.5: Assess the needs and expectations of the public for recreational opportunities in order to provide a system that effectively meets the needs of a changing population.

- Policy 9.5.1: Monitor regional and national studies for recreational trends.
- Policy 9.5.2: Periodically conduct user surveys to determine the public's satisfaction with the City's recreational opportunities and levels of service.
- Policy 9.5.3: Cooperate with other recreation providers, including the School District, to meet recreational needs of the public in a cost-effective manner.
- Policy 9.5.4: Monitor the City's demographic changes and modify recreational opportunities and levels of service accordingly.
- Policy 9.5.5: Acknowledge the increasing senior population within the City and develop recreational opportunities that can be utilized by that segment of the population.

- Policy 9.5.6: Meet neighborhood park needs with facilities designed in response to the unique needs of each neighborhood.
- Policy 9.5.7: Make parks and trails accessible and inclusive. Use the 2018 ADA Transition Plan to guide incremental improvements to provide greater accessibility.
- Policy 9.5.8: Convert one of the destination playgrounds in town to a fully accessible space with resilient surfacing, full wheelchair access, and sensory enhancements for children with disabilities. Potential locations will need to be assessed and community input and funding will be needed for the development of this playground.
- Policy 9.5.9: Continue to emphasize that the City's park and trail system is a location for health and fitness for all.
- Goal 9.6: Preserve and restore natural resources within parks where and when opportunities arise.
 - Policy 9.6.1: Work with Federal, State, and County resources and inventories to identify natural resources within City parks.
 - Policy 9.6.2: Design park improvements in a manner sensitive to the natural resources available.
 - Policy 9.6.3: Work with the DNR, SWCD, other agencies, and local groups to preserve and restore natural resources when possible.
 - Policy 9.6.4: Protect bluffs and ravines used for passive recreation from physical degradation.
 - Policy 9.6.5: Plan and implement bank erosion control and stabilization measures in Simon's Ravine and Kaposia Park Ravine, particularly west of 19th Avenue on the north side of the ravine.
 - Policy 9.6.6: Initiate tree planting and maintenance programs in all parks and open space areas.
 - Policy 9.6.7: The City will strive to integrate planning to protect, preserve, and enhance water and natural resources within City parks where it is possible and feasible.
 - Policy 9.6.8: Control / remove invasive species from parks (such as Emerald Ash Borer and Buckthorn).
 - Policy 9.6.9: Promote pollinator habitat and consider development of an apiary on public property.
 - Policy 9.6.10: Promote green infrastructure (such as rain gardens/ bio-filtration cells) within the park and trail system.

- Goal 9.7: Work with public owners of land to develop additional recreational facilities within the Critical Area/MRCCA corridor:
- Policy 9.7.1: Convert the portion of the former Metropolitan Council Environmental Services (MCES) land along the Mississippi River into recreational facilities or open space for the City, per the standards and guidelines of Executive Order 79-19. This shall include working with MRCCA to improve and restore natural habitat and restore natural vegetation.
 - Policy 9.7.2: Develop the Wakota Trailhead and Overlook at the DNR Boat Launch site and adjacent trail property.
 - Policy 9.7.3: Cooperate with the Cities of Saint Paul, Inver Grove Heights, and Dakota County to connect the Mississippi River Regional Trail (MRRT) with other recreational facilities in the region, per the standards and requirements of Executive Order 79-19.
- Goal 9.8: Expand recreational activities along the Mississippi River to create a recreation destination. Work to establish better trail linkages between the riverfront and the residential neighborhoods west of Concord Street where possible.
- Policy 9.8.1: Convert the portion of the former MCES land along the Mississippi River for recreational purposes or open space.
 - Policy 9.8.2: Work with the Federal, State, and other agencies, Dakota County, existing businesses, and volunteer groups to develop Kaposia Landing park, complete the Regional trail, and improve other recreational facilities along the Mississippi River.
 - Policy 9.8.3: Acquire scenic and pedestrian easements along the Mississippi River consistent with open space and trail needs.
 - Policy 9.8.4: Work with the Federal, State, and County agencies, the National Park Service, other agencies, and volunteer groups to develop planned activities highlighting the City's relationship with the river.
 - Policy 9.8.5: Preserve and promote historical and cultural opportunities along the river. Work with Dakota County to develop historic interpretation signage; consider highlighting the lamplighter, Jane Robinson, the South St. Paul Monorail, Mississippi River Ferry between South St. Paul and Newport, and the stockyards and meat packing industry.

- Policy 9.8.6: Develop the Wakota Trailhead and Overlook at the DNR Boat Launch site and adjacent trail property. Include a multi-purpose park building with restrooms, information kiosk at the DNR boat launch. The building could serve as a southern trailhead for the Mississippi River Regional Trail (MRRT).
- Goal 9.9: Continue to develop recreational facilities along and with access to the river.
 - Policy 9.9.1: Continue implementation of the Mississippi River Regional Trail (MRRT).
 - Policy 9.9.2: Develop scenic design standards for pedestrian bridges and trail facilities.
 - Policy 9.9.3: Work with the local Gun Club to provide river access through their site. Establish new park facilities or open space at the southeast corner of the City adjacent to the South St. Paul Rod and Gun Club.
 - Policy 9.9.4: Develop passive trail facilities through "Packer Preserve."
 - Policy 9.9.5: Work to achieve a continuous band of park/open space land and river based recreational opportunities between the City's borders
 - Policy 9.9.6: Work to establish better trails and linkages between the riverfront parks and the residential neighborhoods west of Concord Street.
 - Policy 9.9.7: Work with the National Park Service on access to the river by exploring the implementation of a watercraft rental station.
 - Policy 9.9.8: Maximize the value of, and access to, natural and scenic areas along the Mississippi River and other natural greenway corridors.
 - Policy 9.9.9: Protect and/or enhance the appearance of major natural features of South St. Paul, such as the steep slopes, ravines, floodplains, wetlands, and the river edges as important elements in the appearance of the community and nearby neighborhoods.
- Goal 9.10: Recognize the importance of the river as a key community asset and important part of the City's identity and use parks and recreation to connect people to the river.
 - Policy 9.10.1: Prioritize opportunities for redevelopment and improved access along the Mississippi River. Identify gaps in the river recreation system both within and adjacent to South St. Paul.
 - Policy 9.10.2: Work together with private developers and granting agencies to enhance the attractiveness and draw of the riverfront area.

- Policy 9.10.3: Maximize the value of, and access to, natural and scenic areas along the Mississippi River and other natural greenway corridors defined by the system plan. Acquire and improve a continuous band of public parkland along the Mississippi River between the City's northern and southern borders.
- Policy 9.10.4: Work to achieve a continuous band of public riverfront parkland and river based recreational opportunities between the City's borders, and establish new trailhead facilities at the southeast corner of the City adjacent to the DNR Boat Launch. Work to establish better trails and linkages between the riverfront parks/ trails and the residential neighborhoods west of Concord Street where possible.
- Policy 9.10.5: The City is committed to an area of natural resources on this site east of Hardman Avenue and South of 494, spanning from the Mississippi River west a distance of 300 feet. This area will provide natural areas along the River that will provide more natural resources along the river, additional area for the recreational trail along the river, will enhance the natural beauty of the City from the river, and will help to enhance the appearance of the future redevelopment of the area to the west
- Policy 9.10.6: The City is committed to an area of natural resources on the eastern portion of the site provide more natural resources along the river, additional area for the recreational trail along the river, will enhance the natural beauty of the City from the river, and will help to enhance the appearance of the future redevelopment of the area to the west.
- Goal 9.11: Provide long-term funding options to maintain and improve parks, programming and public spaces.
- Policy 9.11.1: Continue to identify capital improvement funding for enhanced amenities in parks that will draw people to these spaces and encourage active and passive recreation.
- Policy 9.11.2: Concentrate efforts to improve public spaces on locations that are in high demand as well as spaces that have the greatest potential to draw people of all ages and abilities.
- Policy 9.11.3: Consider opportunities to expand hours and access to public facilities where feasible.

Goal 9.12: Maintain strong partnerships with the public schools and operators of semi-public places.

Policy 9.12.1: Continue to collaborate with the School District to offer sufficient recreational and community-oriented programming for youth and families.

Policy 9.12.2: Ensure that City athletic facilities efficiently and effectively serve the needs of the community in concert with other providers such as the school district.

Critical Area (MRCCA) Goals and Policies

Goal 10.1: Preserve and enhance the natural, aesthetic, economic, recreational, cultural, and historical values of the Mississippi River corridor within South St. Paul and protect its environmentally sensitive areas.

Land Use Policies

Policy 10.1.1: South St. Paul will guide land use and development and redevelopment activities within the MRCCA boundary to be consistent with the management purpose of the CA-RN, CA-SR, and CA-UM districts.

Primary Conservation Areas (PCA) Policies

Policy 10.1.2: South St. Paul will protect and minimize impacts from public and private development and land use activities to the existing Primary Conservation Areas which include floodplains, bluffs and bluff impact zones, shore impact zones, natural drainage ways, unstable soils and bedrock, and Native Plant Communities and existing vegetative stands.

Policy 10.1.3: South St. Paul will support mitigation of impacts to PCAs through subdivisions/PUDs, variances, Conditional Use Permits, and other permits.

Policy 10.1.4: South St. Paul will make restoration of removed Native Plant Communities and natural vegetation in riparian areas a high priority during development.

Policy 10.1.5: South St. Paul will support alternative design standards that protect South St. Paul's identified PCAs, such as conservation design, transfer of development density, or other zoning and site design techniques that achieve better protections or restoration of PCAs.

Policy 10.1.6: South St. Paul will make permanent measures (such as public acquisition, conservation easement, deed restrictions, etc.) that protect PCAs a high priority.

Public River Corridor Views (PRCV) Policies

- Policy 10.1.7: South St. Paul will protect and minimize impacts to PRCVs from public and private development activities.
- Policy 10.1.8: South St. Paul will protect and minimize impacts to PRCVs from vegetation management activities.
- Policy 10.1.9: South St. Paul will protect PRCVs located within the community and identified by other communities.
- Policy 10.1.10: The City shall ensure that the location and siting of new structures will keep bluffs and scenic overlooks in their natural state.

Restoration Priorities Policies

Sustaining and enhancing the ecological functions (habitat value) of vegetation is important for the MRCCA and is a goal for the restoration of new vegetation and existing degraded vegetation in South St. Paul.

- Policy 10.1.11: South St. Paul will protect native and existing vegetation during the development process and require its restoration if any is removed by development. Priorities for restoration shall include stabilization of erodible soils, riparian buffers, and bluffs or steep slopes visible from the river.
- Policy 10.1.12: South St. Paul will seek opportunities to restore vegetation to protect and enhance PRCVs identified in this plan.
- Policy 10.1.13: South St. Paul will seek opportunities to restore vegetation in restoration priority areas identified in this plan through the CUP, variance, vegetation permit, and subdivision/PUD processes.
- Policy 10.1.14: South St. Paul will evaluate proposed development sites for erosion prevention and bank and slope stabilization issues and require restoration as part of the development process.

Surface Water Uses Policies

- Policy 10.1.15: South St. Paul will seek to balance commercial and recreational surface water uses.
- Policy 10.1.16: Barge fleeting locations will continue to be controlled by City Code (Chapter 118, Article V, Division III, [118-291 - 118-296]) and will continue to have minimal impact on PCAs.

Water-Oriented Uses Policies

- Policy 10.1.17: South St. Paul recognizes the Mississippi River as a “working river” that is important to the economy of the Twin Cities metropolitan area and the Midwest.
- Policy 10.1.18: South St. Paul will seek to minimize potential conflicts of water-oriented uses with other land uses and surface water uses.

Policy 10.1.19: Encourage the utilization of private marinas for public connection and access to the river.

Policy 10.1.20: Enhance existing marinas and other water-oriented uses through site design improvements.

Open Space & Recreational Facilities Policies

Policy 10.1.21: South St. Paul will encourage the creation, connection, and maintenance of open space and recreational facilities, including public access to the river.

Policy 10.1.22: South St. Paul will provide a park and recreation system that offers physical and visual connections to the river, including connection of CA-SR district land to existing and planned parks and trails.

Policy 10.1.23: South St. Paul will provide trail links to regional trail systems and trails maintained by adjacent municipalities.

Policy 10.1.24: South St. Paul will encourage that land dedication requirements be used to acquire land suitable for public river access.

Transportation & Utilities Policies

Policy 10.1.25: South St. Paul will minimize impacts to PCAs and PRCVs from solar and wind generation facilities, public transportation facilities, and public utilities.