



March 6, 2018

Dear Property Owner,

As was shared at the beginning of the year, the City of Maplewood is in the process of developing its 2040 Comprehensive Plan. This long-range plan will define and help guide future growth, investment, and reinvestment in the community. The Comprehensive Plan includes a range of topics, including land use, housing, transportation, parks and trails, natural resources, and utility systems.

Over the last few months the City held multiple open houses and neighborhood meetings, as well as had opportunities for the community to provide input online. The input received has been used to prepare a revised draft of the Comprehensive Plan that will be presented to the Planning Commission on March 20th and the City Council on April 9th. City staff is very appreciative of the time and effort residents of this neighborhood dedicated to advocating for their viewpoints. These efforts are reflected in the plan.

You are receiving this letter as the City wants to ensure you are aware of the changes to the 2040 Comprehensive Plan that have been made for your neighborhood as a result of the community input process over the last few months. As shown and further described in the attached, **the 2040 Comprehensive Plan now designates all single-family homes in the Lions Park Neighborhood as low density residential, reflecting the existing land use of the area found in the city's current comprehensive plan.** The 2040 Comprehensive Plan also includes an action to develop a Lions Park Neighborhood Master Plan, with input from the neighborhood, when construction on the METRO Gold Line commences.

The draft being considered by the Planning Commission and City Council is available on the City's website at www.maplewoodmn.gov/2040. If you have comments or questions about the draft, please feel free to email staff at 2040@maplewoodmn.gov. In addition, you are invited to attend the public hearing at the Planning Commission on **March 20th** in City Council Chambers at **7 p.m.** to share your thoughts.

Once again, I want to emphasize, **the 2040 Comprehensive Plan now designates all single-family homes in the Lions Park Neighborhood as low density residential.** If you have any questions or would like to speak with City Staff, please feel free to contact me at 651-249-2040 or 2040@maplewoodmn.gov.

Sincerely,

Michael Martin
Economic Development Coordinator

LIONS PARK NEIGHBORHOOD MASTER PLAN

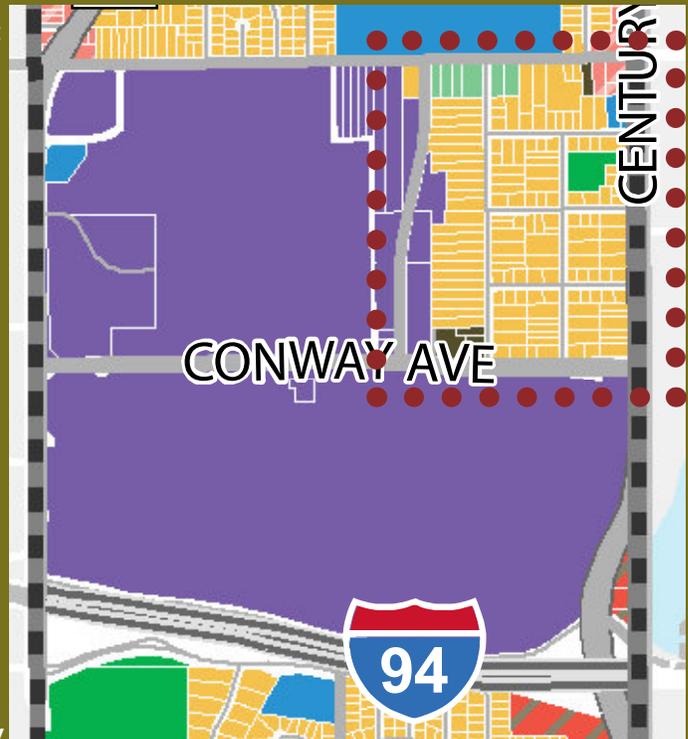
The availability of convenient transit service through the opening of the METRO Gold Line bus rapid transit (BRT) route has the potential to increase interest in redevelopment of surrounding neighborhoods. In an effort to support community reinvestment and be proactive to ensure quality development, the City explored in the 2040 Comprehensive Plan planning process the potential of reguiding the Lions Park Neighborhood to Mixed Use Community Commercial.

Mixed Use Community Commercial would allow a mix of uses, including all densities of residential, retail, and offices. It was intended that after adoption of the 2040 Comprehensive Plan, the City would modify its existing mixed use zoning district or create a new mixed use zoning district for this area to outline permitted and conditional land uses, as well as to identify design standards to integrate the new uses within the existing neighborhood. As with any of the mixed use districts, the intent of the reguiding is to provide increased flexibility for property owners in the future use of their property as any future redevelopment would be at the discretion of property owners and the interest of private redevelopers.

Through community engagement about the draft comprehensive plan, the City heard from numerous property owners within the Lions Park Neighborhood about this potential change in designation. Most property owners expressed concern about the designation as it would be a significant change from the existing, predominantly single family residential neighborhood. Land use related concerns raised included, but were not limited to, the types of uses that would be allowed, building height, site design, traffic, and potential infrastructure costs that might be assessed on existing uses. Neighborhood residents also expressed concern about depressed market values and the potential for decreased investment in long-term property maintenance and improvements as a result of uncertainty about future land uses.

Given that the METRO Gold Line is not anticipated to be operating until the mid-2020s, the 2040 Comprehensive Plan was revised to include an action to complete a Lions Park Neighborhood Master Plan rather than having the entire neighborhood reguided to Mixed Use Community Commercial (see Action #15). This approach recognizes that there are currently a few unknowns, such as the location of the station and the sidewalk/trail routes through 3M, that could affect the potential for Lions Park to be a focus for future transit related redevelopment. The intent is that a neighborhood master plan would be able to better assess the extent of potential redevelopment and identify where it would be best to designate mixed use community. The neighborhood master plan would also provide more specific direction regarding design and transitional elements that could help minimize the impact of future redevelopment on the neighborhood. It is recommended that the development of a neighborhood master plan include a taskforce which includes representation from the neighborhood.

While in general the land use designation follows the 2030 future land use designations, a few changes were made to reflect 2040 city-wide comprehensive plan directions. This includes the designation of properties adjacent to 3M as employment and the commercial properties at the corner of Century Avenue and Minnehaha as mixed use neighborhood.



The 2040 Comprehensive Plan uses existing land use to inform future designations. Properties adjacent to the 3M campus are guided employment, existing multi-family is guided high density residential, existing single family residential remain low density, and the commercial properties in the northeast corner are guided mixed use neighborhood.