

IMPLEMENTATION

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The 2040 Comprehensive Plan provides guidance for making decisions about the community's future growth, redevelopment, and infrastructure investments. It is the City's most important tool, but its goals, policies, and actions can only achieve the community's vision for the future if the Plan is used. Using the Comprehensive Plan requires striking a balance between adhering to the enduring values described in the Plan and adapting to conditions that will change over the life of this Plan. Implementation of city-led initiatives will also involve further planning and budgeting to ensure new actions can be fully achieved and sustained over time.

USE OF THE PLAN

THE PLAN AS A GUIDE TO DECISION MAKING

The plan will be used by the City in the day to day operations of local government. City Staff will reference plan goals and policies to support elected and appointed officials in carrying out their responsibilities in making key decisions relative to public investments, plans and studies, growth, and redevelopment. Requests for land use applications and development projects will be evaluated based on consistency with the plan.

THE PLAN AS A MARKETING TOOL

The ideas represented in the 2040 Comprehensive Plan include a number of strategies that will require coordinated efforts by many different public, private, and non-profit entities. As an adopted policy plan, the 2040 Comprehensive Plan can help solidify the support, commitment, and collaboration needed to mobilize the community. The plan should be referenced, celebrated and promoted both within the community and to the region. In essence, the plan becomes the document that is provided to prospective businesses, residents or investors or potential grantors/philanthropists.

THE PLAN AS A "TO-DO LIST"

The 2040 Comprehensive Plan will inform biannual Staff/Council strategic planning to develop two-year work plans that guide priorities and budgeting.

ROLES AND RESPONSIBILITIES

White Bear Lake has established multiple advisory commissions to guide decision-making and provide an opportunity for citizen involvement. Each of these boards and commissions has a role in the implementation of the 2040 Comprehensive Plan. While ultimately the City Council has the final decision-making and policy-establishing authority, each of the boards and commissions provide valuable advisory insight in their area of expertise. Currently the City's boards and commission include:

- » Charter Commission
- » Environmental Advisory Commission
- » Park Advisory Commission
- » Planning Commission
- » Police Civil Service Commission

IMPLEMENTATION TOOLS

ANNUAL REVIEW AND AMENDMENTS

To ensure that the Comprehensive Plan remains a useful tool for guiding growth, it will be periodically monitored and modified to reflect changing conditions and to correct errors identified through its implementation.

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

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

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

POLICY PLANS

The 2040 Comprehensive Plan refers to other policy plans that the City of White Bear Lake uses to guide city systems, actions, and investments. These plans include the Surface Water Management Plan, Wellhead Protection Plan (2009), 2011 Strategic Plan, Non-Motorized Transportation Plan, and the Storm Water Pollution Prevention Program. These plans serve as ongoing tools for implementing the goals and policies in the Comprehensive Plan. These plans may be updated and modified without updating the Comprehensive Plan.

CURRENT AND FUTURE STUDIES

The City uses technical studies as tools for implementing the Comprehensive Plan. Recent studies that continue to provide direction to the City include the Downtown Retail Market Demand Study (2014) and the County Road E focus groups. The City will continue to use these and additional studies to provide the information needed to implement the Comprehensive Plan. Future studies may ultimately lead to Comprehensive Plan amendments.

Note that additional tools specific to housing are included in the Housing Chapter (Ch. 4).

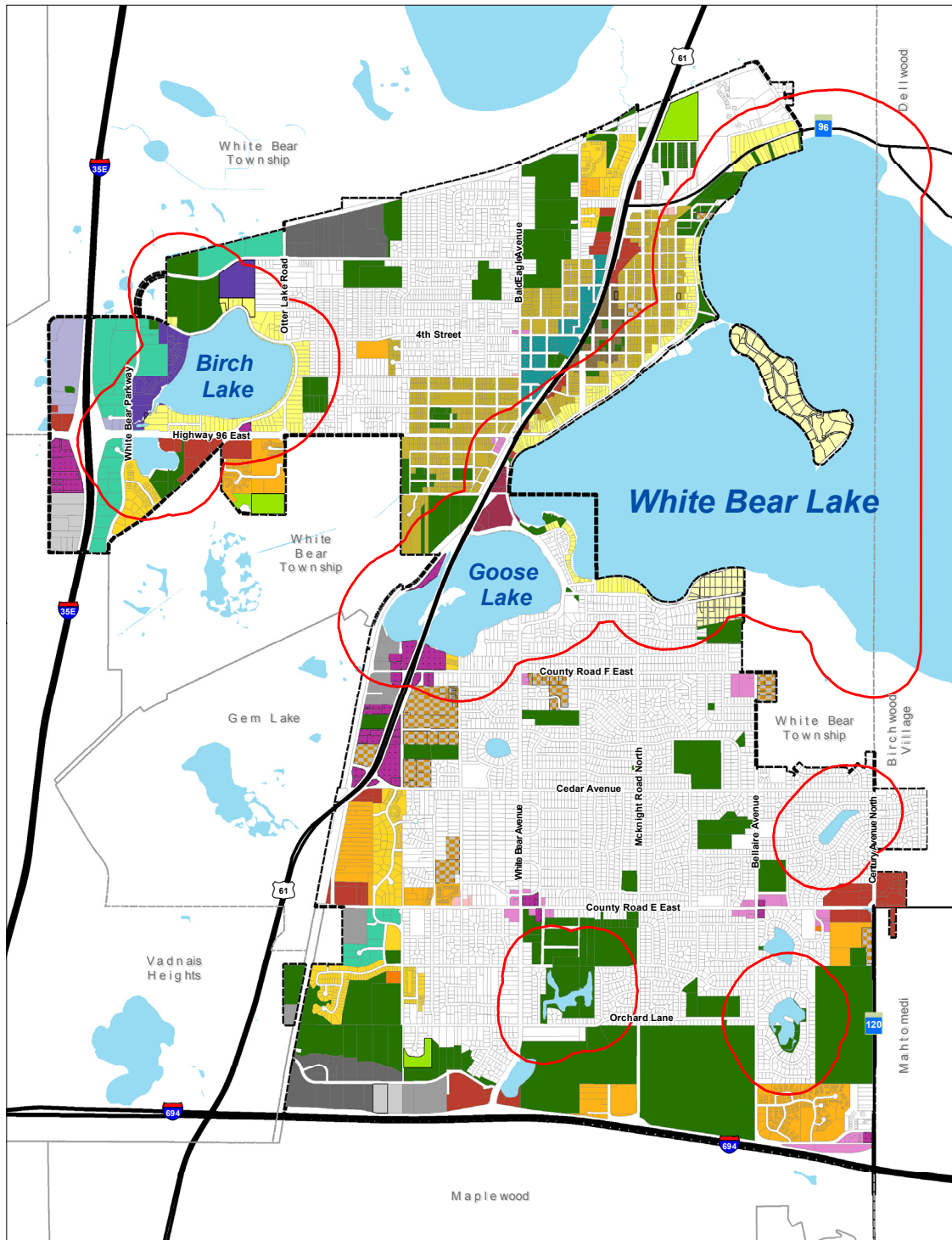
OFFICIAL CONTROLS

Official controls are key tools for implementing the 2040 Comprehensive Plan and must be consistent with the Comprehensive Plan. The City's Official Controls can be found in the City's Code of Ordinances. Examples of the official controls that will be used for the implementation of the comprehensive plan include: Zoning (Article XIII), Subdivisions (Article XIV), and Utilities, including sewer, water, and individual sewage disposal systems (Article IV). A review of the official controls for conformance with the 2040 Comprehensive Plan will occur once the Plan is adopted. Modifications will be made as needed by 2021.

Table 9.1 Zoning Districts

Abbreviation	Zoning District
O	Open space conservation
R-1I	Low density single family residential – island district
R-1S	Low density single family residential – shoreland district
R-2	Single family residential district
R-3	Single family residential district
R-4	Single family, Two family residential district
R-5	Single family, Two family, Medium density residential district
R-6	Medium density residential district
R-7	High density residential district
R-B	Residential-business transition district
R-MH	Mobile home park district
B-1	Neighborhood business district
B-2	Limited business district
B-3	Auto-oriented business district
B-4	General business district
B-5	Central business district
B-6	Commercial recreational district
B-W	Business/warehousing district
I-1	Limited industry district
I-2	General industry district
P-Z	Performance zone district
PZ-R	Performance zone – residential district
PUD	Planned unit development overlay district
DBD	Diversified business development district
DCB	Diversified central business district
LVMU	Lake village mixed use district
AC	Arts & Culture mixed use district
TOD	Transit Oriented mixed use
N	Neighborhood mixed use
S	Shoreland overlay district
FP	Floodplain overlay district
W	Wetlands overlay district
P	Public facilities district

Figure 9.1 Zoning Map.



Legend	
— Shoreland Zoning Districts	■ P: Public
■ B-1: Neighborhood Business	■ PZ: Performance Zone
■ B-2: Limited Business	■ PZR: Performance Zone Residential
■ B-3: Auto Oriented Business	■ R-2: Single Family Residential
■ B-4: General Business	■ R-3: Single Family Residential
■ B-5: Central Business	■ R-4: Single Family - Two Family Residential
■ BW: Business Warehouse	■ R-5: Single Family - Two Family Medium Density Residential
■ DBD: Diversified Business Development	■ R-6: Medium Density Residential
■ DCB: Diversified Central Business	■ R-7: High Density Residential
■ I-1: Limited Industry	■ R-B: Residential Business Transition
■ I-2: General Industry	■ R1-1: Low Density Single Family - Island
■ LVMU: Lake Village Mixed Use	■ R1-S: Low Density Single Family - Shoreland
■ O: Open Space	

**CITY OF WHITE BEAR LAKE
2018 ZONING MAP**

February, 2019
By the Community Development Department
For More Information, Call 651-429-8561

To find the latest CIP, visit www.whitebearlake.org/administration/page/capital-improvement-plan

New zoning districts, as seen in Table 9.1, will need to be created to reflect the desired environment envisioned in future land use plan. These mixed use designations will offer compact, walkable, and efficient land use in designated areas of the City. The Arts & Culture mixed use designation will serve as a community gathering place and a catalyst for creative expression in the City. TOD mixed use will focus around transit stations along the planned Rush Line corridor. Neighborhood mixed use will open additional redevelopment opportunities to aging commercial properties along the County Road E corridor. The remaining zoning designations are in conformance with the future land use plan.

Amendments to the zoning regulations and the official zoning map will be made within nine months of the adoption of the 2040 Comprehensive Plan.

ECONOMIC DEVELOPMENT LEVY

The City's Housing & Redevelopment Authority currently does not levy for funding to support economic development initiatives.

CAPITAL IMPROVEMENT PLAN

State Law requires that the implementation program for the Comprehensive Plan contain a capital improvement program for transportation, sewers, parks, water supply, and open space facilities. The 2040 Comprehensive Plan serves as the foundation for ongoing capital improvements planning by the City. The City has created a capital improvement plan (CIP) that matches the estimated project costs over a five-year period with funding sources. The CIP allows the City to prioritize projects that maximize the public investment and avoid duplication, waste, and conflict while meeting safe standards and public expectations. By looking at future needs, the City is better able to find funding sources to fill gaps and to coordinate projects with other jurisdictions. The CIP is updated and approved annually. The City's adopted CIP is included as an appendix to the Comprehensive Plan.

COORDINATION OF ACTIONS

In addition to capital improvements, there are statutory requirements for coordinating acquisition and disposition of public lands and the use of tax increment financing. According to State Law (M.S. Section 462.356, Subd. 2), publicly owned land within the City cannot be acquired or disposed of until a finding has been made as to compliance with the Comprehensive Plan. Tax increment financing (TIF) is the only finance tool formally tied to the Comprehensive Plan. As a matter of policy, similar evaluation applies to other forms of public financial assistance. In agreeing to provide financial assistance to private development, it is reasonable that the City Council determine that the development furthers the objectives of the Comprehensive Plan.

PARTNERSHIPS

Implementation of the Comprehensive Plan will require cooperation and coordination with many other local governments, agencies, organizations, and businesses.

PUBLIC EDUCATION AND OUTREACH

Implementation of the Comprehensive Plan affects the whole community. Public outreach allows interested and affected individuals and organizations to have the opportunity to participate in the decision-making process. The City has a number of public education and outreach tools available including the City newsletter; the City's website, special mailings and publications; public hearings; community or neighborhood meetings; and workshops. The City will use these tools to involve the public in the Comprehensive Plan implementation process.

IMPLEMENTATION ACTIONS

LAND USE			
Action	Short Term (0-5 years)	Long Term (5-20 years)	Ongoing
Create new zoning districts and bulk regulations to reflect the newly created Future Land Use designations	X		
Promote and encourage compact development and integrated land uses that minimize the need to drive			X
Focus redevelopment and intensity of uses around areas of public investment, such as County Road E and Rush Line corridors,			X
Provide a mix of integrated community uses—housing, shops, workplaces, schools, parks, civic facilities—within walking or bicycling distance of each other.			X
Coordinate with MPCA on site investigations of former gas stations and other possibly contaminated sites	X		
Continue to strengthen and reinforce the critical mass of retail, office, residential, and entertainment offerings in the downtown			X
Continue to support public investments to strengthen the connectivity of the arts and cultural mixed use district with downtown and the rest of the community			X
Explore opportunities to provide additional municipal parking in and around Downtown as redevelopment occurs	X		
Research options for parking area design and standards for commercial and mixed use development to minimize its visual and physical impact on the built environment	X		
Monitor changes in the automotive industry to understand and anticipate changes to the public realm and built environment		X	
Analyze undeveloped and under-utilized and/or blighted parcels on an individual basis to determine how they can best be utilized within the context of the area it is located and the community as a whole	X		
Plan for appropriate amenities, high quality design, pedestrian and bicycle facilities, and open space in higher growth areas, particularly in mixed use districts along higher intensity corridors			X
Work with the owners of strategically located parcels to identify highest and best use for future redevelopment	X		

HOUSING

Action	Short Term (0-5 years)	Long Term (5-20 years)	Ongoing
Support the development of moderate to high density housing in appropriate locations, particularly near commercial nodes and activity centers			X
Develop new housing opportunities as part of mixed use transit oriented development along the planned Rush Line corridor		X	
Explore city initiative to promote use of financial tools (e.g. 4D low income rental classification) by multi-family property owners along planned Rush Line corridor	X		
Consider a program similar to the Revolving Loan and Grant Program target at naturally occurring affordable multi-family housing to encourage investment and as a means to introduce affordability restrictions			X
Promote "No Net Loss" of affordable units upon redevelopment/reinvestment of multi-family housing.			
Examine housing policies that preserve affordable housing opportunities available throughout the community (Tenant Protection, Eviction for Cause, Community Land Trust, Cooperative Living Projects, Inclusionary Housing Policy, Accessory Dwelling Units by right, etc.)			X
Continue working with non-profit organizations such as Habitat for Humanity to encourage the acquisition and rehabilitation of single family properties			
Conduct outreach to homeowners to encourage use of existing low-interest rate loan to fix up older homes			
Explore regulations in medium density residential districts that guide development towards more community space and less garage forward design			
Continue to encourage design elements that foster a sense of community and facilitate interaction and socialization among residents (front porch initiative)			

ECONOMIC COMPETITIVENESS

Action	Short Term (0-5 years)	Long Term (5-20 years)	Ongoing
Foster development and optimize land use in underutilized retail nodes and vacant properties, particularly along County Road E corridor	X		
Complete a Downtown Parking Analysis	X		
Establish a communitywide Wayfinding Signage Program	X		
Maintain collaborative relationships between the City, businesses, and organizations			X
Attract reinvestment on west side of Highway 61	X		
Continue to attract retail, restaurants and services to downtown that serve as destinations/experiences			X
Focus recruitment efforts at employers who provide good wages and quality jobs.			X
Identify resources to support start-up and entrepreneurial business concepts.	X		
Continue to attract and cultivate locally owned businesses and target creative class retailer businesses and entrepreneurs to contribute to the critical mass of offerings in the community			X
Continue the promotion of the Revolving Loan and Grant program open to all businesses in the County Road E Corridor and Downtown District. Consider expansion of the program to other areas of the City as opportunity areas are identified			X
Ensure emerging mixed use nodes and districts provide multi-modal access and reflect the character and identity of surrounding neighborhoods			X
Promote the arts as a strategic and effective economic development tool			X

TRANSPORTATION

Action	Short Term (0-5 years)	Long Term (5-20 years)	Ongoing
Complete trail and sidewalk system gaps analysis – implement projects			X
Coordinate with Ramsey County on the implementation of the Bruce Vento Trail and South Shore Blvd Trail.	X		
Complete Highway 96 Trail in cooperation with White Bear Township	X		
Coordinate with Ramsey County on the implementation of the Rush Line BRT	X		
Work with Metro Transit to identify transit opportunities with the Community			X
Complete site specific traffic analysis for new and redevelopment projects			X
Follow a Context Sensitive design approach for all projects			X
Review sidewalk and trail crossings of major roadways for safety enhancements	X		
Complete access management analysis in coordination with other jurisdictional entities to guide and plan for future access needs	X		
Complete periodic traffic volume counts to monitor system performance and identify potential future projects	X	X	X
Incorporate ADA requirements in project designs			X
Coordinate pavement rehabilitation projects with other enhancements when appropriate			X
Implement future roadway projects as identified in Chapter 5	X	X	X

PARKS, RECREATION AND OPEN SPACE

Action	Short Term (0-5 years)	Long Term (5-20 years)	Ongoing
Identify and plan for gaps in the City's sidewalk and trail infrastructure to provide safe access to the trails and park system.	X		
Complete sections of Mark Sather Trail (aka Lake Links) along north side of lake on Hwy 96 and along South Shore Boulevard	X		
Solicit input from a wide variety of community groups and residents in the development of a long-range Park Improvement Plan to ensure that all stakeholders have the ability to influence the park planning process.	X		
Coordinate development of park and facility amenities to meet the recreational needs of people of all abilities and the community's changing demographics.			X

NATURAL RESOURCES AND RESILIENCY

Action	Short Term (0-5 years)	Long Term (5-20 years)	Ongoing
Follow the objectives defined in the City's Surface Water Management Plan in coordination with state, regional and local jurisdictions.			X
Identify and promote additional water conservation methods for both residential and commercial customers and the City.			X
Control invasive species and restore native plantings, including pollinator friendly vegetation, to promote natural wildlife habitat.			X
Protect and increase the quality, quantity and diversity of the City's tree population.			X
Work with Ramsey County to further waste reduction, recycling and organics collection efforts.			X
Promote use of electric vehicles through establishment of strategically located electric charging stations and municipal fleet purchases.			X
Promote emerging renewable energy technologies.			X

PUBLIC FACILITIES AND SERVICES

Action	Short Term (0-5 years)	Long Term (5-20 years)	OnGoing
WASTEWATER			
Continue inflow and infiltration mitigation programs; lining, wye replacement and televising / repairs.			X
Promote the elimination of individual sewage treatment systems as municipal service becomes available			X
Continue to monitor homes through the building permit program for sump pump, footing drains and other clear water connections to the sanitary sewer			X
SOLID WASTE			
Encourage residents and businesses to produce less waste through education and promotion of programs such as: trash to treasure day, county reuse centers, and fix it clinics			X
Improve recycling programs to promote ease of use and more participation	X		
Provide composting and recycling opportunities at City sponsored events and strive toward zero waste	X		
Partner with Ramsey County to establish consistent dumpster labeling for multifamily and businesses	X		
Ensure recycling services are available at all mulit-family dwellings by partnering with property owners along with enforcement of ordinances and state statutes	X		
Develop organics recycling opportunities such as back yard composting bins, provide curbside pickup, and City hosted organics dumpster.	X		
Continue to partner with Ramsey County and host household hazardous waste drop off events			X
Continue to offer medication drop off location at Public Safety			X
PUBLIC FACILITIES			
Provide provisions for electric vehicle charging	X		
Continue to monitor energy use in municipal buildings			X
Complete the transition to LED lighting in all municipal buildings	X		
Review options of electric and low emissions vehicles for the City's fleet			X

PUBLIC FACILITIES AND SERVICES

Action	Short Term (0-5 years)	Long Term (5-20 years)	OnGoing
Meter and monitor water usage for all municipal buildings		X	
Engage in environmentally preferable purchasing, building design and operations			X

