

Community Development Committee

Meeting date: January 22, 2019

For the Metropolitan Council meeting of February 13, 2019

Subject: City of Eden Prairie Notermann Residential Development Comprehensive Plan Amendment, Review File No. 20401-21; and Peterson Residential Development Comprehensive Plan Amendment, Review File No. 20401-22

District(s), Member(s): District 3, Jennifer Munt

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175)

Staff Prepared/Presented: Michael Larson, Senior Planner, Local Planning Assistance (651-602-1407)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Eden Prairie to place the Notermann Residential Development and Peterson Residential Development Comprehensive Plan Amendments into effect.
2. Find that the amendments do not change the City's forecasts.
3. Find that the amendment is inconsistent with Natural Resource policies in Thrive MSP 2040, and that urbanization of the area is inadvisable. Urbanization of both amendment locations at even low residential densities can result in the permanent loss of the site's existing diverse ecological integrity with the process of grading for buildable homesites, provision of necessary support infrastructure, and the inevitable introduction of invasive vegetative species into the area.
4. Strongly encourage the City to:
 - a. Reconsider the development of these properties due to the limited development capacity and the potential for environmental degradation on and adjacent to the sites.
 - b. Complete further analysis to determine the level of development that is suitable for each site including environmental review, steep slopes, bluffs, tree removal and replacement, cultural/archeological studies, and shoreland and floodplain information.
 - c. Collaborate with the U.S. Fish and Wildlife Service, and other entities that consider the overall environmental and aesthetic conditions of the Refuge and its surroundings.
5. Advise the City to implement the advisory comments in the Review Record for Natural Resources.

Background

The Council is conducting a concurrent review on two comprehensive plan amendments, which were submitted simultaneously by the City of Eden Prairie, due to their adjacency and similarity. The areas being reguided are located on either side of Spring Road north of Flying Cloud Drive (County Road 61), adjacent to the Minnesota Valley National Wildlife Refuge.

On the west side of Spring Road, the Notermann Residential Development amendment reguides 8.34 acres from Rural to Low Density Residential and incorporates the area into the wastewater sewer service area.

On the east side of Spring Road, the Peterson Residential Development amendment reguides 7.57 acres from Park/Open Space to Low Density Residential and incorporates this area into the wastewater sewer service area. Furthermore, the amendment incorporates 4.73 acres currently guided as Low Density Residential into the wastewater sewer service area.

There is no development proposal at this time for either location. The City denied concurrent requests to change the Rural zoning classification on both sites until such time that a development plan and sufficient site information are submitted to the City to determine consistency with the Comprehensive Plan.

Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies except for Natural Resources, and is compatible with the plans of other local communities and school districts. The proposed amendments are not consistent with the 2004 Minnesota Valley National Wildlife Refuge Comprehensive Conservation Plan, nor its predecessor, the Minnesota Valley National Wildlife Refuge, Recreation Area and State Trail Comprehensive Plan (1983).

Thrive Lens Analysis

The proposed amendment is reviewed against the land use policies in Thrive MSP 2040. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

Funding

None.

Known Support / Opposition

Two residents of the immediate area spoke in opposition to the amendments at the City of Eden Prairie's Planning Commission public hearing on October 22, 2018. These same residents also spoke in opposition at the subsequent City Council meeting on December 4, 2018. Issues of concern include preservation of the bluffs along the Minnesota River.

Review Record

City of Eden Prairie Notermann Residential Development and Peterson Residential Development Comprehensive Plan Amendments

Review File Nos. 20401-21 and 20401-22, Council Business Item No. 2019-21

BACKGROUND

The City of Eden Prairie (City) is located in southwestern Hennepin County, bounded by the cities of Minnetonka, Edina, and Bloomington in Hennepin County; Chanhassen in Carver County; and Shakopee in Scott County.

Consistent with the policies adopted by the Council in June 2014 ([Business Item 2014-143](#)) regarding review of local comprehensive plans, this amendment is being reviewed under *Thrive MSP 2040* and its policy plans. The proposed amendment was found complete for review in a letter dated December 7, 2018.

Thrive MSP 2040 (Thrive) designates Eden Prairie with a “Suburban” community designation. Figure 1 shows the general location of Eden Prairie and nearby communities, and the Council’s *Thrive MSP 2040* Community Designation. The Council forecasts from 2017 to 2040 that the City will grow from 63,726 to 82,400 population and 24,893 to 33,300 households. The Council also forecasts that, between 2017 and 2040, the City’s employment will increase from 62,844 to 66,600 jobs.

The Council reviewed the City’s Update ([Business Item 2009-299](#), Review File No. 20401-1) on October 14, 2009. These amendments are the City’s 19th and 20th since the review of the Update.

REQUEST SUMMARY

The Council is conducting a concurrent review on two comprehensive plan amendments, which were submitted simultaneously by the City of Eden Prairie, due to their adjacency and similarity. The areas being reguided are located on either side of Spring Road north of Flying Cloud Drive (County Road 61), adjacent to the Minnesota Valley National Wildlife Refuge.

On the west side of Spring Road, the Notermann Residential Development amendment reguides 8.34 acres from Rural to Low Density Residential and incorporates the area into the Metropolitan Urban Services Area (MUSA).

On the east side of Spring Road, the Peterson Residential Development amendment reguides 7.57 acres from Park/Open Space to Low Density Residential and incorporates this area into the MUSA. Furthermore, the amendment incorporates 4.73 acres currently guided as Low Density Residential into the MUSA.

There is no development proposal at this time for either location. The City denied concurrent requests to change the Rural zoning classification on both sites until such time that a development plan and sufficient site information are submitted to the City to determine consistency with the Comprehensive Plan.

OVERVIEW

Conformance with Regional Systems

The amendments conform to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

Consistency with Council Policies

The amendments are not consistent with the Natural Resources policies of *Thrive MSP 2040*. The amendments are consistent with the *Housing Policy Plan*, with water resources management, and are consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The amendments will not have an impact on adjacent communities, school districts, or watershed districts, and are compatible with the plans of those districts. The amendments are not compatible with the USFWS 2004 Minnesota Valley National Wildlife Refuge Comprehensive Conservation Plan, nor its predecessor, the Minnesota Valley National Wildlife Refuge, Recreation Area and State Trail Comprehensive Plan (1983).

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's 2030 Comprehensive Plan Update on October 14, 2009 ([Business Item 2009-299](#), Review File No. 20401-1).
- The Prairie Physicians Building amendment was administratively approved by the Council on October 14, 2009 (Review File No. 20401-2). The amendment reguided 1.24 acres from Office to Community Commercial.
- The Nine Mile Creek Water Resources Center amendment was administratively approved by the Council on October 11, 2010 (Review File No. 20401-3). The amendment reguided 4.24 acres from Low Density Residential to Park/Open Space, and 1.1 acres from Low Density Residential to Public/Quasi-Public, to accommodate the Nine Mile Creek Water Resource Center.
- The United Health Group amendment was administratively approved by the Council on August 25, 2011 (Review File No. 20401-4). The amendment reguided a total of 27.7 acres to Office to accommodate a development with nearly 1.5 million square feet of office space.
- The Grand Haven at Marsh Cove amendment was administratively approved by the Council on September 12, 2011 (Review File No. 20401-5). The amendment reguided 11.62 acres from Church to 5.12 acres of Parks/Open Space and 6.5 acres of Low Density Residential to accommodate a single-family development with 15 lots.
- The Mitchell Crossing amendment was approved by the Council on October 31, 2012 ([Business Item 2012-321](#), Review File No. 20401-6). The amendment reguided 3.1 acres from Community Commercial to High Density Residential to accommodate a 192-unit residential development.
- The MAC Development Parcels amendment was administratively approved by the Council on November 28, 2012 (Review File No. 20401-7). The amendment amended text in the Land Use and Transportation Chapters related to uses on parcels guided as Airport.
- The Hooverson Addition amendment was administratively approved by the Council on March 13, 2013 (Review File No. 20401-8). The amendment reguided 0.21 acre from Park/Open Space to Low Density Residential to accommodate the subdivision of two single-family lots on 0.92 acre.

- The Bryant Lake amendment was administratively approved by the Council on September 12, 2013 (Review File No. 20401-9). The amendment reguidded 0.89 acre from Park/Open Space to Low Density Residential to accommodate a single-family home.
- The City of Eden Prairie submitted the Notermann amendment on November 21, 2013 (Review File No. 20401-10), which was subsequently withdrawn by the City on August 4, 2014. Due to inconsistencies with regional policies and the City's own comprehensive plan, Council staff recommended an alternative approach to the proposed amendment. The City withdrew this amendment, and resubmitted a new one, which became Review File 20401-12.
- The Eden Gardens amendment was administratively approved by the Council on July 8, 2014 (Review File No. 20401-11). The amendment reguidded 8.39 acres from Low Density Residential to Medium Density Residential to accommodate 36 single-family homes.
- The Lion's Tap amendment was administratively approved by the Council on November 3, 2014 (Review File No. 20401-12). This amendment addressed the same area as a prior submittal (Review File No. 20401-10), which had been withdrawn due to policy inconsistencies identified by Council staff. The amendment reguidded 0.94 acre from Rural Residential to Neighborhood Commercial, and amended the local sewer plan to provide service to the Lion's Tap.
- The Kal Point amendment was administratively approved by the Council on February 10, 2013 (Review File No. 20401-13). The amendment reguidded 2.98 acres from Neighborhood Commercial to Community Commercial to allow construction of a new commercial uses.
- The Starbucks and BP amendment was administratively approved by the Council on April 6, 2016 (Review File No. 20401-14). The amendment reguidded 0.44 acres from Low Density Residential to Regional Commercial to accommodate new commercial uses.
- The Residential Densities amendment was administratively approved by the Council on September 7, 2016 (Review File No. 20401-15). The amendment increased the allowable density range for the land use categories of Medium Density Residential and High Density Residential.
- The Prairie Bluffs Senior Living amendment was approved by the Council on December 14, 2016. ([Business Item 2016-238](#), Review File No. 20401-16). The amendment reguidded 4.68 acres from Office and Low Density Residential to High Density Residential to accommodate a 138-unit senior living facility.
- The Transit Oriented Development amendment was approved by the Council on September 27, 2017. ([Business Item 2017-209](#), Review File No. 20401-17). The amendment created a new guiding land use of Transit Oriented Development and reguidded 2.93 acres from Regional Commercial to Transit Oriented Development to accommodate a mixed use development including 222 residential units and 13,000 square feet of retail.
- The Southview amendment was approved by the Council on March 19, 2018 ([Business Item 2018-62](#), Review File No. 20401-18). The amendment created a new land use called High Density Residential with a density range of 40 to 75 units/acre; renamed the High Density Residential category to Medium High Density Residential and increased the lower end of the density for this category from 6.7 to 10 units/acre, creating a resulting density range of 10 to 40 units/acre. The amendment also reguidded 2.5 acres at the southwest corner of Prairie Center Drive and Franlo Road to accommodate a 116-unit senior living campus.
- The ABRA Auto Body amendment was administratively approved by the Council on September 11, 2018 (Review File No. 20401-19). The amendment reguidded 2.98 acres from Community Commercial to Industrial to support the development of an ABRA Auto Body business.
- The Smith Village Plan Amendment was approved by the Council on January 9, 2019 ([Business Item 2018-356](#), Review File No. 20401-20). The amendment reguidded 7.11 acres of property

from Church/Cemetery and Industrial to Medium High Density Residential to facilitate a mixed-income residential development including 164 units.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with *Thrive MSP 2040* and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems

The amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional and advisory comments for regional parks and wastewater are included below.

Regional Parks

Reviewer: Michael Larson (651-602-1407)

The proposed amendments allow urbanization of land that is environmentally sensitive and unsuitable for development adjacent to a national wildlife refuge and regionally-significant open space resource. Details about environmental conditions and suitability for development are also addressed under the Land Use and Natural Resources sections that follow. The amendments represent potential impacts on the Minnesota Valley National Wildlife Refuge (Refuge).

Land immediately south of the amendment areas and along the Minnesota River are within the Upgrala Unit of the Refuge. Federal and state recreational areas within the metropolitan region provide services similar to those provided by regional parks, park preserves, and regional trail corridors. Consequently, the Council recognizes the master plans of state and federal recreational parks, park preserves, and regional trail corridors to the extent that they fulfill regional recreation open space objectives and are consistent with the RPPP. The Bryant Lake (formerly North-South 2) Regional Trail Search Corridor also travels through the Flying Cloud Drive Corridor. Hennepin County is building a multi-use trail through the area on the north side of Flying Cloud Drive as part of its reconstruction of Flying Cloud Drive (CSAH 61).

The Refuge is a corridor of land and water along the Minnesota River that stretches from Bloomington to Henderson, MN, and is managed by the U.S. Fish and Wildlife Service (USFWS). The Refuge was established in 1976 to provide habitat for many migratory waterfowl, fish, and other wildlife species threatened by commercial and industrial development, and to provide environmental education, wildlife recreational opportunities, and interpretive programming for Twin Cities residents. The Refuge includes land owned in fee by the USFWS, conservation easements acquired by the USFWS, a Minnesota State Trail, and privately-owned lands that are primarily used for hunting and limited agricultural use. Most of these areas in Eden Prairie are within the 100-year floodplain. Protection and management of Refuge land occurs through cooperative efforts between agencies and with private interests.

Although the USFWS does not control or regulate private property, planning for the Minnesota Valley River Valley in the past has involved collaboration between entities that considers the overall environmental and aesthetic conditions of the Refuge and its surroundings. Planning in the mid-1990s established the MUSA in its current extent. At that time, Refuge planning documents indicated that

urban scale development below the bluff ridge in this vicinity would have the potential of significant negative aesthetic, erosion, and environmental impact upon the Refuge. Policies in the City of Eden Prairie's 1998 and 2008 comprehensive plans were consistent with this finding, indicating that no further extension of the wastewater sewer service area was planned.

Impact on the Refuge as a result of development may be minimized through further evaluation. In its amendment submittal materials, the City indicates that further analysis is required to determine the level of development that is suitable for each site. The staff report mentions factors such as environmental review, steep slopes, bluffs, tree removal and replacement, cultural/archeological studies, and shoreland and floodplain information. The City denied concurrent rezoning applications as a result.

Wastewater

Reviewer: Roger Janzig (651-602-1119)

The amendment conforms to the *2040 Water Resources Policy Plan (WRPP)*. Although the amendment locations are not currently part of the Council's Long Term Wastewater Service Area (LTWSA), the existing Metropolitan Disposal System has adequate capacity for the proposed changes in guided land use. This additional flow is insignificant compared to the existing reserve capacity in the regional wastewater conveyance and treatment system. The City will serve the amendment area with a local sanitary sewer line that will be constructed to serve the Lion's Tap property at the northwest corner of Flying Cloud Drive and Spring Road (Review File No. 20401-12). The City is coordinating the extension/installation of utilities with Hennepin County's reconstruction of Flying Cloud Drive (CSAH 61) and the City's reconstruction of Eden Prairie Road south to Flying Cloud Drive.

Metropolitan Council Environmental Services establishes the LTWSA by considering long-term regional capacity in both its interceptor and wastewater treatment facilities. The extent of the LTWSA is illustrative, responding to local comprehensive planning. As plans are modified, the boundary of the LTWSA can expand and contract so that the net service area remains the same. This "balancing" of the serviceable area is important when significantly large areas are added to the LTWSA. Plans typically remove a commensurate amount of land. However, the delineation of this area is not refined to the point where the addition of 12.3 acres would require a reduction of equal size somewhere else in the service area. Staff find that the addition of the proposed 12.3 acres to the LTWSA does not represent an impact to the regional wastewater system, nor is it inconsistent with the WRPP.

Consistency with Council Policy

The amendments are consistent with Council policies for forecasts, housing, sub-surface sewage treatment systems, and water supply. The amendments are not consistent with Council policy for Land Use and Natural Resources. Additional review comments regarding land use, natural resources, and housing policies are detailed below.

Land Use

Reviewer: Michael Larson (651-602-1407)

The amendments are not consistent with the Natural Resources Protection Policy in *Thrive MSP 2040* (Thrive). Since the late 1990s, the wastewater sewer service area excludes areas below the Minnesota River bluff ridge in order to maintain a rural character for land that is undeveloped, highly erodible, and which includes the Minnesota Valley National Wildlife Refuge. Consequently, these areas have been guided as Rural (1 dwelling unit per 10 acres) and Open Space. These same environmental issues arose during the review of the Lion's Tap amendment (Review File No. 20401-12), which is adjacent to the Notermann site. At that time, the City requested to expand local sewer service to serve a business

with a failing subsurface treatment system. Details about inconsistency with Natural Resources Protection Policy are addressed under the Natural Resources review below.

Thrive identifies the City as a Suburban Community and directs Suburban communities to support forecasted growth at densities of at least 5 units per acre. The amendment proposes to re-guide 15.9 acres of land designated as Rural and Park/Open Space to Low Density Residential with a density range of 1 to 2.5 units per acre. As a result of the amendment, the City’s overall planned density decreases slightly from 5.86 to 5.84 units/acre, as shown in Table 1 with changes underlined. As a result, the amendments are consistent with residential density policies in *Thrive MSP 2040* (Thrive).

Table 1. City of Eden Prairie Planned Residential Density

Category	2005-2030 Change				
	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	1	2.5	<u>690.84</u>	<u>691</u>	<u>1727</u>
Medium Density Residential	2.5	10	46.39	116	464
Medium High Density Residential	10	40	41.74	417	1670
High Density Residential	40	75	2.5	100	188
Town Center	40	75	114	4560	8550
TOD	25	80	2.93	73	234
Plat Monitoring 2000-2016			648.78	3079	
TOTALS			1547.18	9036	12833
Overall Density				<u>5.84</u>	<u>8.29</u>

Natural Resources

Reviewer: Jim Larsen (651-602-1159)

The amendments are inconsistent with the Natural Resources Protection Policy of Thrive. Council staff conclude that the areas being re-guided are better maintained as rural character and/or public open space resources. Soil conditions and slopes on the sites create severe building limitations due to the risk of erosion. Flooding is also a risk due to the presence of floodplain and high water tables.

Both amendments locations include high quality vegetative habitat adjacent to the Minnesota Valley National Wildlife Refuge. Urbanization of both amendment locations at even low residential densities can result in the permanent loss of the site’s existing diverse ecological integrity, due to the process of grading for establishment of buildable homesites, provision of their necessary support infrastructure, and the inevitable introduction of invasive vegetative species into the area.

Soil and Slope Conditions

On the Notermann amendment location, the Hennepin County Minnesota Soil Survey (Survey) indicates that approximately 85 percent of the soils on the parcel have been characterized to be Salida coarse sandy loam soils on slopes of 18 to 35 percent, and the majority of the rest of the parcel consists of similar sandy (Salida or Hubbard) soils exhibiting slopes of 12 to 18 percent. These soil types along with their very steep slopes create ideal conditions for soil erosion and potential slope failure, particularly if home and infrastructure construction is introduced on the site.

On the western half of the Peterson amendment location, soils include mostly Mixed Alluvial Land, which is frequently flooded, and a small area of Chaska Clay Loam. The western half is dominated by the Riley Creek channel, its 100-year floodplain, and a wetland within the southwest corner. Conditions create significant building limitations as they are poorly drained, exhibit high water tables, and are prone to frequent flooding.

On the eastern half of the Peterson amendment location, soils include an equal presence of Salida coarse sandy loam soils on slopes of 18 to 35 percent, and Hubbard loamy sand soils exhibiting slopes of 12 to 18 percent.

The Survey states that building limitations are severe where slopes are more than 12 percent. The soils are non-cohesive, and gullies develop easily. Steep slopes and embankments in the soil are difficult and costly to stabilize with vegetative practices once they have become destabilized. Increased and concentrated runoff from roofs and impervious surfaces can cause severe erosion. Most areas where these soils are mapped are preserved in permanent pasture or as native vegetated wildlife habitat. The Survey further states that these steep, very droughty soils are better suited to permanent native vegetation, and that gullies should be shaped and seeded to grass before they become difficult to stabilize.

Regionally Significant Ecological Areas

The Council and Minnesota Department of Natural Resources (MnDNR) staff, in cooperation with the University of Minnesota, jointly prepared the Natural Resources Inventory/Assessment (NRIA) database for the seven-county area in 2004-2005, which Council continues to utilize. The data set is identified in the Council's geographic information system as Regionally Significant Ecological Areas.

Approximately 90 percent of the Notermann amendment location has been mapped as currently supporting vegetative habitat characterized as "Outstanding" (the highest level) in quality by the NRIA. The eastern half of the Peterson amendment location, as well as the Prairie Bluff Conservation Area immediately north of the location, have been mapped as currently supporting vegetative habitat characterized as "Outstanding".

The Notermann and Peterson amendment locations are immediately adjacent to the Minnesota Valley National Wildlife Area, which includes remnant native prairie and restore native grasslands on former agricultural fields. The largest block of remnant native prairie in the vicinity of the Refuge exists along the Eden Prairie Bluffs and is characterized by a diversity of native grasses and forbs. Refuge staff have historically strongly recommended against development of bluff lands due to potential environmental impacts on the Refuge, including the risk of significant erosion and bluff failure near the Refuge. Furthermore, development of home sites below the bluff ridge in this location would diminish the aesthetic and recreational experience of Minnesota Valley State Trail users and Wildlife Refuge visitors.

Advisory Comments

Council staff strongly recommend that the City reconsider the potential for development on this site. If the City chooses to move forward, Council staff strongly recommend that they City utilize its development review process and regulations to protect the integrity of the natural resources in the amendment locations if and when development is proposed.

Housing

Reviewer: Hilary Lovelace (651-602-1555)

The proposed amendment is consistent with the Council's housing policy. The proposed amendment reguides the property to a low density residential land use with limited land use capacity. The proposed

amendment does not change City’s overall capacity to support its share of the region’s affordable housing need.

The City’s currently guides sufficient land to address its share of the region’s 2011-2020 need for affordable housing, which is 1,843 units. The City is a participant in Livable Communities Act programs. The City most recently received a \$903,635 Livable Communities Demonstration Account (LCDA) grant for Trail Point Ridge/Smith Village, which was the subject of Eden Prairie’s most recent amendment.

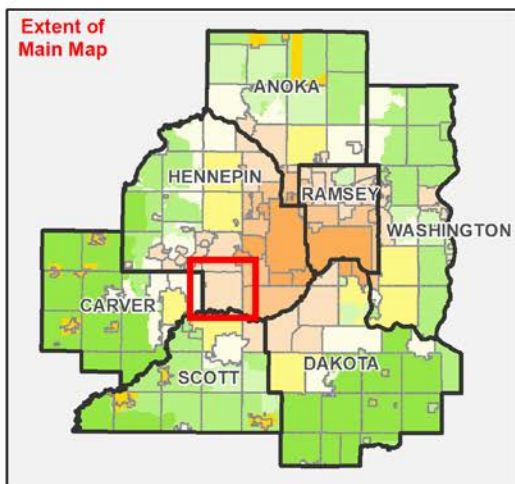
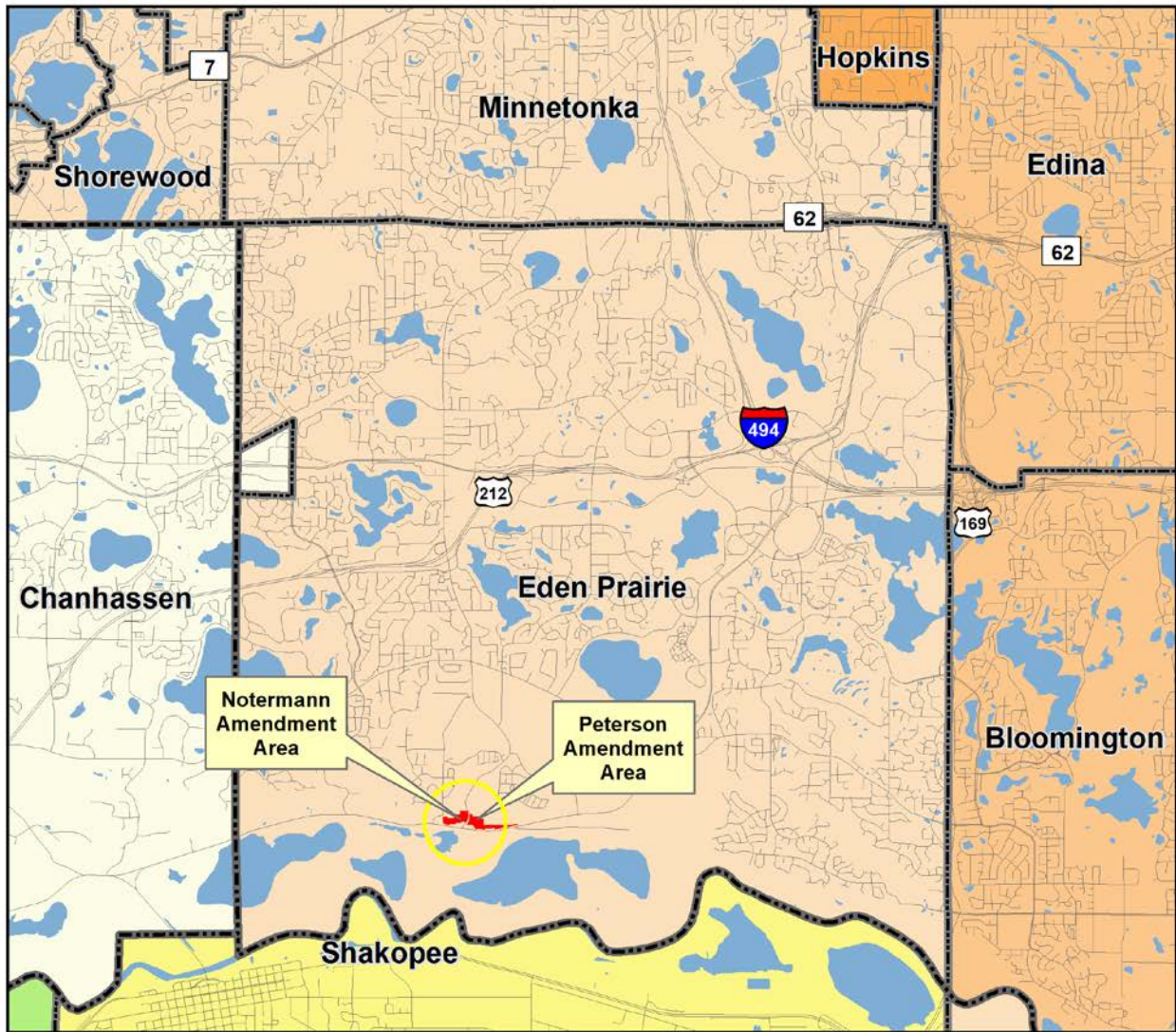
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

As described above under the Land Use and Natural Resources reviews, the proposed amendments are not compatible with the USFWS 2004 Minnesota Valley National Wildlife Refuge Comprehensive Conservation Plan, nor its predecessor, the Minnesota Valley National Wildlife Refuge, Recreation Area and State Trail Comprehensive Plan (1983). The Council encourages collaboration with the U.S. Fish and Wildlife Service regarding the review of future development proposals.

ATTACHMENTS

- Figure 1: Location Map Showing Community Designations
- Figure 2: Location Map Showing Regional Systems
- Figure 3: Current Land Use Guiding – Notermann Residential Development
- Figure 4: Proposed Land Use Guiding – Notermann Residential Development
- Figure 5: Current Land Use Guiding – Peterson Residential Development
- Figure 6: Proposed Land Use Guiding – Peterson Residential Development

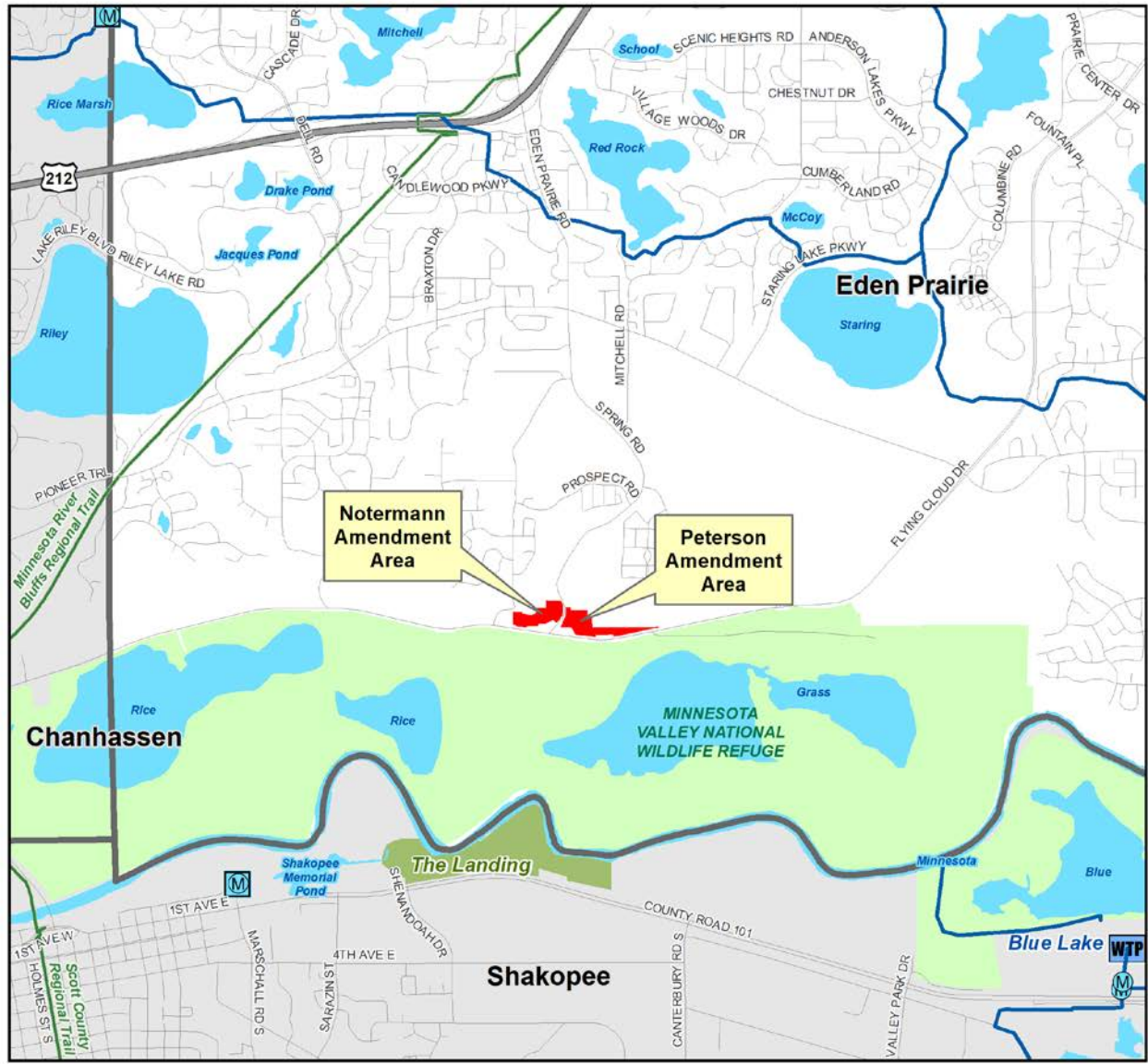
Figure 1: Location Map Showing Community Designations



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines

Figure 2: Location Map Showing Regional Systems



- Regional Systems**
- Planned Fixed Guideway Stations
 - Existing Fixed Guideway Stations
 - Regional Transitways**
 - Existing, Fixed Guideway
 - Proposed, Fixed Guideway
 - Existing, Bus Rapid Transit
 - Proposed, Bus Rapid Transit
 - Wastewater Treatment**
 - M Meters
 - L Lift Stations
 - MCES Interceptors
 - WTP MCES Treatment Plants
 - Regional Highway System**
 - Interstates
 - US Highways
 - State Highways
 - County Roads
 - Ncompass Street Centerlines
 - Regional Parks**
 - Existing (Open to Public)
 - In Master Plan (Not Open to Public)
 - Planned Units
 - Minnesota Valley National Wildlife Refuge**
 - USFWS Approved Boundary

Figure 3: Current Land Use Guiding – Notermann Residential Development

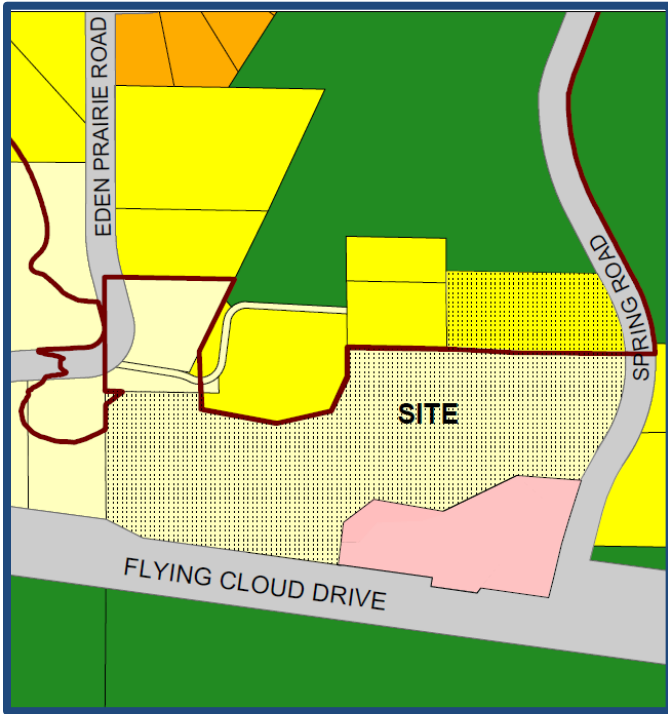


Figure 4: Proposed Land Use Guiding – Notermann Residential Development

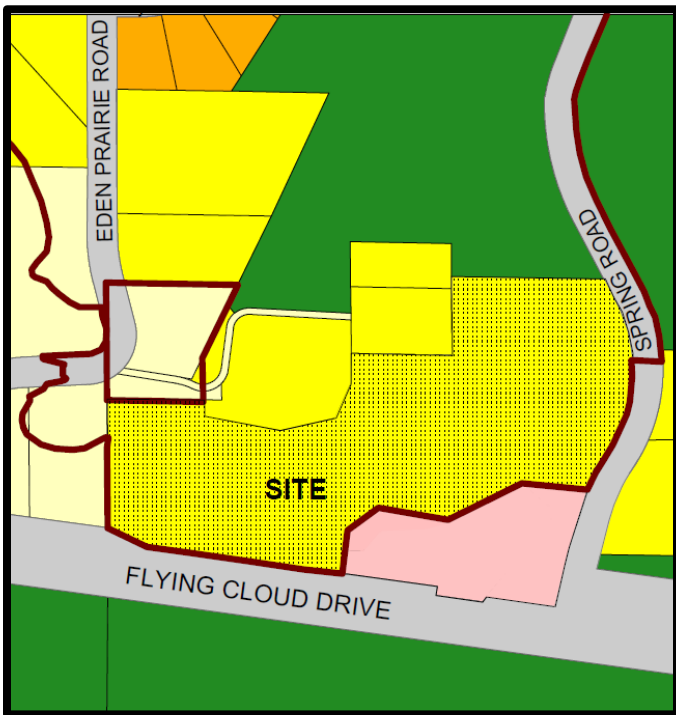


Figure 5: Current Land Use Guiding – Peterson Residential Development

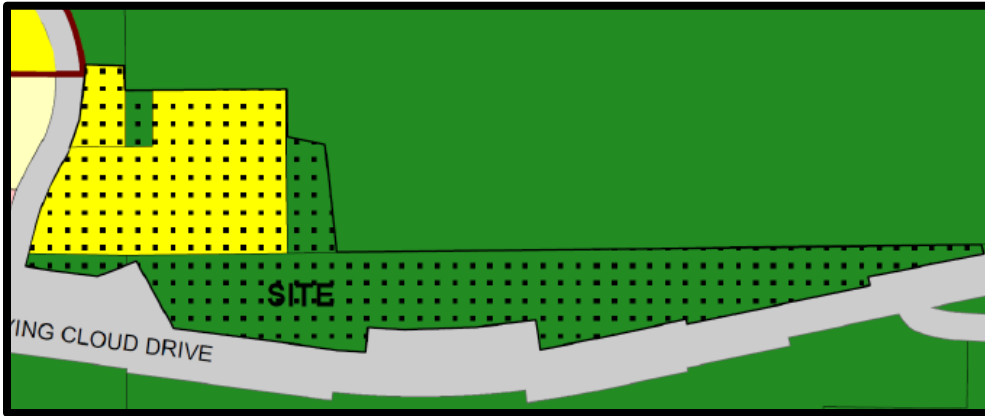


Figure 6: Proposed Land Use Guiding – Peterson Residential Development

