

Community Development Committee

Meeting date: October 7, 2019

Environment Committee

Meeting date: September 24, 2019

For the Metropolitan Council meeting of October 23, 2019

Subject: City of Vadnais Heights 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22173-1

District(s), Member(s): District 11, Susan Vento

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

Staff Prepared/Presented: Raya Esmaeili, Senior Planner (651-602-1616)
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

Division/Department: Community Development / Regional Planning
Environmental Services / Technical Services

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Vadnais Heights to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Transportation and Surface Water Management.

Recommendation of the Environment Committee

1. Approve the City of Vadnais Heights's Comprehensive Sewer Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Vadnais Heights to implement its 2040 Comprehensive Plan (Plan).

Community Development Committee

1. As stated in the *Local Planning Handbook*, the City must take the following steps:
 - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
 - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
 - c. Submit to the Council a copy of the City Council resolution evidencing final adoption of the Plan.
2. The *Local Planning Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

Background

The City of Vadnais Heights is located in north-central Ramsey County. It is surrounded by the communities of North Oaks, White Bear Township, White Bear Lake, Gem Lake, Maplewood, Little Canada, and Shoreview.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines that "the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans" (Minn. Stat. § 473.175, subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment, and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

Thrive Lens Analysis

The proposed 2040 comprehensive plan 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

There is no known local opposition to the 2040 comprehensive plan.

REVIEW RECORD

City of Vadnais Heights 2040 Comprehensive Plan

Review File No. 22173-1, Business Item No. 2019-265 JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

Regional Parks and Trails

Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)

The Plan conforms to the 2040 Regional Parks Policy Plan (RPPP) for the Regional Parks System element. Ramsey County is the Park implementing agency for the Regional Parks System components in the City of Vadnais Heights, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves, or Special Recreation Features located within the City include Vadnais-Snail Lake Regional Park. Regional Trails located within the City include the Highway 96 Regional Trail, and Trout Brook Extension and St. Anthony Railroad Spur regional trail search corridors. There are no State or Federal recreation lands within the City.

Regional Transportation, Transit, and Aviation

Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)

The Plan conforms to the 2040 Transportation Policy Plan (TPP) adopted in 2015, except for Transit, which conforms to the 2040 TPP adopted in 2018, as detailed below. The Plan reflects transportation system components of the TPP, as well as applicable land use policies for regional transitways. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight.

Roadways

The Plan conforms to the Roadways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials. It also accurately reflects the regional functional classification map of A-minor arterials and has delineated major and minor collectors.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting is consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

Transit

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Area III.

The Plan incorporates existing and future transitways that are part of the Current Revenue Scenario in the TPP adopted in 2018, which includes the Rush Line.

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses community roles related to its Community Designation of Suburban, as well as the opportunities and challenges related to its Transit Market Area.

Aviation

The Plan conforms to Aviation system element of the TPP. It includes policies that protect regional airspace from obstructions.

Bicycling and Walking

The Plan is consistent with the Bicycle and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of and connections to the Regional Bicycle Transportation Network (RBTN) and regional trails.

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified on the RBTN map.

Freight

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the City, including accessibility to freight terminals and facilities.

Transportation Analysis Zones (TAZs)

The Plan conforms to the TPP regarding TAZ allocations. The City's TAZ allocations for employment, households, and population appropriately sum to the Council's citywide forecast totals for all forecast years.

The City's planned land uses and areas identified for development and redevelopment can accommodate the TAZ forecasted allocations in the Plan, and at densities consistent with the City's Thrive community designation of Suburban and applicable TPP policies for transit station areas.

Advisory Comments

Council staff offer the following minor corrections in the Plan:

- The Plan states on page 95 that the City is already served by several bus routes that provide regular and express service, particularly along Rice Street, County Road D, Interstate 35E, Interstate 694 and portions of County Road E. Please note that commuter/express routes that operate non-stop along I-694 do not serve the City of Vadnais Heights (Route 860). Also, "Regular" should be replaced with "local" to describe the existing transit service.
- The Existing Transit Service section should state that I-35E is considered express bus corridor according to the 2040 TPP.
- The Plan states that the City is served by multiple local bus routes. It should be noted that not all bus routes that serve Vadnais Heights are "local" and the word should be removed. Also, Route 270 is listed twice in this section.
- The Transit Advantages section should include the existing transit advantage (ramp meter bypass) location the southbound ramp from Co Rd E to I-35E.
- The Transit Facilities and Transit Advantages section should include the transit support facilities (passenger waiting shelter) located at the I-35E and Co Rd E Park & Ride.
- Figure T-9 Existing and Planned Non-Motorized Facilities map legend should include label information for the red lines on I-35E.
- For the RBTN Tier 1 corridor in the southeast corner of the City, the centerline runs parallel to I-694 and along E County Road 'D.' Including this reference would help clarify the corridor in the Plan.

- As an informational item, a Tier 2 corridor has been added in the most recent update to the TPP. This corridor is centered parallel to and 1/2 mile east of Rice Street up to CSAH 96 as an extension of an existing Tier 2 corridor.

Water Resources

Wastewater Service

Reviewer: Kyle Colvin, Environmental Services (ES) – Engineering Programs (651-602-1151)

The Plan conforms to the *2040 Water Resources Policy Plan (WRPP)*. It represents the City's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council's forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. Wastewater generated within the City is conveyed through Council Interceptors; 1-VH-422, 1-VH-423, 1-VH-423A, and 7122. The City is provided treatment services through the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have approximately 6,300 sewered households and 11,200 sewered employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth forecasts.

The Plan provides sanitary flow projections in 10-year increments. The rationale for the projection is given in the Plan and was determined appropriate for planning local services. The Council is committing to provide the level of wastewater service based on the sewered forecasts as stated in the sewer element of the Plan.

The Land Use Plan reflects an overall minimum residential sewered density that is consistent with Council policy for future sewered residential growth for Suburban communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) and private property sanitary sewer systems; including a summary of activities and programs intended to mitigate I/I from both public and private property sources including an annual sewer pipe inspection and lining program. The Plan states that the City is considering a private sanitary service inspection and repair program that would either be included in its annual street reconstruction program or consist of a new standalone utility program. The Plan states that the City will place additional emphasis on private connections when the public system relining process is near completion in about 10-years. The City currently lines 7,000 to 8,000 feet of pipe annually.

The Plan describes the requirements and standards for minimizing I/I. Although the Plan did not include nor reference a City Code or ordinance related to the prohibition of sump pump, foundation drain or other clear water discharges to the wastewater system, it does include in a 2016 Fee Schedule, a \$260 per quarter fee for "illegal" sump pump discharges. The City completed a sump pump inspection and disconnection program in 2011.

The Plan does not describe or characterize the sources, nor provide an estimate of excess I/I within the wastewater collection system. The City estimates that approximately 18% of the homes in the City were built prior to 1970 when private service laterals were commonly constructed using vitrified clay tile pipe. The Plan states that these services have been evaluated for I/I susceptibility and repair.

Comprehensive Sewer Plan Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Suburban communities. It was found to be complete and contained sufficient information to be consistent with Council policies. Upon adoption of the Plan by the City, the action of the Council to approve the Sewer Plan becomes effective. At that time, the City may implement its Plan to alter,

expand, or improve its sewage disposal system consistent with the approved Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Council for its records.

Surface Water Management

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan is consistent with the Council policy requirements and in conformance with the Council’s WRPP for local surface water management. The City of Vadnais Heights lies within the oversight boundaries of the Vadnais Lake Area Watershed Management Organization (WMO) and Ramsey-Washington Metro Watershed District (WD). The City submitted a draft Local Water Management Plan (LWMP) to the Council in September 2017. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated October 17, 2017. The LWMP was approved by the Vadnais Lake Area WMO on June 27, 2018 and by the Ramsey-Washington Metro WD on August 1, 2018. The City adopted the final LWMP on October 16, 2018. The Plan includes a summary of the LWMP in Chapter 7 and will incorporate the complete final LWMP as a Plan Appendix.

Advisory Comments

The Plan that the City formally adopts will need to incorporate the complete final LWMP as an Appendix.

Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City’s Plan and find that it is consistent with the Council’s policies, as detailed below.

Forecasts

Reviewer: Paul Hanson, CD – Research (651-602-1642)

The Plan includes the Council forecasts for the City on page 14. For reference, Council forecasts are shown below in Table 1.

Table 1. City of Vadnais Heights Forecasts

	Census	Estimated	Council Forecasts		
	2010	2017	2020	2030	2040
Population	12,302	12,704	13,200	13,800	14,100
Households	5,066	5,381	5,700	6,100	6,300
Employment	6,678	8,428	8,900	10,100	11,200

All forecasts tables throughout the Plan and supplemental information (i.e., Table T-6) are consistent and the City has enough land guided to accommodate future household growth.

Although the text in Chapter 2 expresses concern that the City will be challenged to meet forecasted housing demand, the Plan illustrates how it can accommodate the household forecast by 2040. The City acknowledges that anticipated surpluses of Industrial and other employment-bearing lands may need to be redeveloped to meet the anticipated housing need. Council staff believes that through redevelopment or the re-guidance of Industrial lands, the City can meet the 2040 forecasts.

Thrive MSP 2040 and Land Use

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the *Thrive* community designation of Suburban (Figure 2). *Thrive* describes Suburban communities as communities that have experienced continued growth and expansion during the 1980s and early 1990s, and typically have automobile-oriented development patterns at significantly lower densities than in

previous eras. Suburban communities are expected to plan for forecasted population and household growth at average densities of at least 5 units per acre for new development and redevelopment.

The existing land uses in Vadnais Heights are predominately residential (33%), most of the existing commercial/office (5%) and industrial areas (5%) are in the southeastern portion of the City, between I-35E and Highway 61, and north of I-694. Approximately 14% of the City is parks/open space, with another 14% as open water (Figure 3).

The Plan is consistent with Thrive for land use and residential density policies for a Suburban community. Thrive calls for Suburban communities to plan for forecasted population and household growth at overall average densities of at least 5 units per acre, and target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the TPP. As shown on Table 2 below, the overall average density of new development and redevelopment in the City of Vadnais Heights is 5.72 units per acre, which is consistent with Council land use policies.

Table 2. Planned Residential Density, City of Vadnais Heights

Category	2016-2040 Change				
	Min	Max	Net Acres	Min Units	Max Units
Low Density Residential	2.5	5	42.7	107	214
Medium Density Residential	5	9	30.4	152	274
High Density Residential	9	22	31	279	682
City Center*	12	30	8.6	103	258
Mixed Use*	8	30	1.6	13	48
	TOTALS		114.3	654	1,475
			Overall Density	5.72	12.91

*75% residential

The future land use plan indicates a concentration of industrial land uses to the east of I-35E. Medium and high density residential land uses are identified near transportation corridors with better access to the highway system.

The Plan identifies a City Center area around the intersection of I-35E and County Road E East with a mix of uses including retail, office, high density housing, and public/institutional.

Bus Rapid Transit (BRT)

The Plan identifies early efforts to incorporate Rush Line station area planning as outlined in the updated TPP adopted in 2018. The TPP directs Suburban communities to plan for new development and redevelopment to meet average minimum densities within BRT station areas, which is 25 units per acre for the METRO Rush Line. The land uses planned for development and redevelopment within the station area include Highway Commercial, Industrial, and Public/Institutional.

The METRO Rush Line is a bus rapid transit (BRT) corridor, identified in the TPP Increased Revenue Scenario for Transitways, that will extend from downtown St. Paul to White Bear Lake. A locally preferred alternative (LPA) was selected in 2017 with 85% of the line planned to be a dedicated guideway that will generally run along Phalen Boulevard, the Ramsey County Regional Railway Authority (RCRRA) right-of-way (Bruce Vento Trail), and U.S. Highway 61. While exact station locations have not been determined, the LPA includes a proposed station at County Road E/US Highway 61. As part of the Environmental Analysis Phase, a second station was added for consideration at Buerkle Road and the terminus of the Bruce Vento Trail, along the municipal borders with the City of White Bear

Lake and White Bear Township. Planning is currently underway with operations anticipated by the mid-2020s.

Housing

Reviewer: Hilary Lovelace, CD – Housing (651-602-1555)

The Plan is consistent with the *2040 Housing Policy Plan*. As of 2016, the City has more than 5,300 homes including more than 1,000 multifamily units and more than 4,300 single-family homes. Approximately 1,000 homes are rented. More than 3,700 housing units are currently affordable to households earning under 80% of Area Median Income (AMI). However, more than 850 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are about 490 units affordable to households with income at or below 30% AMI and more than 390 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including protecting residential property values by encouraging investment and providing a range of housing choices. The City has 147 units of publicly subsidized housing.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 134 units; 57 of which are needed at prices affordable to households earning 30% of AMI or less, 38 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 39 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 5, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of eight units per acre to allow for development of at least 138 new housing units.

The housing implementation plan component of the Plan describes that the City will consider TIF, housing bonds, and tax abatement for projects that are either multifamily development in downtown or provide affordable housing in high density residential areas. The Plan also indicates that the City will continue to refer residents to programs offered by other organizations including listing information about programs on the website. The City states that they will continue to partner with Ramsey County to meet many of their housing needs using CDBG and HOME dollars.

Water Supply

Reviewer: Brian Davis, ES – Water Supply Planning (651-602-1519)

The Plan is consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse.

The City prepared a Local Water Supply Plan in 2019 that was submitted to both the Minnesota Department of Natural Resources (DNR) and the Council and reviewed under separate cover. DNR approved the City's Water Supply Plan on May 16, 2019.

Community and Subsurface Sewage Treatment Systems (SSTS)

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates that there are 13 individual SSTS and no public or privately-owned Community Wastewater Treatment Systems in operation in the community. The City oversees system maintenance records to ensure compliance. City Code Chapter 36, Article III, Division 7 establishes minimum SSTS program technical standards, consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council *2040 WRPP* requirements.

Special Resource Protection

Solar Access Protection

Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)

The Plan is consistent with statutory requirements (Minn. Stat. 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the required solar planning elements.

Aggregate Resource Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are small deposits of aggregate resources present within the community. However, as the City is nearly fully urbanized, it is unlikely the resources will be excavated in the future.

Historic Preservation

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan identifies several historic sites and structures within the City, including David Garceau House, Vadnais Market, Saint Paul Water Utility Pump House, Vadnais-Snail Lake Park Reserve Structures, Lake Vadnais Church, and other features. The Plan also includes policies related to preservation and protection of these historical resources in planning for local growth accommodation.

Plan Implementation

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, the SSTS code, and the housing implementation program.

The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan. Specific implementation strategies are contained in individual chapters of the Plan, with capital improvements planning detailed in the appendix.

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

The proposed Plan is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

Documents Submitted for Review

In response to the 2015 System Statement, the City submitted the following documents for review:

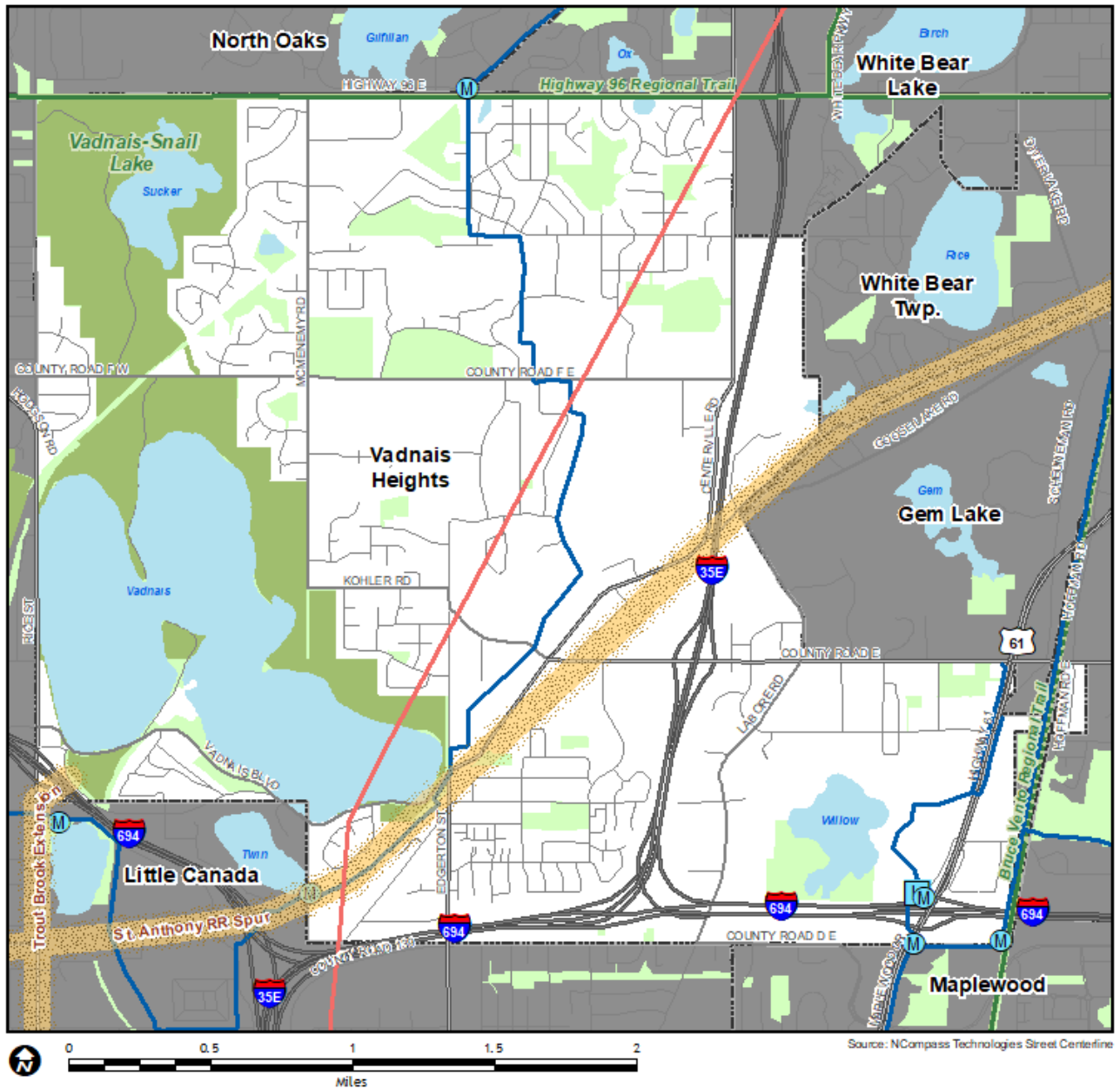
- December 31, 2018: Vadnais Heights 2040 Comprehensive Plan
- February 5, 2019: Sanitary GIS Data
- March 21, 2019: Revisions to water supply plan
- April 2, 2019: Revisions to wastewater, regional parks and trails, forecasts, land use, surface water management, water supply, housing, and implementation
- April 12, 2019: Revisions to water supply plan
- June 20, 2019: Revisions to wastewater, forecasts, land use, water supply, housing, and mapping
- July 1, 2019: Revised TAZ table
- July 29, 2019: Revisions to wastewater, housing, water supply, and mapping

- August 3, 2019: Revisions to wastewater, housing, water supply, and mapping

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Future Land Use
- Figure 5: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Regional Systems

Transportation

Transitways

2040 Transportation System Policy - adopted January 2015

- Existing
- - - Planned Current Revenue Scenario
- - - - - Planned Current Revenue Scenario - CTIB* Phase 1 Projects
- Potential Increased Revenue Scenario

Regional Highway System

- Existing Principal Arterials
- - - - - Planned Principal Arterials
- Existing Minor Arterials
- - - - - Planned Minor Arterials
- Existing Other Arterials
- - - - - Planned Other Arterials

Recreation Open Space

Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- ▨ Planned Units

Regional Trails

- Existing (Open to Public)
- - - Existing (Not Open to Public)
- - - - - Planned

Wastewater

- M Meters
- L Lift Stations
- MCES Interceptors
- MTP MCES Treatment Plants

Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- ▨ Regional Trail Search Corridors

- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

* Counties Transit Improvement Board (CTIB)

Figure 2. Thrive MSP 2040 Community Designations

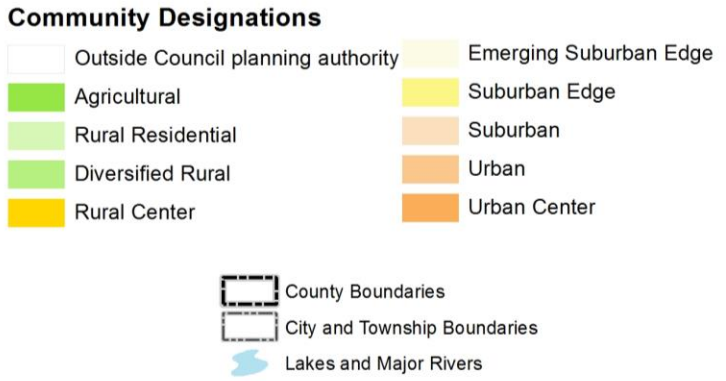
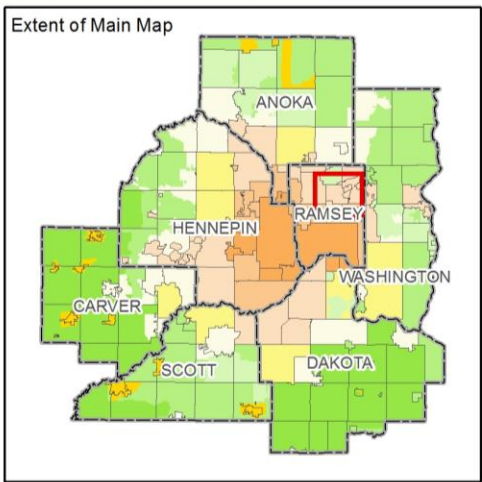
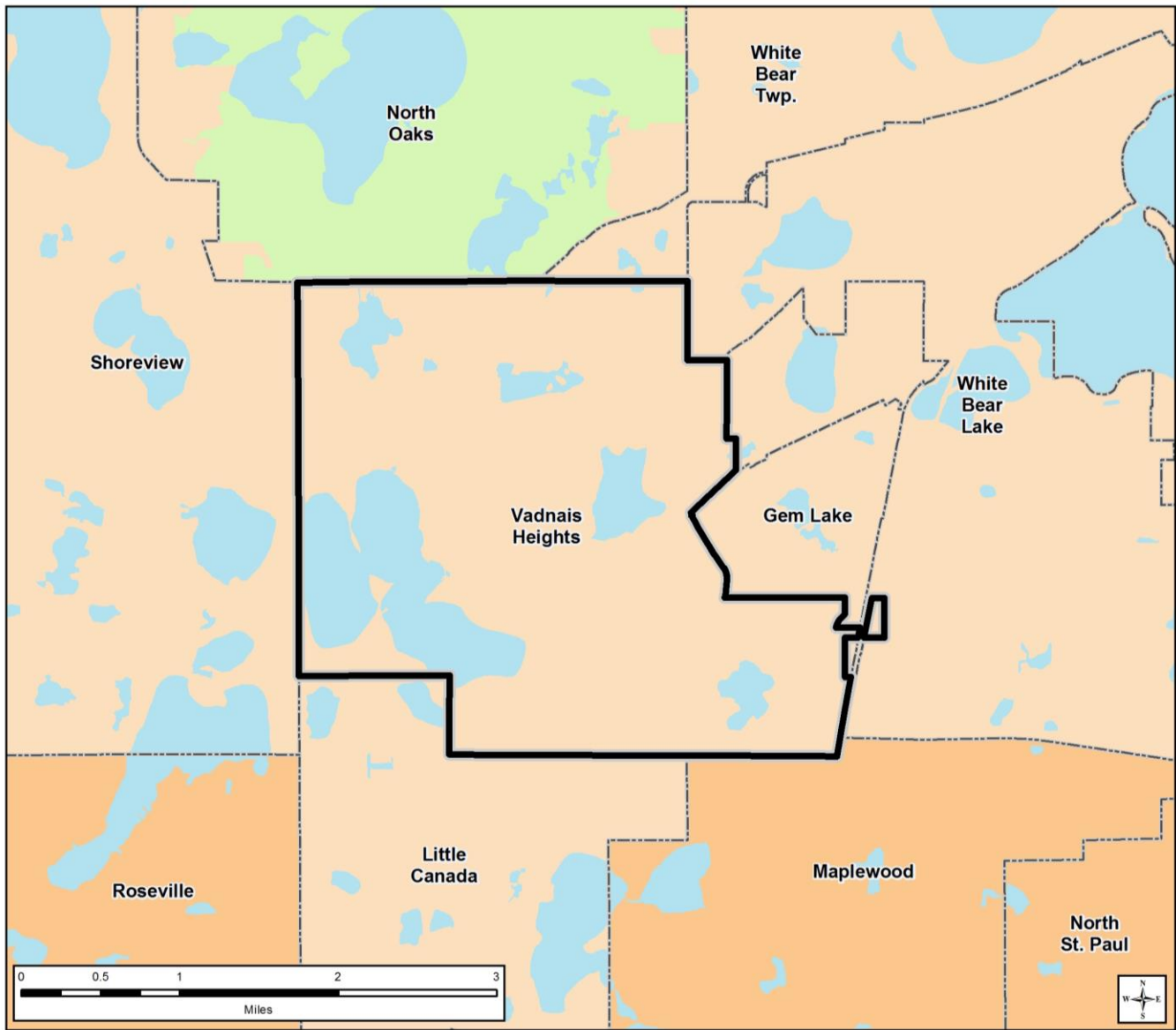


Figure 3. Existing Land Use

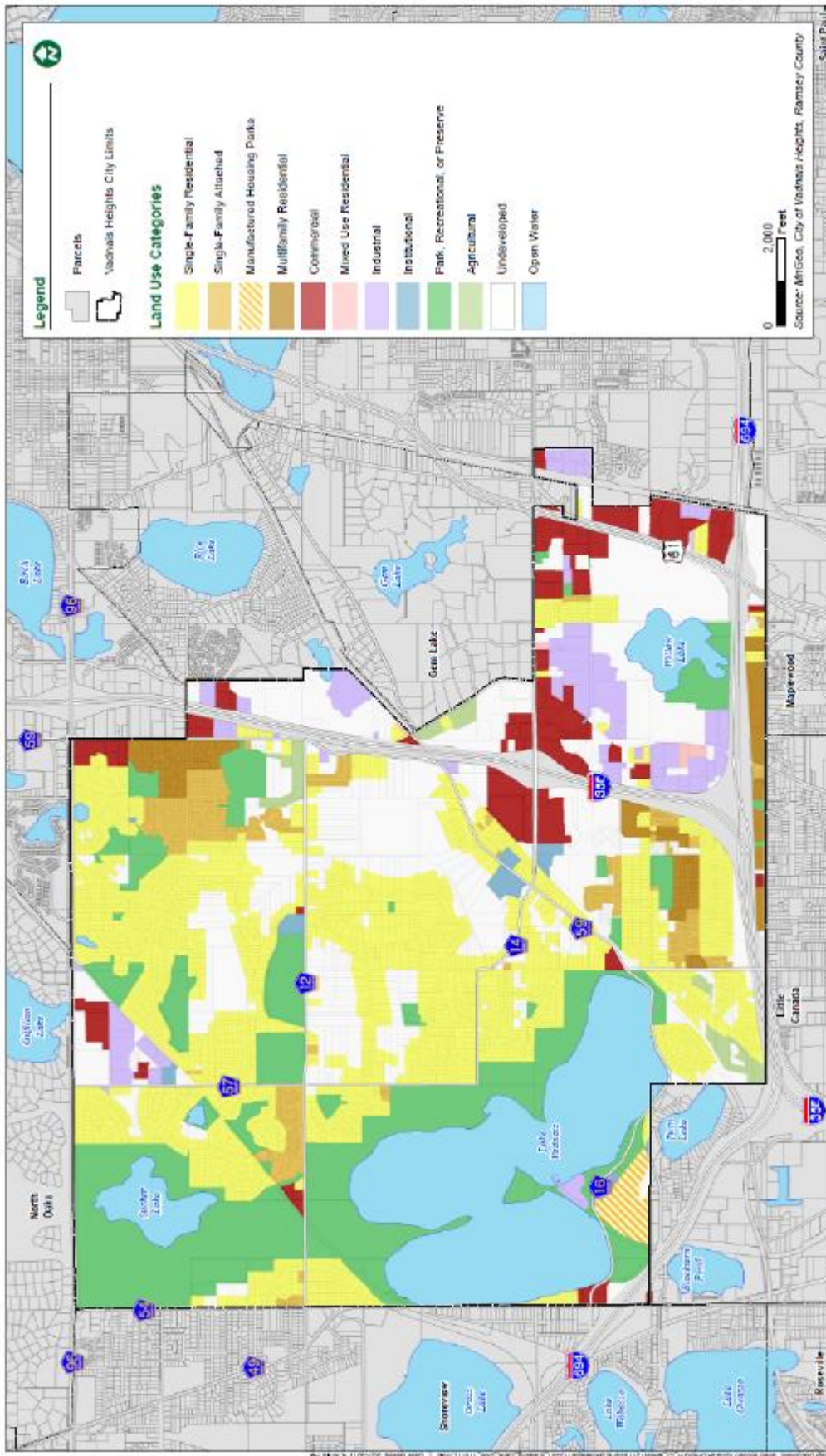


Figure 4. 2040 Future Land Use

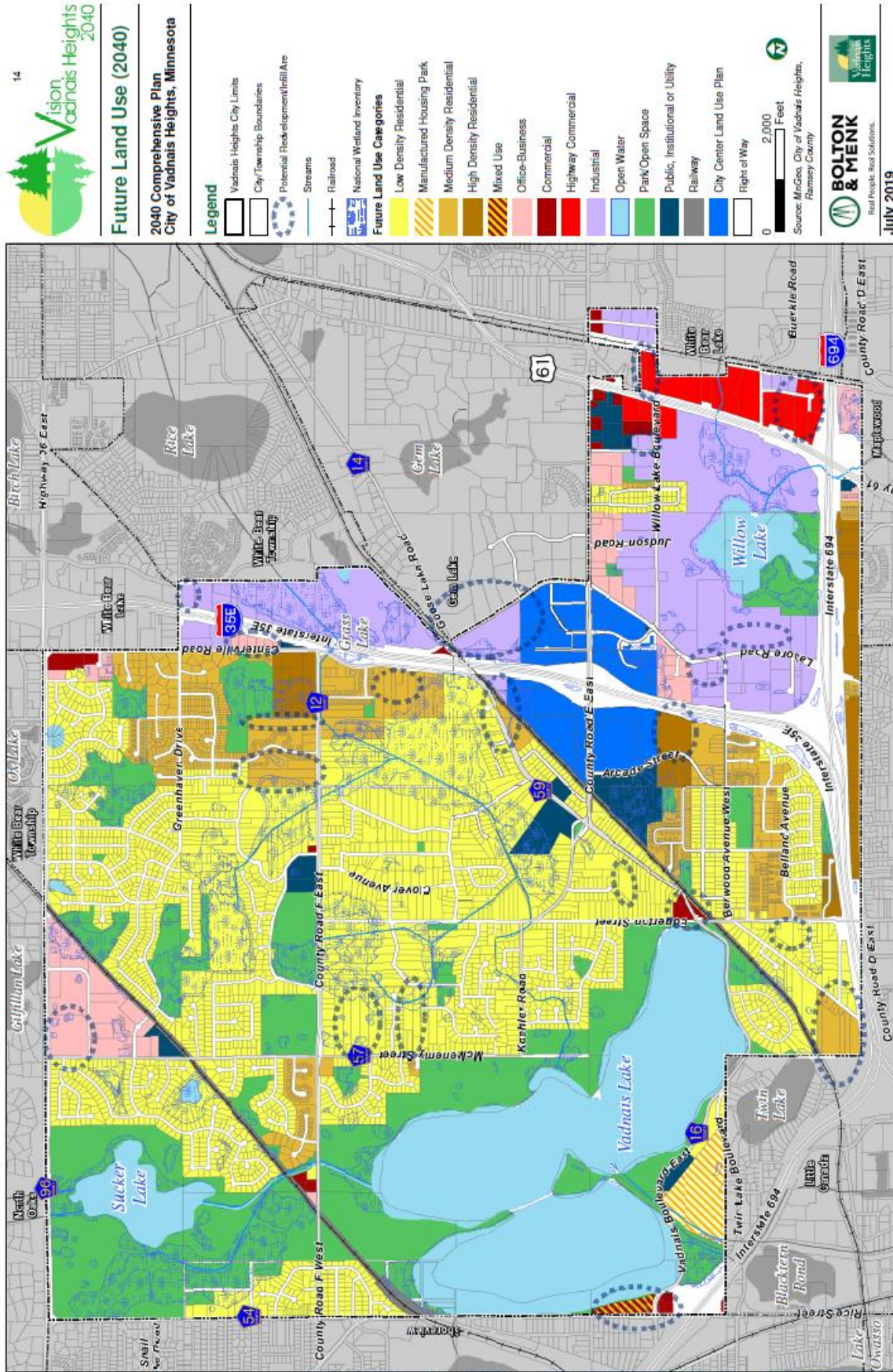


Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **134 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	×	Minimum Density <i>(units per acre)</i>	×	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	11.60		9		100%		105
Mixed use	0.60		8		75%		4
City Center	3.20		12		75%		29
Total	15						138

Sufficient/*(insufficient)* units possible against share of regional need: **4**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **4**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**