

City of Mound – District 3

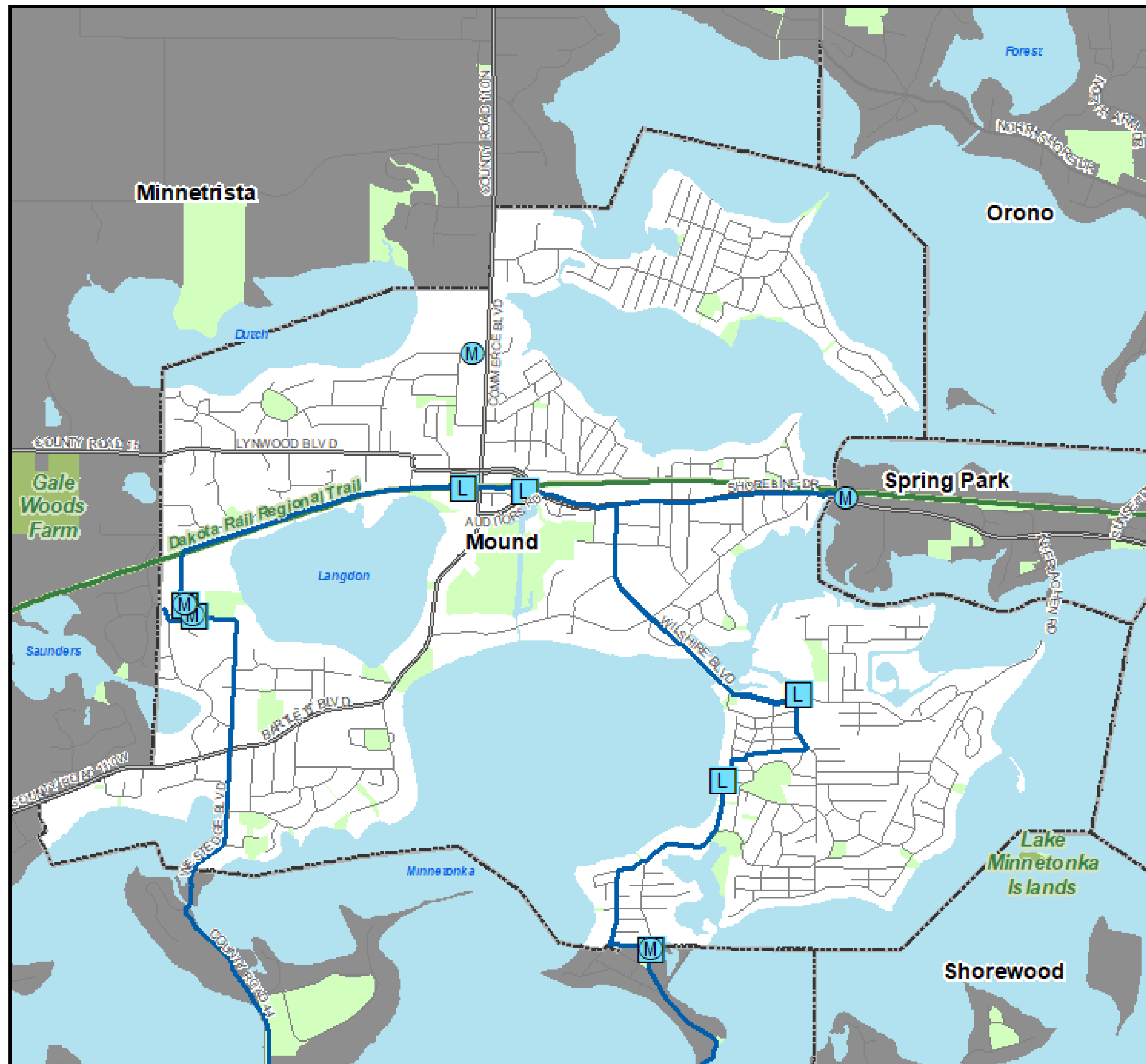
2040 Comprehensive Plan

September 16, 2019

Community Development Committee



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

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

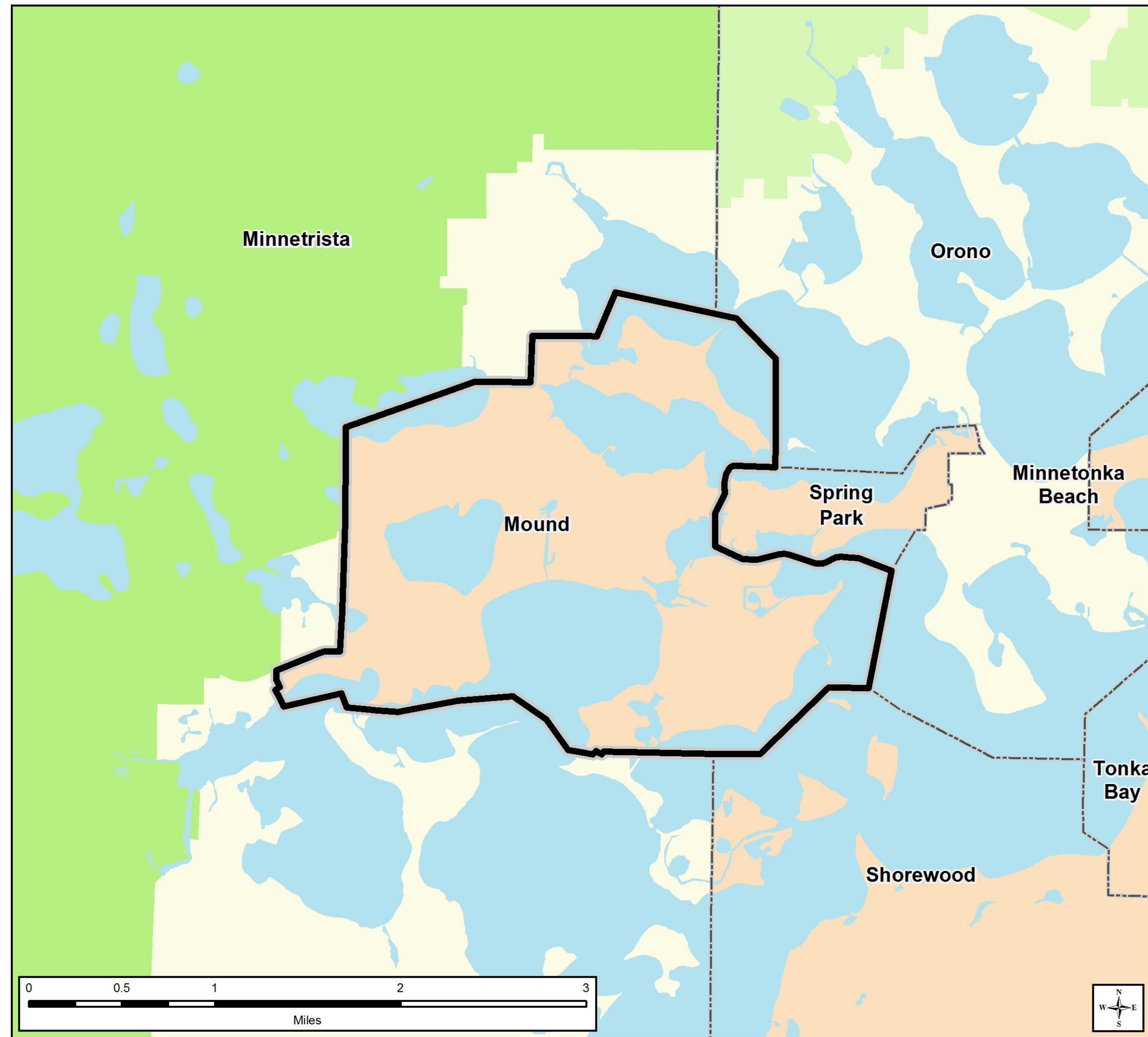
Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors

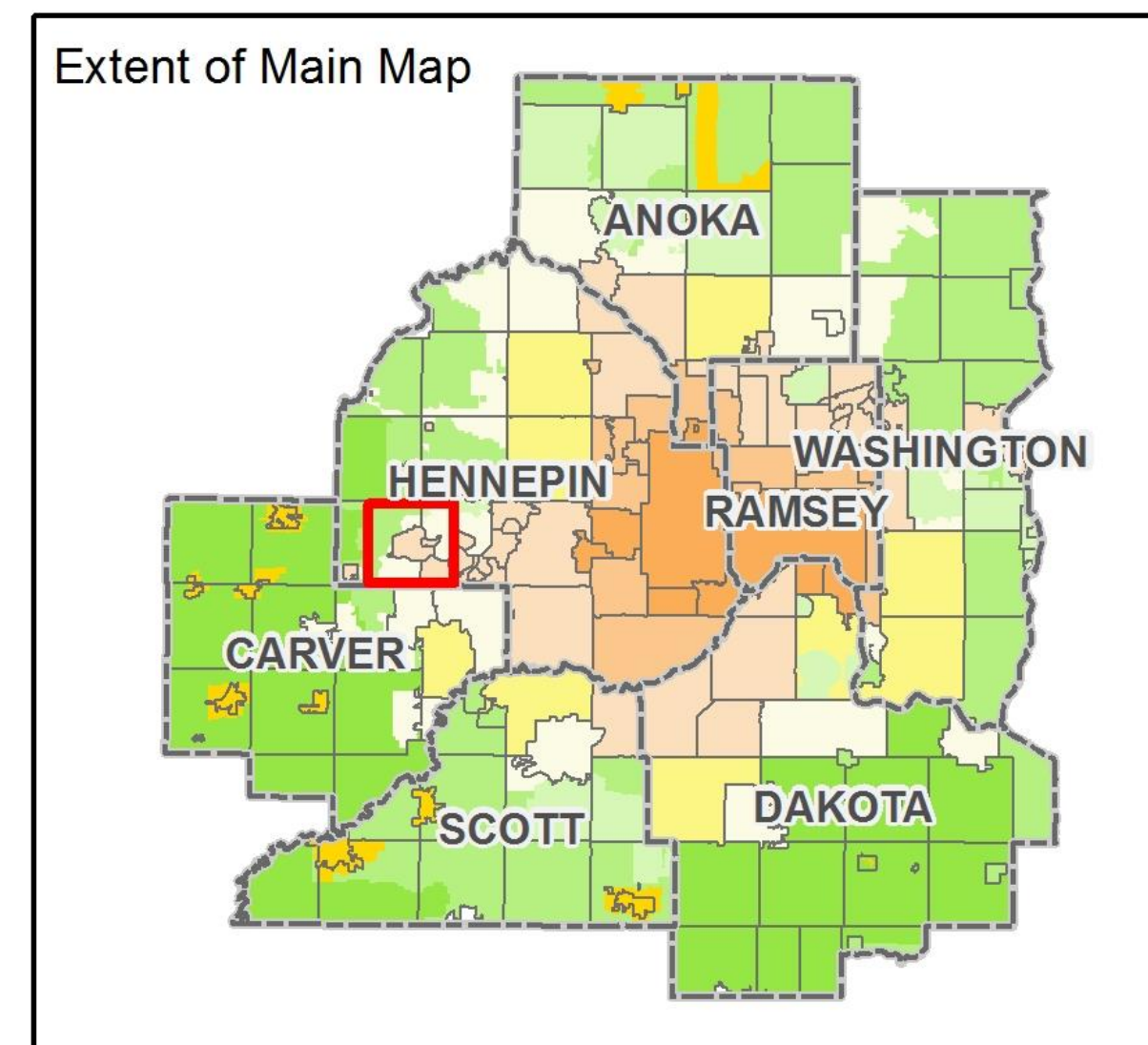
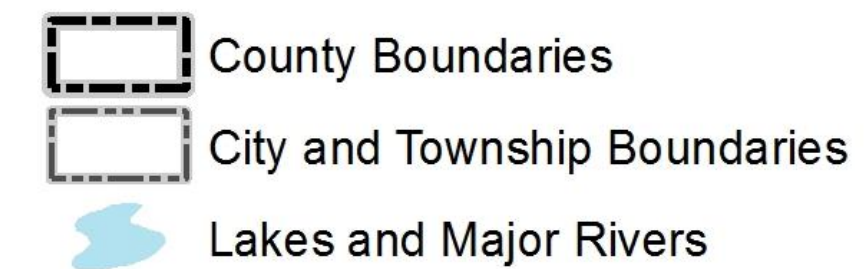
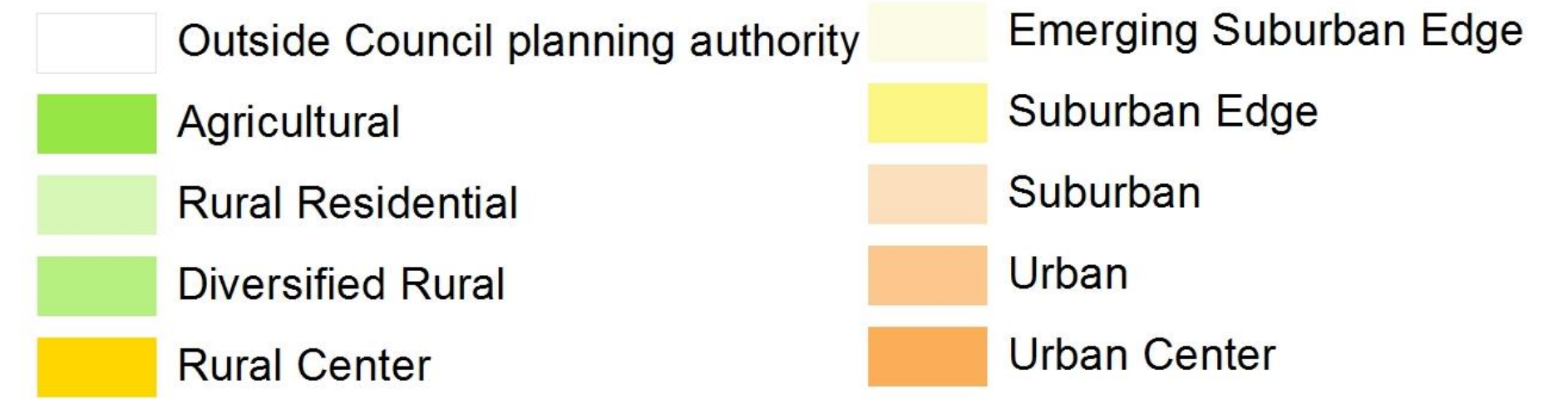
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

* Counties Transit Improvement Board (CTIB)

Community Designation



Community Designations



Forecasted Growth

Table 1. City of Mound Forecasts

	Census	Estimated	Council Forecasts		
	2010	2018	2020	2030	2040
Population	9,052	9,347	<u>9,400</u>	<u>9,500</u>	<u>9,600</u>
Households	3,974	4,089	4,200	4,460	4,600
Employment	1,165	1,336	<u>1,400</u>	<u>1,600</u>	<u>1,700</u>

Planned Residential Density

Table 2. Planned Residential Density, City of Mound

2017-2040 Change

Category	Density			Min Units	Max Units
	Min	Max	Net Acres		
Mixed Use: Village Center*	12	30	3.82	32	80
Mixed Use: Eden*	8	15	9.45	106	176
Mixed Use: Downtown Lakes**	12	20	11.01	53	99
Mixed Use: Promenade**	8	20	9.83	63	157
Mixed Use: East Gateway***	8	15	1.51	10	19
Mixed Use: Wilshire-Tuxedo Gateway	7	15	1.28	8	16
TOTALS			36.89	271	548
Overall Density				9.58	19.36

*70% residential

**80% residential

***85% residential

Planning for a Mix of Uses

Table 3.4 Mixed Use Area Summary

Mixed Use Area	Percent Res.	Percent Comm.	Anticipated Res. Density units/acre
Village Center	70%	30%	12 - 30
Downtown Lakes	70%	30%	8 - 15
Eden	80%	20%	12 - 20
Promenade	80%	20%	8 - 20
East Gateway	85%	15%	8 - 15
Wilshire Tuxedo Gateway	85%	15%	7 - 15

Mixed Use Areas

A significant portion of the corridor is designated as "Mixed Use." The characteristics of these areas, including their mix of uses, are intended to provide a variety of options for developers and residents.

Under the Mixed Use designation as seen in Figure 3.5: Village Center, Promenade, East Gateway, and Wilshire Tuxedo Gateway are interrelated, as redevelopment in these areas is anticipated to contain a mix of residential and commercial uses.

The overall intent is that commercial redevelopment will be primarily located along Shoreline Drive and Commerce Boulevard further away. Areas adjacent to transportation corridors are planned for medium and high density development as part of the mixed use plan. This includes multi-story buildings, ground floor businesses, and likely costs re...



Intent

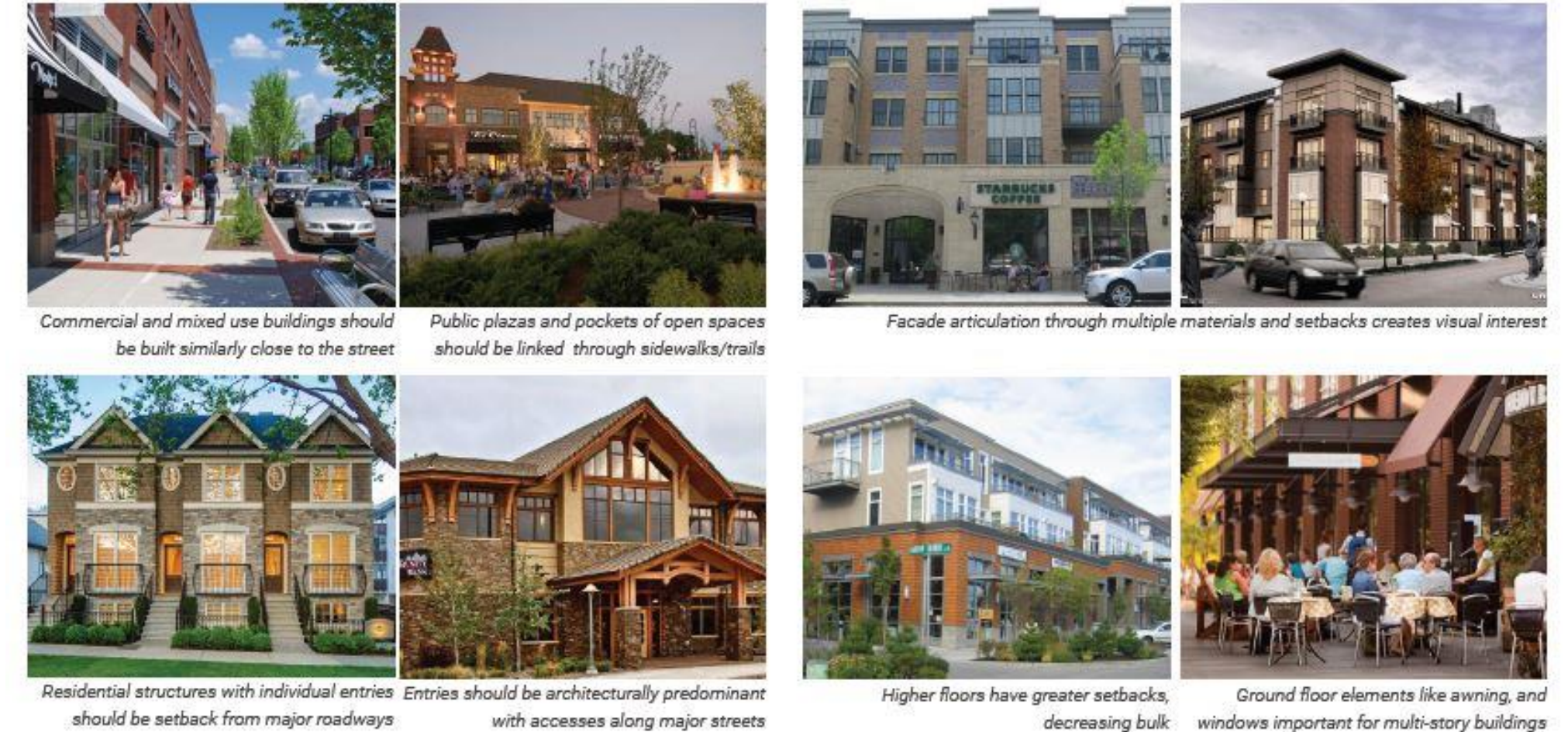
The Village Center Mixed Use Area is centered around the intersection of Commerce Boulevard and Shoreline Drive. There are existing retail stores, restaurants, the Transit Park & Ride ramp, and Veteran's Memorial Plaza.

While the existing area is dominated by commercial uses, there is potential for redevelopment in the northeast corner of the intersection. Redevelopment should be a mix of residential and commercial uses, with the commercial uses located along Shoreline or Commerce to activate the street level of those corridors. The mix of uses may be organized vertically within the same building or horizontal among multiple buildings on the site. Emphasis should be placed on circulation to and within site.

Acreage (gross)	22.94
Redevelopment area (net)	3.82
% Residential	70%
% Commercial	30%
Residential Unit Types	Townhomes, Multifamily
Residential Densities	12 - 30 units/acre

Considerations

- Some level of commercial is preferred to be maintained at the site. Commercial should be located near Commerce or Shoreline at street level to help activate those corridors
- Building heights should be taller along Commerce and lower towards the adjacent single family neighborhoods
- Care should be taken with respect to site access from Commerce and Shoreline
- Internal circulation should support pedestrians



Commercial and mixed use buildings should be built similarly close to the street

Public plazas and pockets of open spaces should be linked through sidewalks/trails

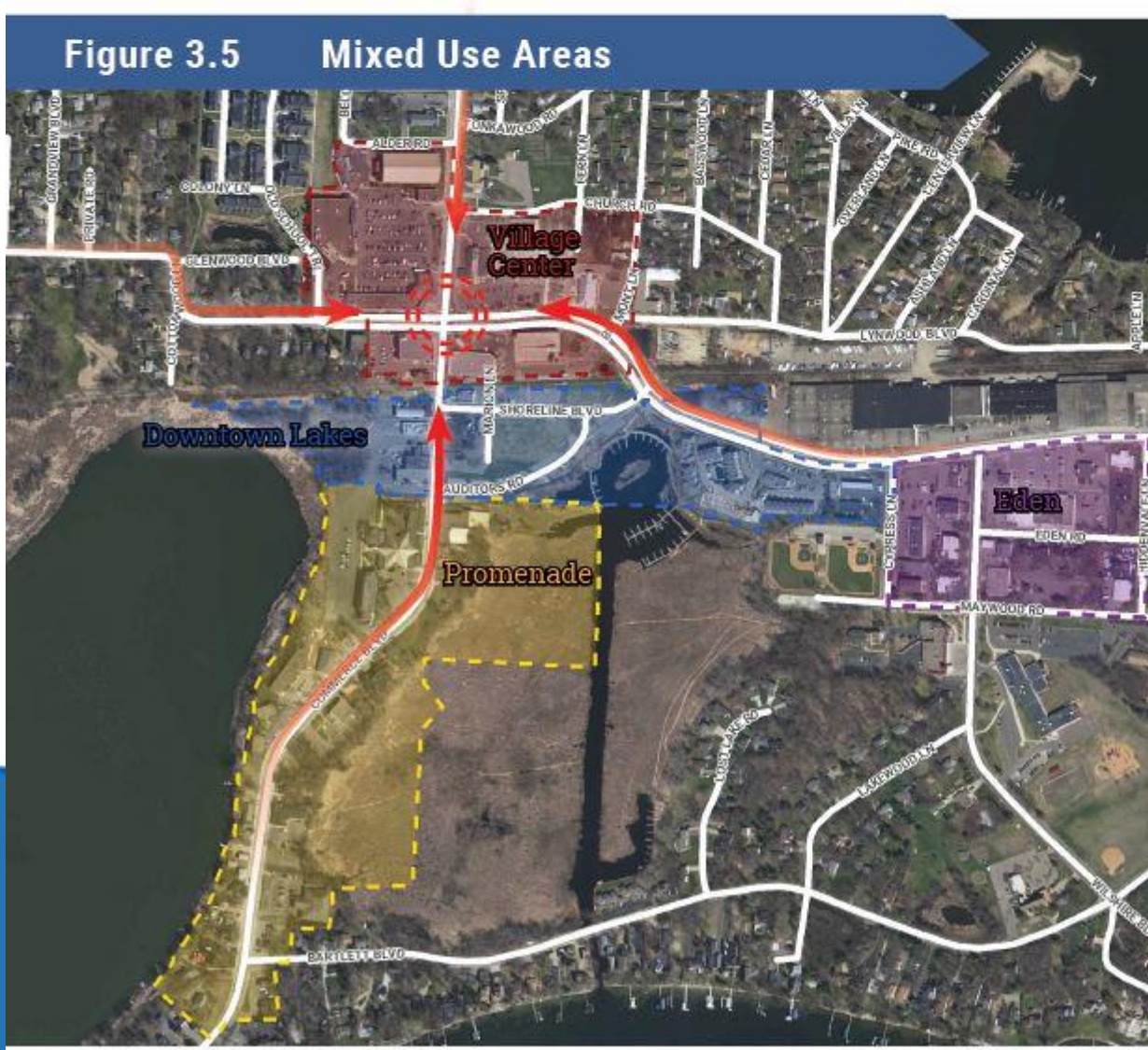
Facade articulation through multiple materials and setbacks creates visual interest

Residential structures with individual entries should be setback from major roadways

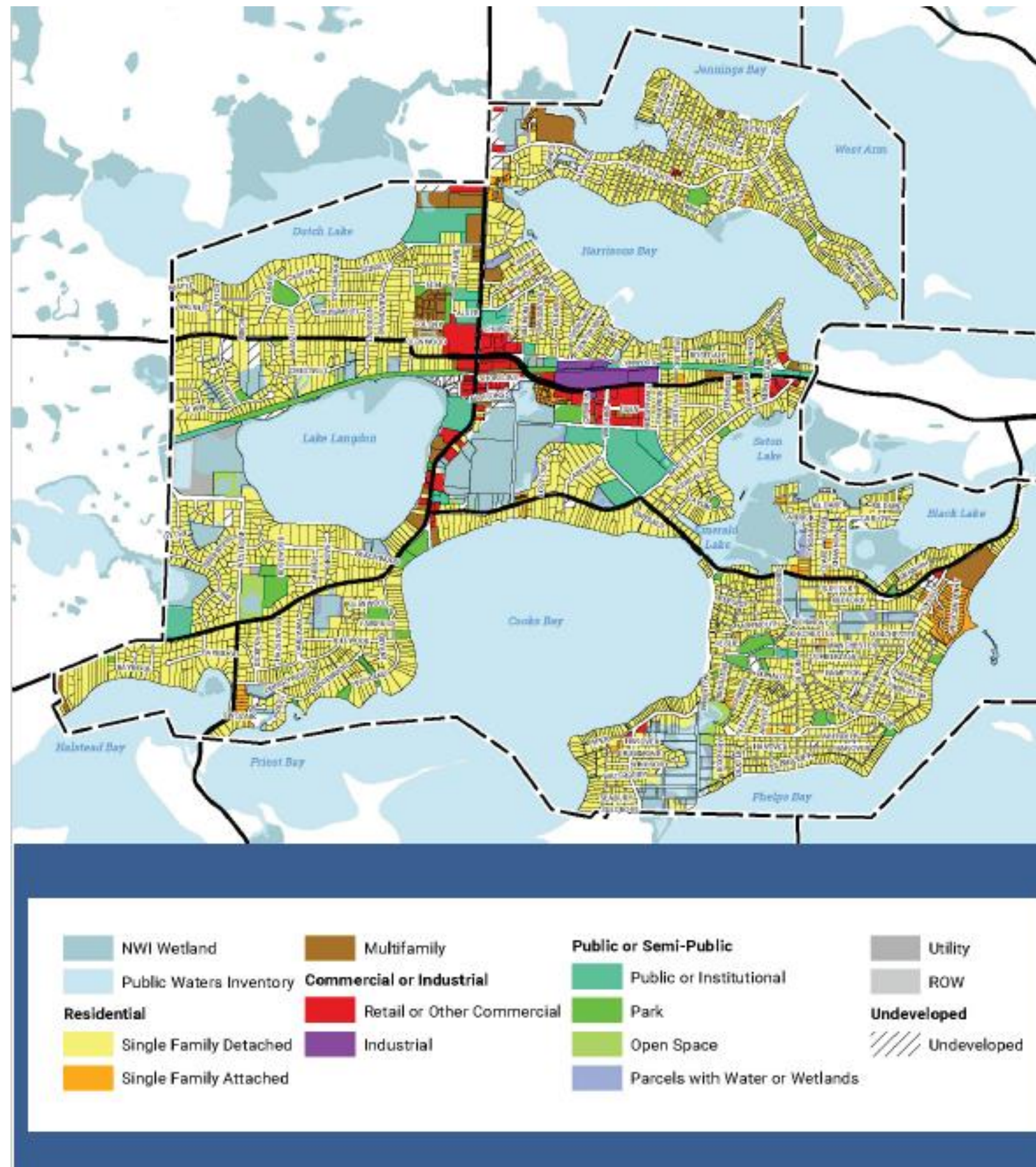
Entries should be architecturally predominant with accesses along major streets

Higher floors have greater setbacks, decreasing bulk

Ground floor elements like awning, and windows important for multi-story buildings



Existing Land Use



2040 Planned Land Use



Proposed Findings

That the Plan:

- Conforms to Metropolitan system plans
- Consistent with Council policies, with the proposed changes
- Compatible with the plans of adjacent local governmental units and affected jurisdictions

Meeting Schedule

- Environment Committee on Tuesday, September 24
- Metropolitan Council on Wednesday, October 9

Proposed Action

- Authorize the City of Mound to place its 2040 Comprehensive Plan into effect.
- Revise the City of Mound's forecasts upward as shown in Table 1 of the attached Review Record.
- Advise the City to implement the advisory comments in the Review Record for Surface Water Management.

Questions

