

## Community Development Committee

Meeting date: September 3, 2019

## Environment Committee

Meeting date: September 10, 2019

For the Metropolitan Council meeting of September 25, 2019

**Subject:** City of Crystal 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21974-1

**District(s), Member(s):** District 6, Lynnea Atlas-Ingebretson

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

**Staff Prepared/Presented:** Michael Larson, Senior Planner (651-602-1407)  
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 Crystal to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Water Supply.

#### Recommendation of the Environment Committee

1. Approve the City of Crystal's Comprehensive Sewer Plan.

## Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Crystal 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. Stats. §§ 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 Crystal is located in east-central Hennepin County. It is surrounded by the communities of Brooklyn Park, Brooklyn Center, Robbinsdale, Golden Valley, and New Hope.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stats. §§ 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 Crystal 2040 Comprehensive Plan

Review File No. 21974-1, Business Item No. 2019-XX-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). Three Rivers Park District is the park implementing agency for Regional Parks System components in Crystal, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Bassett Creek and Crystal Lake regional trails, and the CP Rail Extension Regional Trail Search Corridor (Figure 1). 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). It accurately 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. The Plan is compatible with the plans of adjacent and affected governmental units including, but not limited to, the Metropolitan Airports Commission and the Three Rivers Park District.

#### **Roadways**

The Plan conforms to the Roadways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials. The Plan 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.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use. They include the Bass Lake Road Station Area Plan and other Bottineau Station Area planning studies. The Plan accurately describes the status of such facilities, including needs for right-of-way and the likelihood and timing of funding.

#### **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. This includes the Blue Line Extension Light Rail project. For transitways that are in service or in advanced stages of planning, the Plan incorporates guiding land use for station areas that meet the minimum density targets of the TPP. (See Land Use section of this Review Record for land use and density analysis.)

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 Urban, as well as the opportunities and challenges related to Transit Market Area III. The Plan strengthens the existing transit system and lays the groundwork for improved transit services by exercising its land use authority to improve the viability of the Blue Line Extension LRT project.

## **Aviation**

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

The Plan identifies the Crystal Airport and addresses elements of its long-term comprehensive plan. The Plan addresses issues including land use compatibility, noise sensitivity, and the protection of airspace from obstructions. The Plan addresses the recent adoption of Crystal Airport's 2035 Long-Term Comprehensive Plan. The City has an adopted airport zoning ordinance and participates in a Joint Airport Zoning Board (JAZB).

## **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. (For other comments regarding regional trails, see the Regional Parks section of this Review Record.) The Plan proposes preferred alignments for RBTN corridors and clearly identifies the alignments as "proposed for the RBTN."

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. These specific needs include accommodating freight movement generated in the large commercial area located at West Broadway Avenue and Bass Lake Road.

## **Transportation Analysis Zones (TAZs)**

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

## **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.

Wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through Council Interceptor 1-BC-453. All flow is treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan

projects that the City will have 9,700 sewered households and 4,900 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 projections is given in the Plan and 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 Urban communities.

The Plan defines the community's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (public) and private property sanitary sewer systems; including a summary of activities and programs intended to identify and mitigate I/I from both public and private property sources. These activities include a city-wide sump pump inspection and disconnection program in 2009-2010; manhole rehabilitation and cover replacement program; and an annual public sewer pipe lining program. The City has included in its 6-year capital improvement program \$600,000 per year for sanitary sewer lining and replacement work. Some benefit from this work will address sources of I/I in the public collection system.

The Plan describes the requirements and standards for minimizing I/I and references City Code (Chapter 7) that prohibit connection of sump pump, foundation drains, and rain leaders to the sanitary sewer system; and it requires their disconnection upon discovery. Between 1995 and 2017, as part of its street reconstruction program, the City offered to install sump boxes in the boulevard area for private connections. Also, as part of that program, the City offered to replace a portion of the private service lateral, including the wye connection at the main, for those properties where the service lateral was determined defective.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system; and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering both the municipal and private property sewer systems. The Plan does not, however, attempt to estimate the amount of I/I within the system. The City is evaluating the purchase of flow meters to gather more information on the extent and location of I/I within the entire wastewater collection system. This will enable the City to better estimate the amounts of I/I that are coming from the public and private collection systems, and the costs associated to mitigate excess I/I from both. The Plan states that the City's housing count peaked in 1970 whereby 90% of the private residential service laterals within the City existed. This is important since prior to 1970 the use of clay tile pipe was prevalent. Over time, as this type of pipe ages, it can become more susceptible to I/I through open joints and cracked pipe if not maintained. The Council has assigned I/I mitigation work plans to the City as part of its regional I/I program. In response to that work plan assignment, work related to private service laterals was performed.

### ***Sewer Plan Comments***

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Urban communities. It was found to be complete and 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, ES – Water Resources (651-602-1159)

The Plan is consistent with Council policy requirements and in conformance with the Council's WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Crystal lies within the oversight boundaries of the Bassett Creek and Shingle Creek Watershed Management Commissions (WMCs). Crystal submitted a draft Local Water Management Plan (LWMP) update in November 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and WMCs in a letter dated November 29, 2018. The LWMP was approved by the Bassett Creek WMC on December 20, 2018 and by the Shingle Creek WMC on December 13, 2018. The City adopted the final LWMP on February 19, 2019. The Plan incorporates the City's LWMP in Appendix H.

## 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: Todd Graham, CD – Research (651-602-1322)

The Plan consistently incorporates the Council forecasts for Crystal, as shown in Table 1.

**Table 1. City of Crystal Forecasts**

	Census 2010	Estimated 2018	Council Forecasts		
			2020	2030	2040
<b>Population</b>	22,151	23,287	22,700	23,200	23,800
<b>Households</b>	9,183	9,544	9,500	9,600	9,700
<b>Employment</b>	3,929	3,888	4,400	4,640	4,900

The land supply for future housing capacity, described in Chapter E, accommodates the 2040 forecast. Recent population and households growth, however, has outpaced what was expected in the short-term. During the Plan review process, Council staff had recommended a forecast change for population and households, but the City declined.

## Thrive MSP 2040 and Land Use

Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Urban (Figure 2). Thrive describes Urban communities as having experienced rapid development during the post-World War II era and exhibit the transition toward the development stage dominated by the influence of the automobile. Urban communities are expected to plan for forecasted population and household growth at average densities of at least 10 units per acre for new development and redevelopment. In addition, Urban communities are expected to target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the TPP.

The City is a fully developed community with only 3% undeveloped land. Approximately 61% of the City is residential as illustrated in Figure 3. Another 16% of the community is comprised of public land in the form of airport (8%), parks (7%), and major roadways (1%). The City includes the Crystal Airport and will be served by the planned extension of the METRO Blue Line at a station at Bass Lake Road.

The Plan identifies development and redevelopment areas at densities that exceed the Urban density policy minimums. This minimum planned density is consistent with regional Urban land use policies that require an average net residential density of at least 10 units per acre in areas of new development and redevelopment. As shown in Table 2 below, the expected overall density of planned residential growth



is a minimum of 21.4 units per acre. Although the Plan includes four guiding land uses that allow residential uses, the Plan identifies only two where redevelopment is likely (Medium Density Residential and Mixed Use). Most of the focus of the future land use plan, as illustrated in Figure 4, is on redevelopment and intensification of uses near its future METRO Blue Line Station at Bass Lake Road. The Plan includes the new guiding land use of Mixed Use, which allows for higher residential densities from 25 to 50 units per acre.

**Table 2. Planned Residential Density, City of Crystal**

Category	2018-2040 Change				
	Density		Net Acres	Min Units	Max Units
	Min	Max			
Medium Density Residential	6	16	18.0	110	286
Mixed Use*	25	50	74.7	1869	3734
<b>TOTALS</b>			<b>92.7</b>	<b>1979</b>	<b>4020</b>
<b>Overall Density</b>				<b>21.4</b>	<b>43.4</b>

\*50% residential

### Station Area Planning

The Plan recognizes planned transitways that are part of the Current Revenue Scenario of the TPP. For the City of Crystal, this is the planned extension of the METRO Blue Line with its station at Bass Lake Road. The Plan recognizes and conforms to minimum densities established in the TPP for station areas (within 1/2-mile radius). As an Urban community, the City is expected to plan for the minimum density of 20 units per acre for the METRO Blue Line Bass Lake Road Station Area.

The Plan is consistent with policies in the TPP for incorporating station area planning and for targeting the most intense mix of uses near transit. The City has conducted and incorporated the Bass Lake Road Station Area Plan, which is included as Appendix A and summarized in the body of the Plan.

### Housing

*Reviewer: Tara Beard, CD – Housing (651-602-1051)*

The Plan is consistent with the *2040 Housing Policy Plan*. Crystal developed as a predominantly single family detached residential community; and single family continues to dominate today, comprising approximately 77% of its existing housing stock. The City was semi-rural as recently as 1945 but by 1970 the transition to suburban, auto-oriented development was essentially complete. The Plan notes that future growth will be primarily through infill and redevelopment, consisting largely of residential and mixed-use land uses.

The Plan notes that the City has estimated 9,763 housing units in 2016. While roughly 94% of those units are affordable to households earning 80% of the Area Median Income (AMI) or less (or \$68,000 for a family of four), affordable options decrease to 3% for households earning 30% AMI or less (or \$27,100). Approximately 23% of Crystal households earning 80% AMI or less are currently housing cost burdened. The Plan notes that preserving naturally occurring affordable housing (NOAH) is the City’s primary existing housing need.

The Plan acknowledges the City’s share of the region’s need for affordable housing in the 2021-2030 decade, which is 25 units. With almost 72 acres of land guided for higher density residential development in that time period (Figure 5), the Plan sufficiently promotes the availability of land to support that share.

The Plan addresses its existing and future housing needs in its implementation plan, which includes the policies, programs, and other tools that the City could consider using to meet those needs. Of those

tools, the City will consider, among others, participation and applications to Livable Communities Act programs, Tax Increment Financing, and issuing housing revenue bonds. The Plan indicates that the City will explore and decide policy direction on additional tools by 2027, including partnering to create community land trust units, applications to Hennepin County's Affordable Housing Incentive Fund, and site assembly activities.

## **Water Supply**

*Reviewer: Lanya Ross, ES – Water Supply Planning (651-602-1803)*

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 is served by the Joint Water Commission, which includes the Cities of Crystal, Golden Valley, and New Hope. The Joint Water Commission prepared a Local Water Supply Plan that was reviewed by the Council and approved by the Minnesota Department of Natural Resources (DNR) on February 26, 2019.

## **Advisory Comments**

The City has collaborated with the Joint Water Commission, New Hope, and Golden Valley to ensure water supply plans reflect up-to-date community conditions and forecasts. Should any changes be made to forecasts or other water supply-related plan content required in comprehensive plans, those changes should be shared with Joint Water Commission, New Hope, and Golden Valley to allow them to make any necessary revisions.

## **Community and Subsurface Sewage Treatment Systems (SSTS)**

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

The Plan indicates that Crystal is entirely served by the local sanitary sewer collection system which directs flow into the MCES interceptor system for ultimate treatment at the Metropolitan Wastewater Treatment Plant in Saint Paul. There are no identified public or privately-owned Community Wastewater Treatment or individual SSTS in operation in the City.

## **Special Resource Protection**

### **Solar Access Protection**

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

The Plan is complete and 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 no viable aggregate resource deposits available for extraction within the fully developed City.

### **Historic Preservation**

*Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)*

The Plan addresses historic and cultural resources as required by the Metropolitan Land Planning Act. The Plan states that there are no properties in the City listed on the National Register of Historic Places, but that Hennepin County has identified 64 homes in Crystal built prior to 1919. The City's zoning code, which is included in the Plan, addresses the alteration of historic structures.

## **Plan Implementation**

Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)

The Plan addresses implementation throughout the Plan, including an implementation section following content related to land use, housing, roadways, non-motorized transportation, transit, aviation, and parks. The City's capital improvement plan is included as Appendix G. The Plan includes its Unified Development Code and map; and it identifies future changes to the code, including those related to mixed uses, higher densities, and reduced parking requirements.

## **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**

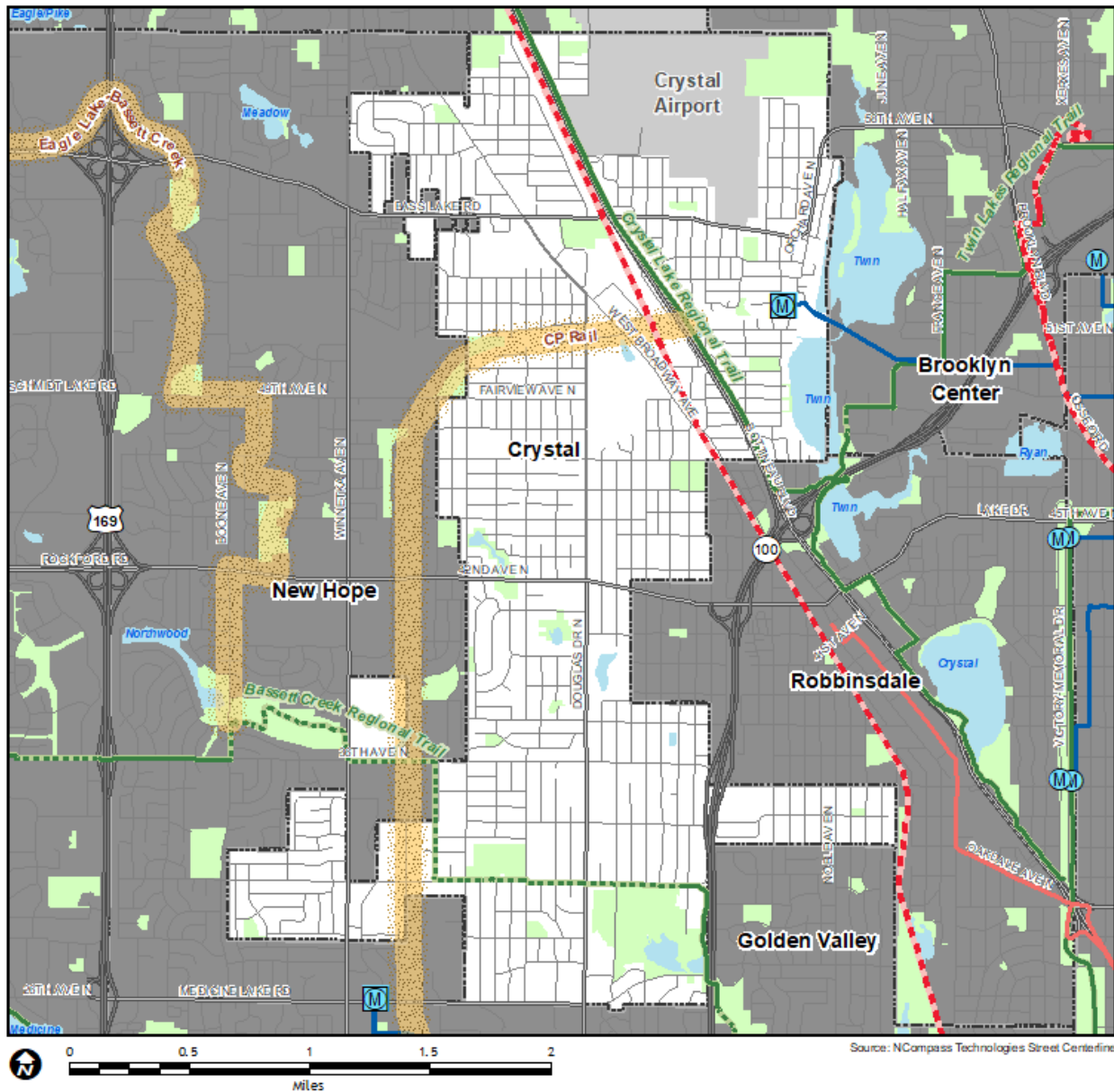
In response to the 2015 System Statement, the City submitted the following documents for review:

- June 6, 2018: Crystal 2040 Preliminary Plan
- December 19, 2018: Crystal 2040 Comprehensive Plan
- April 8, 2019: Revisions to the surface water plan, wastewater plan, water supply plan, forecasts, land use, housing, transportation, and parks sections
- June 25, 2019: Revisions to the wastewater plan, water supply plan, and the transportation, land use, and housing sections
- July 12, 2019: Revisions to the housing section

## **Attachments**

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Planned 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

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

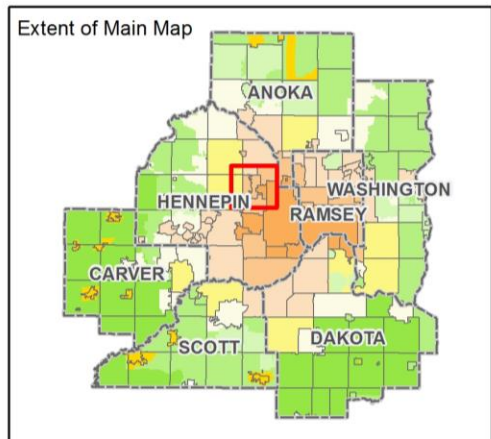
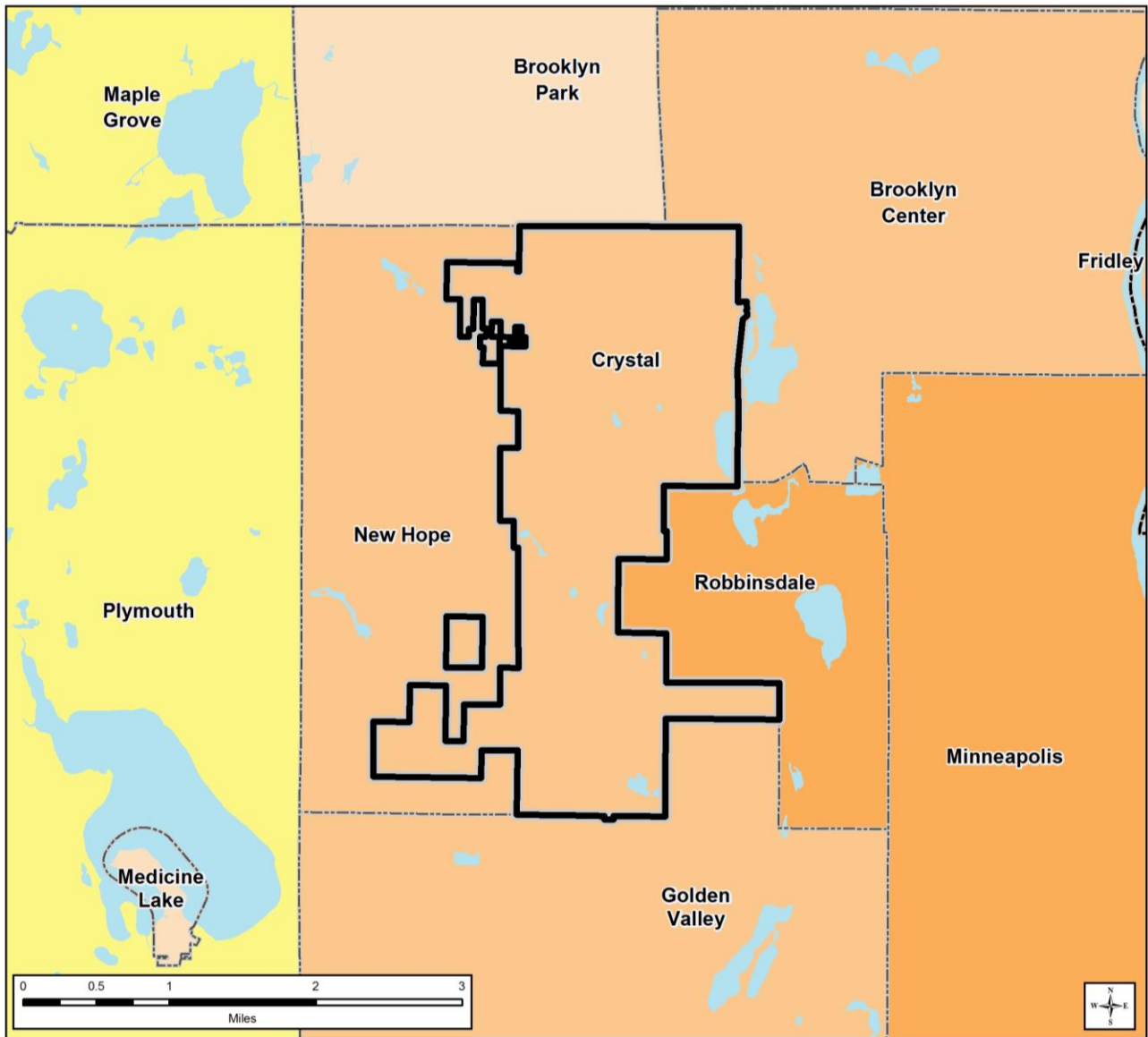
#### Regional Park Search Areas and Regional Trail Search Corridors

- 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



**Community Designations**

Outside Council planning authority	Emerging Suburban Edge
Agricultural	Suburban Edge
Rural Residential	Suburban
Diversified Rural	Urban
Rural Center	Urban Center

County Boundaries  
 City and Township Boundaries  
 Lakes and Major Rivers



Figure 3. Existing Land Use

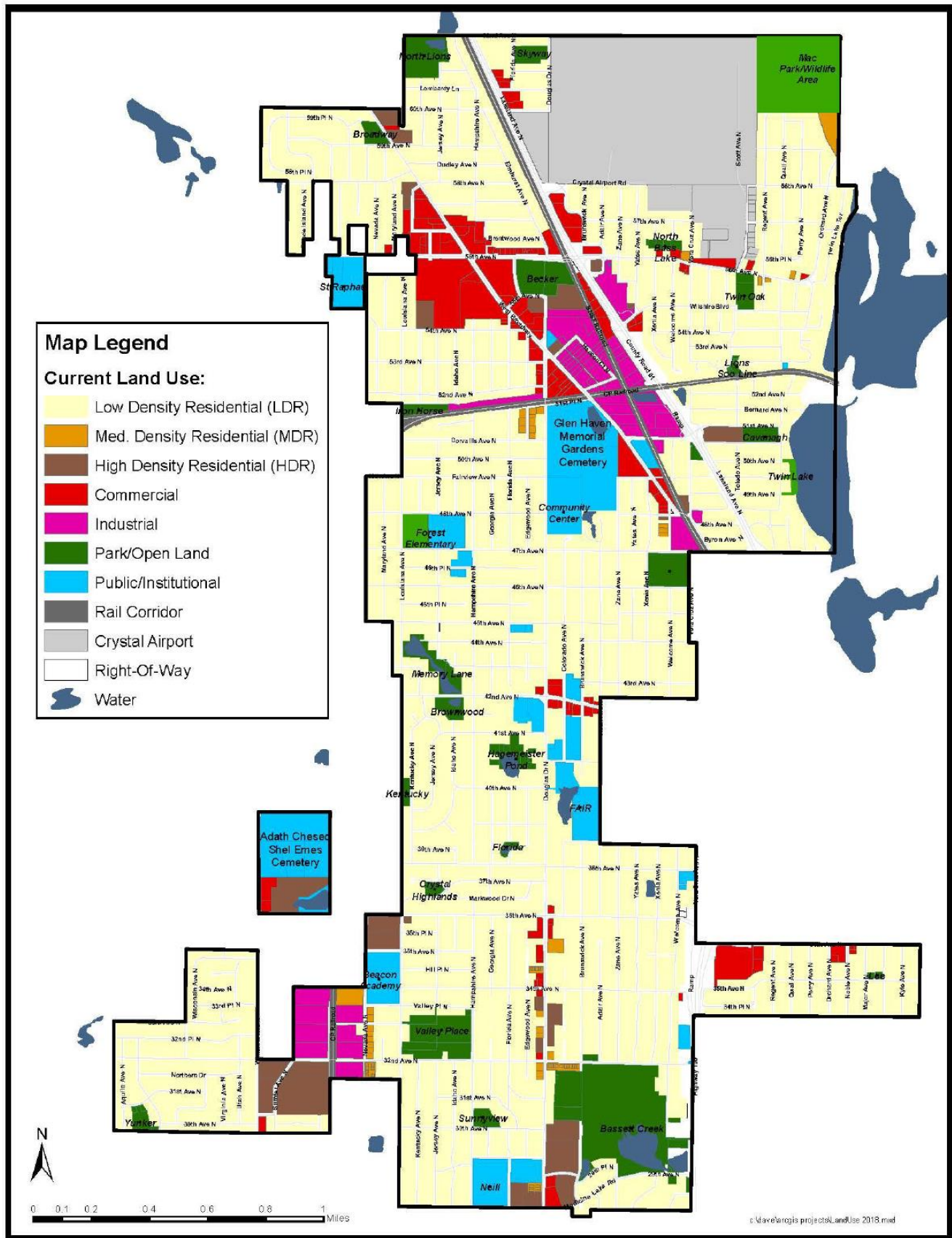
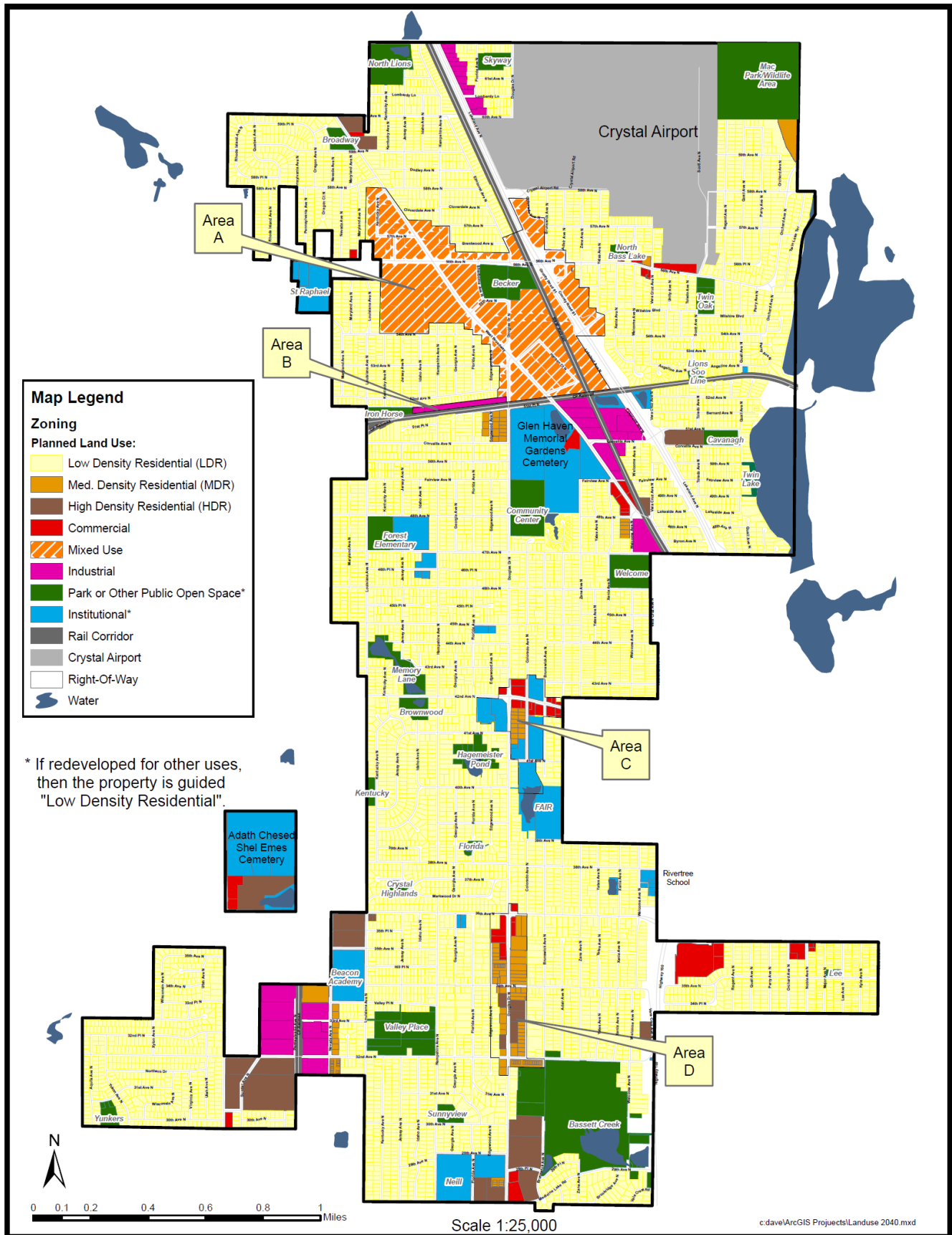


Figure 4. 2040 Planned Land Use





## Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **25 units**  
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<b>Available Acres</b>	<b>x</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>x</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>Mixed Use</b>	71.70		25		50%		897
<b>Total</b>	<b>72</b>						<b>897</b>

Sufficient/*(insufficient)* units possible against share of regional need: **872**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **872**

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

