

City of White Bear Lake – District 11

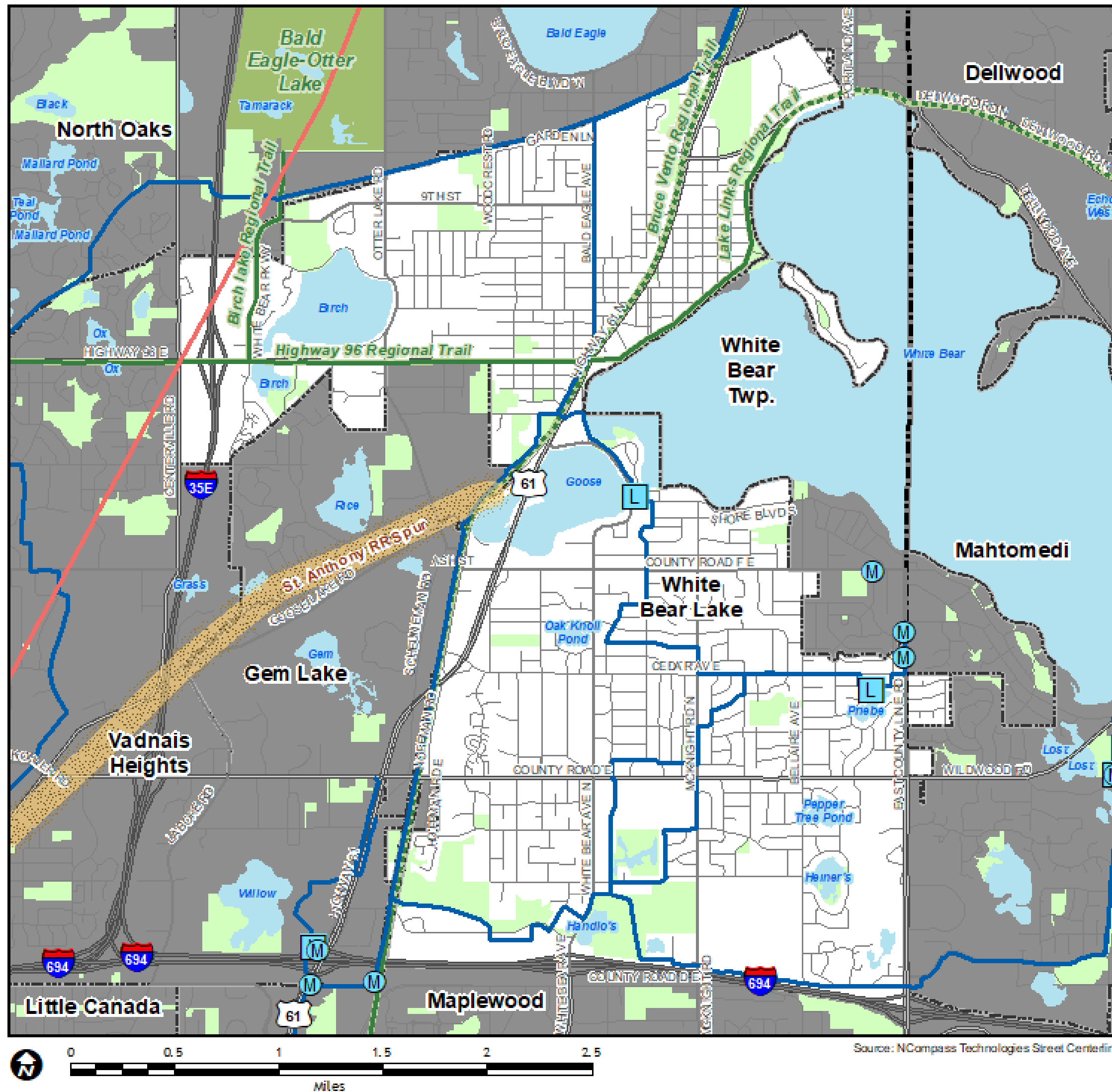
# 2040 Comprehensive Plan

December 21, 2020

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

### 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)

### Recreation Open Space

#### Regional Parks

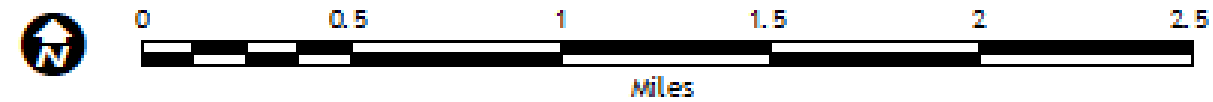
- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units

#### Regional Trails

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

### Wastewater

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

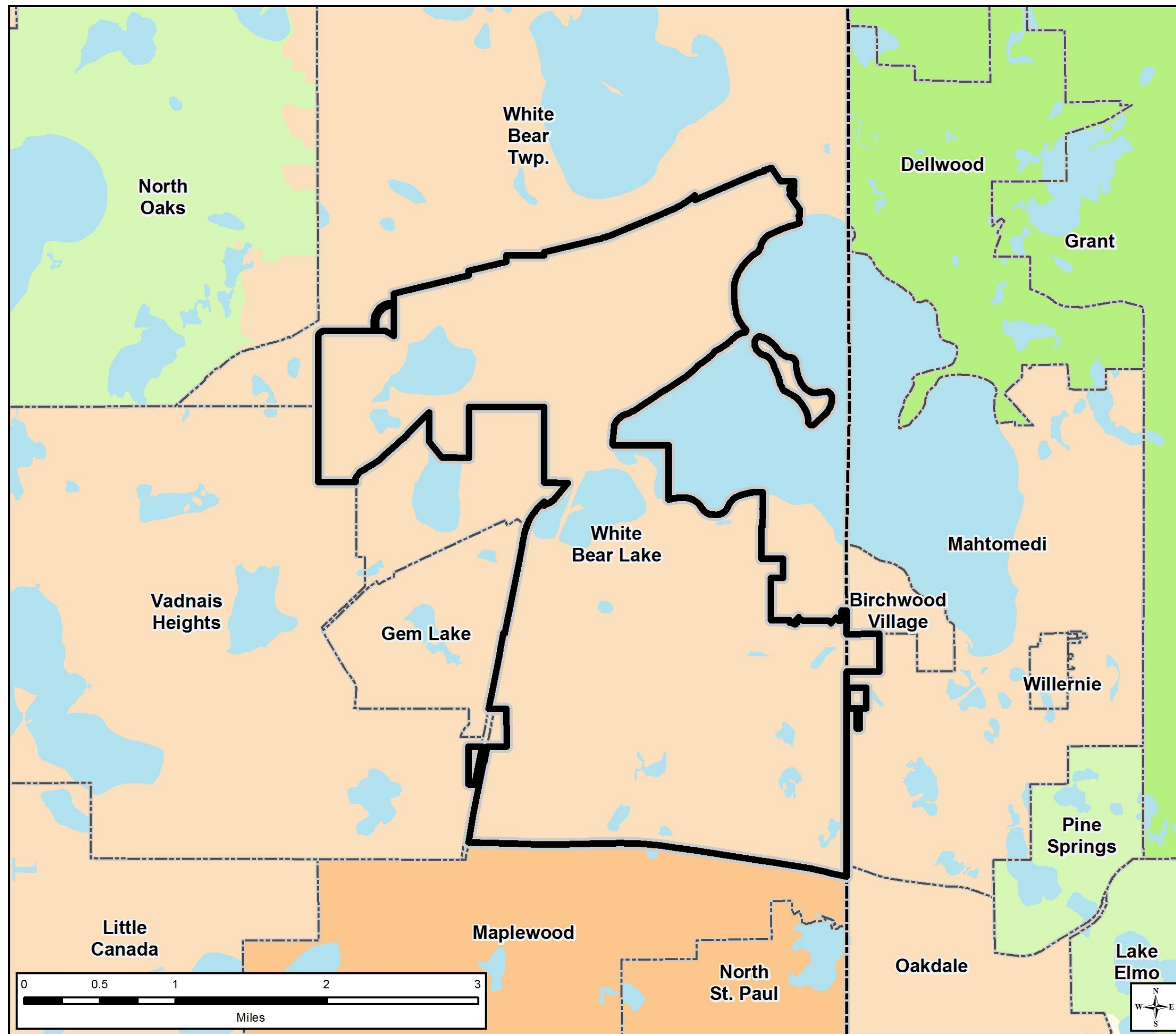


Source: NCompass Technologies Street Centerline

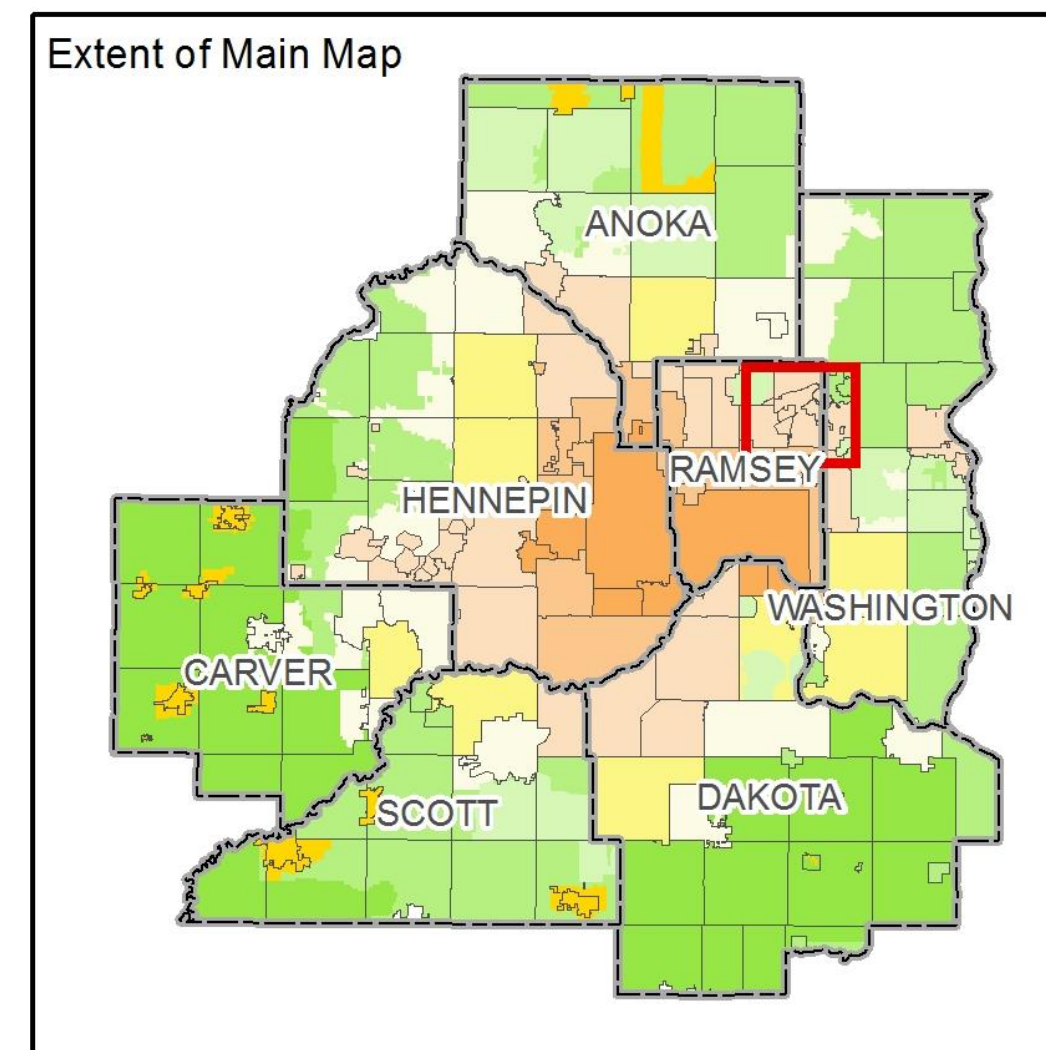
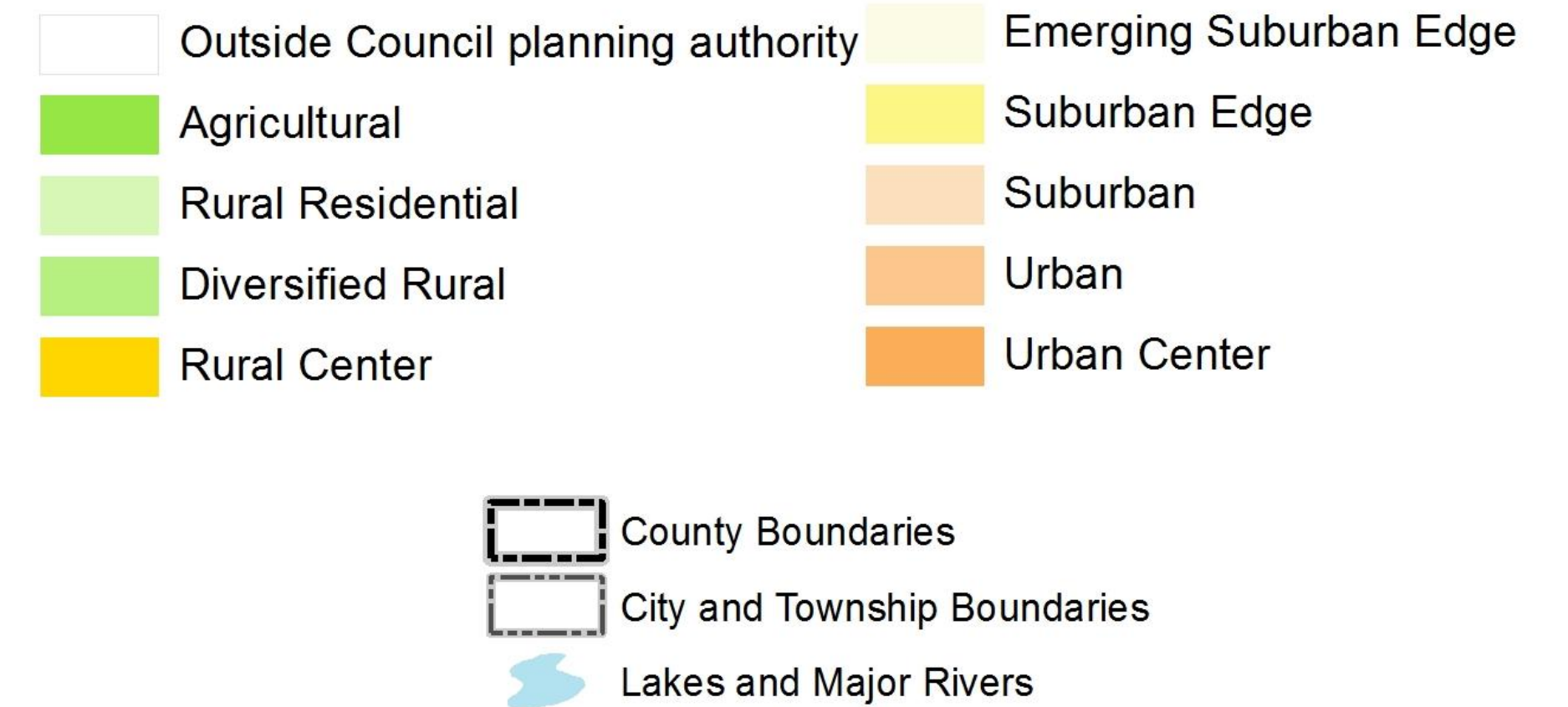




# Community Designation



## Community Designations





# Forecasted Growth

Table 1. City of White Bear Lake Forecasts

	Census	Estimated	Council Forecasts		
	2010	2019	2020	2030	2040
<b>Population</b>	23,797	25,752	24,300	25,000	25,800
<b>Households</b>	9,945	10,613	10,500	11,200	11,700
<b>Employment</b>	11,269	13,317	12,000	12,300	12,500

# Forecasted Growth

Table 2. Sewer-Serviced Forecast: White Bear Lake (served by Metro Plant)

	Census	City's Forecast Request		
	2010	2020	2030	2040
Population	<u>23,750</u>	<u>24,258</u>	25,000	25,800
Households	<u>9,925</u>	<u>10,482</u>	11,200	11,700
Employment	<u>11,269</u>	<u>12,000</u>	<u>12,300</u>	<u>12,500</u>

# Planned Residential Density

Table 3. Planned Residential Density, City of White Bear Lake

2020-2040 Change

Category	Density			Min Units	Max Units
	Min	Max	Net Acres		
Low Density Residential	3	9	21.8	65	196
Medium Density Residential	8	14	30.7	246	430
High Density Residential	12	34	8.0	96	271
Downtown*	12	50	6.8	16	68
Lake Village**	25	60	8.9	112	268
TOD Mixed Use**	25	50	25.7	322	643
Neighborhood Mixed Use**	16	34	5.9	47	100
<b>TOTALS</b>			<b>107.8</b>	<b>903</b>	<b>1,976</b>
<b>Overall Density</b>				<b>8.4</b>	<b>18.3</b>

\* 20% residential

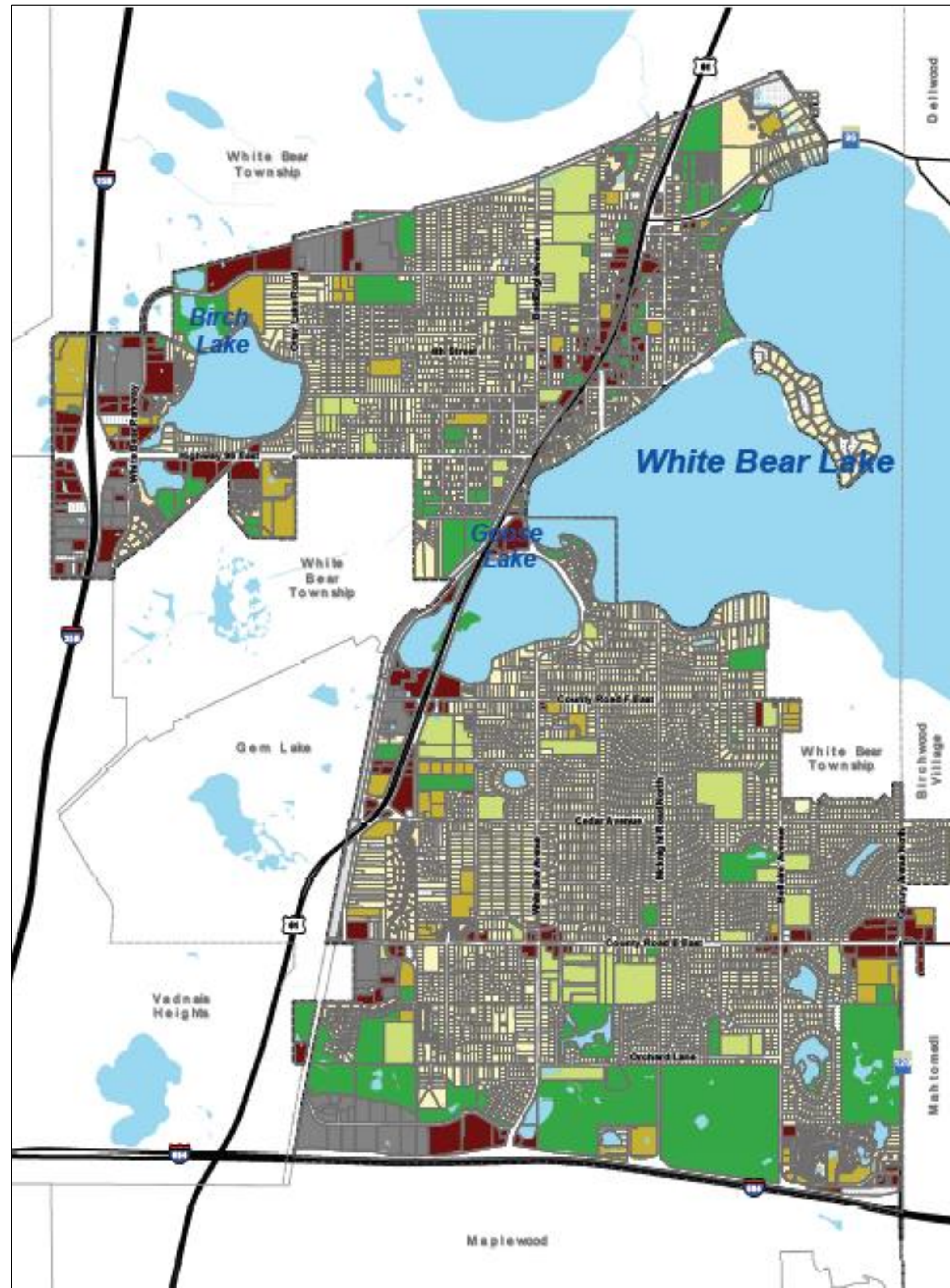
\*\* 50% residential



# Existing Land Use

## Legend

- ⋯ Vacant (77.7 ac)
- Single Family (2085.6 ac)
- Single Family Attached - Townhomes (168.9 ac)
- Multi Family - Apartments and Condos (215.5 ac)
- Commercial (310.6 ac)
- Industrial (182.3 ac)
- Public (643.1 ac)
- Semi-Public (297.7 ac)
- Rail ROW (63.4 ac)
- Road ROW (1032 ac)
- Water (431.9 ac)

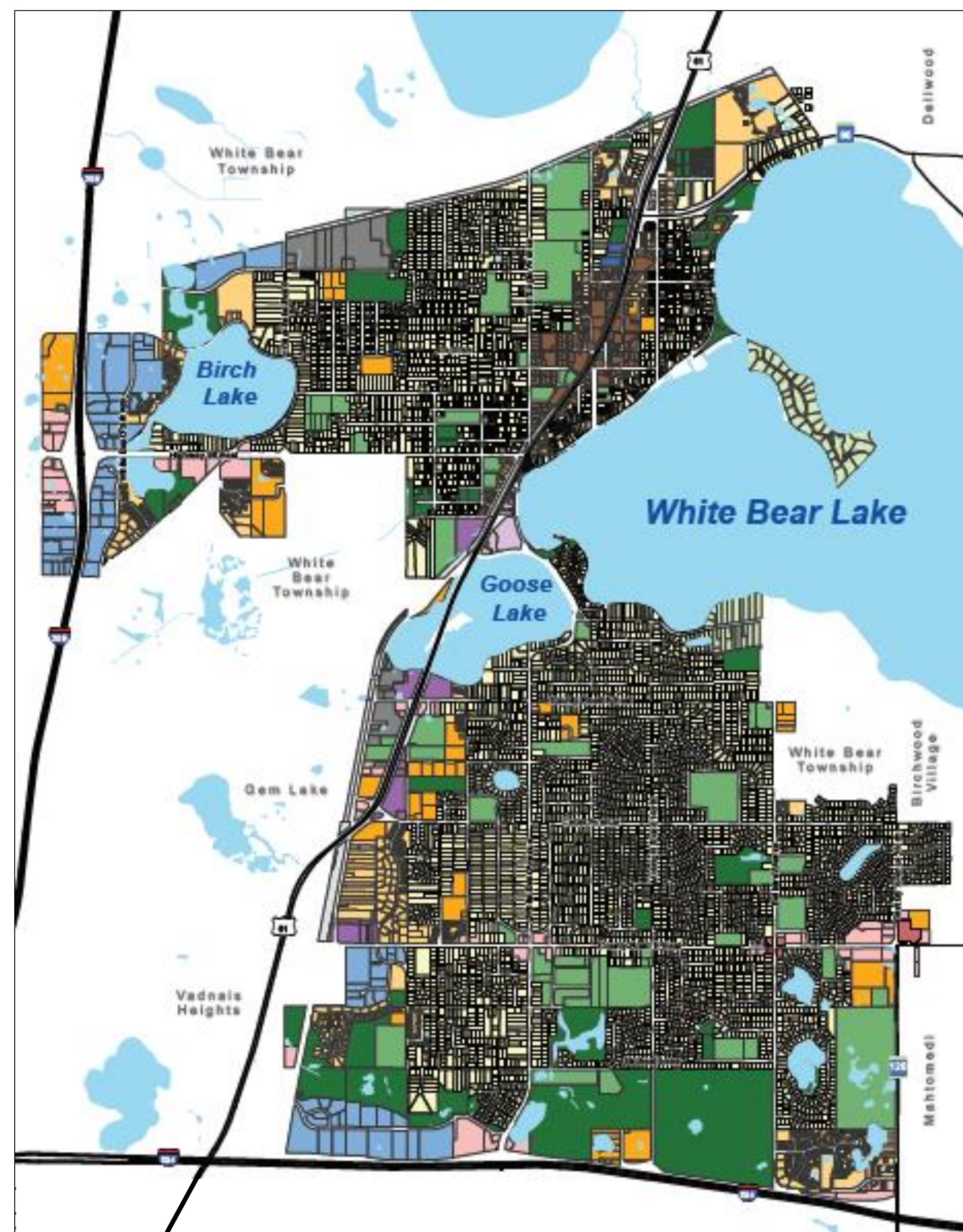




# 2040 Future Land Use

## Legend

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Downtown
- Lake Village
- Business Park
- Industrial
- Public/Semi-Public
- Park, Recreation, & Open Space
- Arts District
- TOD Mixed Use
- Neighborhood Mixed Use
- Railway
- Right-of-Way
- Water and Wetlands





# Proposed Findings

That the Plan:

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



# Meeting Schedule

- Environment Committee on Tuesday, December 22 (Cancelled)
- Metropolitan Council on Wednesday, December 23



# Proposed Action

- Authorize the City of White Bear Lake to place its 2040 Comprehensive Plan into effect.
- Revise the City's sewer-serviced forecasts upward as shown in Table 2.
- Advise the City that:
  - The MPCA re-issued the MS4 General Permit to the City on November 16, 2020. The City's Stormwater Pollution Prevention Program and the Surface Water Management Plan need to be reviewed to determine if any changes are needed to meet the conditions of the reissued permit.
  - The City's adopted engineering design standards for stormwater management (or a summary of them) need to be included in the Surface Water Management Plan.

*(continued on next page)*



# Proposed Action (continued)

- The City needs to add the projects listed in the 5-year (2019-2023) Capital Improvement Program (CIP) under the heading “Surface Water Fund” as well as the highest priority implementation actions for the subsequent five years, to the Surface Water Management Plan to form the CIP required by Minnesota Rules.
- The recommended actions as fully described within this report for the Surface Water Management Plan must be complete prior to final 2040 Plan submittal to the Council.
- Advise the City to implement the advisory comments in the Review Record for Forecasts, Land Use, and Water Supply.

# Questions

