

Community Development Committee

Meeting date: January 6, 2020

Environment Committee

Meeting date: January 14, 2020

For the Metropolitan Council meeting of January 22, 2020

Subject: City of Golden Valley 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21988-1

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 Golden Valley to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the City's allocation of affordable housing need to 222 units.
4. Advise the City to implement the advisory comments in the Review Record for surface water management.

Recommendation of the Environment Committee

1. Approve the City of Golden Valley's Comprehensive Sewer Plan.

Advisory Comments

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

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 Golden Valley 2040 Comprehensive Plan

Review File No. 21988-1, Business Item No. 2020-4 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 and Minneapolis Park and Recreation Board are the Park implementing agencies for different Regional Parks System components in the City of Golden Valley, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves, or Special Recreation Features located within the City include Theodore Wirth Regional Park. Regional Trails located within the City include the Luce Line, Victory Memorial and Bassett Creek regional trails, and the South Hennepin West (CP Rail) and CP Rail Extension regional trail search corridors (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)* adopted in 2015. 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.

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 identifies all the required characteristics of the community'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. The plan references the Highway 169 Mobility Study throughout the document. 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 that the City is within Transit Market Areas II and III.

The Plan incorporates existing and future transitways that are part of the Current Revenue Scenario in the TPP. These includes the Bottineau Light Rail project (Blue Line Extension). 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, as well as the opportunities and challenges related to its Transit Market Areas. The Plan strengthens the existing transit system and lays the groundwork for improved transit services by incorporating the Blue Line Extension Station Area Plan into the document.

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 Minneapolis-St. Paul International 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.

Bicycle 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 a preferred alignment for an RBTN corridor and clearly identifies the alignment 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 community, 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 Metropolitan Council’s citywide 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 agreed to forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through Council

Interceptors; 1-GV-460, 1-GV-461, and 1-MN-320. All flow is treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 11,800 sewered households and 37,000 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 Metropolitan 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 (city) and private sanitary sewer systems. The Plan includes a summary of activities and programs intended to mitigate I/I in both the public and private property systems including; a point of sale program that includes the inspection for private property I/I sources through defective service laterals, and clear water connections through sump pumps or foundation drains. The program includes a "Certificate of I/I Compliance" that is required before the transfer of any private property can occur within the City, and inspection for compliant sump pump and foundation drain connections whenever a plumbing permit is pulled for private property improvements. Other activities include annual inspection and pipe lining and manhole rehabilitation improvements associated with the City's Pavement Improvement Program. The City has programmed approximately \$1.2 million per year for the next 12-years for vitrified clay pipeline rehabilitation.

The Plan describes the requirements and standards for minimizing I/I and references City Ordinance (Section 3.30, subdivision 3) that makes it unlawful to discharge any clear water by roof, sump pump, footing tiles or drains, or swimming pools to the sanitary sewer system. The Ordinance however does not require the disconnection of such connections if discovered. The City, through funding assistance and providing "behind-the-curb" sump pump collection services, relies on an incentive and voluntary program to promote disconnection of such discharges to the sanitary system.

The Plan describes the sources, extent, and significance of existing I/I within the public and private wastewater collection systems 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 City estimates that nearly 80% of the private service laterals within the City are vitrified clay tile pipe and built prior to 1970. By comparing recent wastewater flow generation with precipitation trends and events, the City has determined that approximately 0.5 million gallons per day or 17% of the City's peak monthly flow is from I/I, and that during a 2014 storm event city-wide flow increased 425%.

Comprehensive 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 Update 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 Metropolitan Council for its records.

Surface Water Management

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

The Plan is consistent with Council policy requirements and conforms to the WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Golden Valley lies within the oversight boundaries of the Minnehaha Creek Watershed District and the Bassett Creek Watershed Management Commission. The City submitted a draft Local Water Management Plan

(LWMP) update in June 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and watersheds in a letter dated August 2, 2018. The LWMP was approved by the Bassett Creek Watershed Management Commission on September 20, 2018 and by the Minnehaha Creek Watershed District on October 11, 2018. The Plan incorporates the final LWMP as Appendix 5A.

Advisory Comments

When available, we request that the City provide to the Council the date it adopted the final LWMP. We also request that the City provide the Council with a copy of the final adopted LWMP that will be included in the final Plan document that the City adopts, if it differs from the version in the Plan submitted to the Council on January 29, 2019.

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 City proposes future households and population that are revised higher (Figures 1.2, 1.5 and 3.5). A recent boom in multifamily development has pushed up both near-term and long-term growth. Also, the City proposes lower employment expectations (Plan Figure 1.7). City and Council staff have discussed and agreed on a reasonable forecast revision, as shown in Table 1 below.

Table 1. City of Golden Valley Forecasts

	Census	Estimated	Current Forecasts			Recommended Revision		
	2010	2017	2020	2030	2040	2020	2030	2040
Population	20,371	21,646	21,300	22,000	22,900	24,800	25,800	26,700
Households	8,816	9,449	9,300	9,600	9,800	10,800	11,400	11,800
Employment	33,194	34,750	36,000	37,500	38,900	35,000	36,000	37,000

The Council’s forecast for Golden Valley will be revised simultaneous with Council action on the Plan Update.

With this forecast revision, the 2021-30 Affordable Housing Need for Golden Valley will be increased. The new 2021-30 Affordable Housing Need numbers are: 106 units at <=30% AMI, 68 units at 31-50% AMI; 48 units at 51-80% AMI; 222 units total. These numbers are acknowledged in the Housing Chapter (Table 3.5). The Affordable Housing Need revision will be approved simultaneous with Council action on the Plan.

Chapter 2 of the Plan describes land supply for future development. Redevelopment sites for medium- or high-density housing are described in Tables 2.2 and 2.3. The tables provide information on 70 acres of sites with guided density ranges and more specific numbers of proposed units (if known). This would yield as many as 1,840 housing units; or a greater number at the middle of the density range. This supply accommodates the households forecast.

Thrive MSP 2040 and Land Use

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

The 2040 comprehensive 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 34% undeveloped land. Approximately 42% of the City is residential as illustrated in Figure 3. Another 26% of the community is comprised of public land in the form of parks (20%) and major roadways (6%). The City includes the world headquarters for General Mills, Theodore Wirth Regional Park (owned and operated by the Minneapolis Park and Recreation Board), and will be served by the planned extension of the METRO Blue Line at a station at Golden Valley Road.

The Plan is consistent with Thrive for land use and residential density policies for an Urban community designation. 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 15.2 units per acre. The Plan identifies six general redevelopment areas (Figure 2.12) and more specific areas for potential redevelopment by 2040, including adjacent to the future METRO Blue Line Station at Golden Valley Road.

Table 2. Planned Residential Density, City of Golden Valley

Future Land Use / Built Form Categories	Density		% Resid.	Net Acres	2018-2040 Change	
	Min	Max			Min Units	Max Units
Mixed Use – Community	20	100	100%	5.5	110	550
Mixed Use – Neighborhood Site L	25	30	75%	7.7	194	231
Mixed Use – Neighborhood Site I	8	30	75%	5.2	42	155
Mixed Use – Neighborhood Sites B, C, D, G, K	8	30	50%	23.3	189	697
Residential - High Density	20	100	100%	24.8	496	2,480
Residential – Medium Density	8	30	100%	3.3	27	99
TOTALS				69.8	1,058	4,212
Overall Density					15.2	60.4

Station Area Planning

The Plan recognizes planned transitways that are part of the Current Revenue Scenario of the TPP. For the City of Golden Valley, this is the planned extension of the METRO Blue Line with its station at Golden Valley 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 25 units per acre for the METRO Blue Line Golden Valley Road Station Area (Site L guided as Mixed Use Neighborhood at a minimum of 25 dwelling units per acre).

The Plan is consistent with policies in the TPP for incorporating station area planning. The City has conducted and incorporated the Golden Valley Road Station Area Plan, which is summarized in Chapter 2: Land Use, and incorporated in its entirety as Appendix 2A of Chapter 2.

Housing

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

The Plan is consistent with the 2040 Housing Policy Plan. As of 2016, the City currently has more than 9,800 homes including nearly 2,800 multifamily units and over 7,000 single-family homes.

Approximately 2,500 homes are rented. More than 4,770 housing units are currently affordable to households earning under 80% of Area Median Income (AMI). However, nearly 1,800 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are approximately 700 units affordable to households with income at or below 30% AMI and roughly 560 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance and reinvestment in existing affordable unsubsidized housing stock, providing a variety of senior housing options affordable at or below 80% AMI, providing maintenance and energy assistance, and providing additional publicly subsidized housing at 30% AMI. The City has 490 units of publicly subsidized housing, including more than 220 senior units and 45 units for people with disabilities.

The Plan acknowledges the revised 2021-2030 affordable housing need allocation of 222 units; 106 of which are needed at prices affordable to households earning 30% of AMI or less, 68 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 48 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 248 new housing units.

The housing implementation plan component of the Plan describes that the City will consider TIF, tax abatement, site assembly in partnership with land banks, and housing bonds to meet their identified housing needs. The Plan also indicates that the City will consider the creation of a local 4d Tax program. The City states that they will continue to support funding applications for community land trusts and continue improving effective referrals to provide maintenance and energy efficiency assistance for low-income homeowners. On top of connecting widely accepted tools to housing needs, the Plan outlines specific implementation actions for each housing goal which provides a strong path forward to meet the housing needs of all in the community.

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, Crystal, and New Hope 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, Crystal, and New Hope 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 there are no individual SSTS, or public or privately-owned Community Wastewater Treatment Systems in operation in the City.

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 four required solar planning elements.

Aggregate Resource Protection

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

The Plan identifies, 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 within the fully urbanized community.

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 designated as historical. The Plan references past studies addressing cultural resources and expresses a commitment to continue to document and celebrate the City's community assets. *Chapter 1: Community Profile* addresses areas of cultural significance including the City's mid-century modern architecture of the 1950s and 1960s, and *Chapter 2: Housing* mentions concerns about the design of infill single-family homes. Historic issues are also addressed in the Golden Valley Road Station Area Plan, with an emphasis on historic resources in the Minneapolis portion of the station area.

Plan Implementation

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

The Plan summarizes implementation activities at the end of each chapter of the Plan, including implementation summaries related to land use, housing, transportation, water resources (surface water, sanitary sewer, and water supply), parks, and economic competitiveness. *Chapter 8: Implementation* includes content related to the zoning code and the capital improvement program.

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 21, 2018: City of Golden Valley Preliminary 2040 Comprehensive Plan
- January 29, 2019: City of Golden Valley 2040 Comprehensive Plan
- July 17, 2019: Supplemental and revised material related to Land Use, Housing, Transportation, Wastewater, Water Supply, Implementation, SSTS, and Parks.
- October 31, 2019: Sanitary Sewer Capacity Table

Attachments

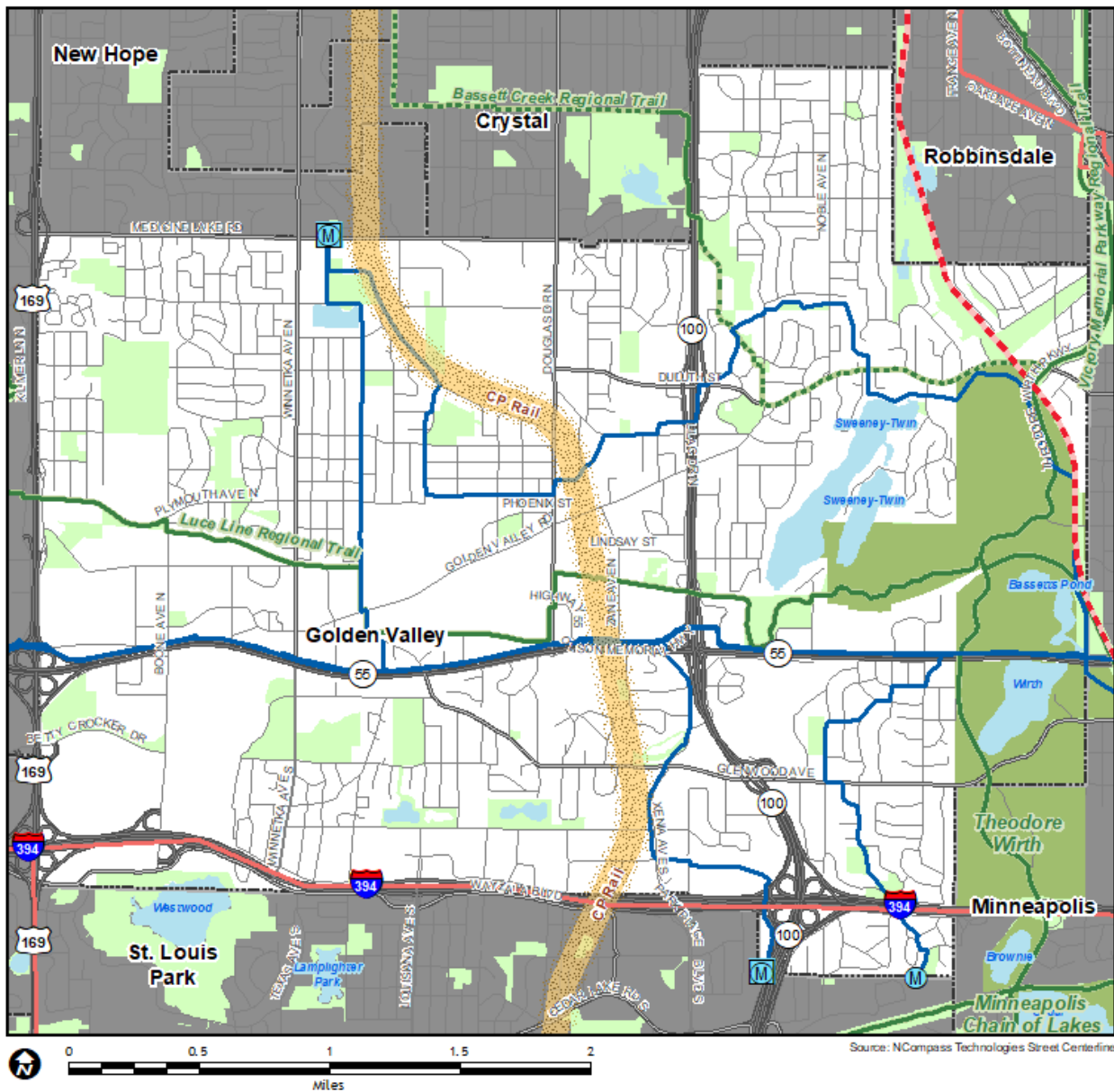
Figure 1: Location Map with Regional Systems

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

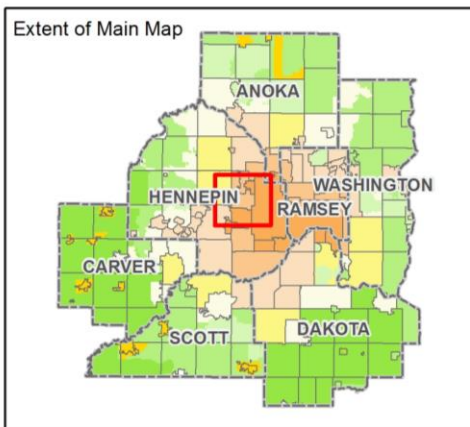
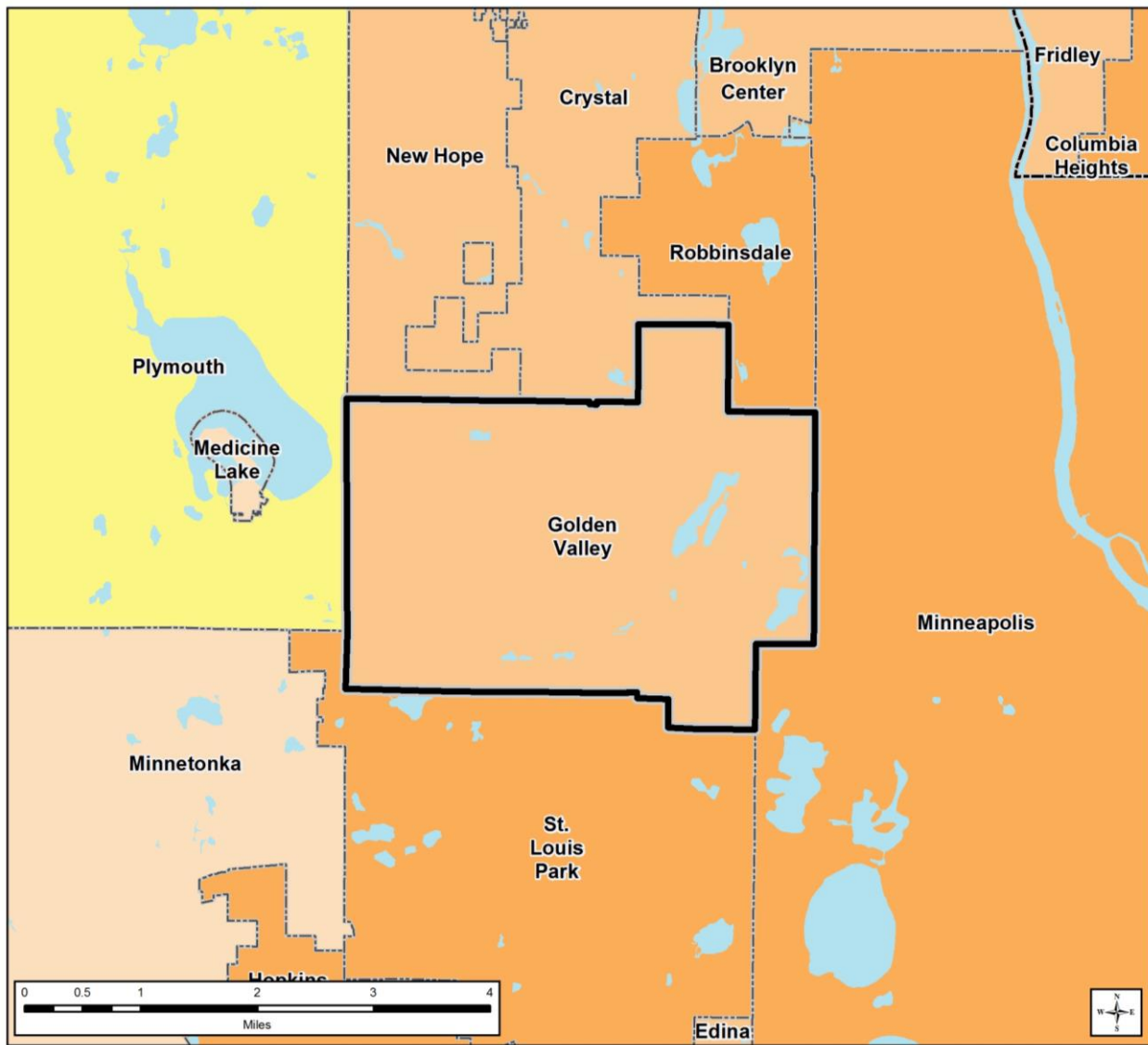
- Regional Parks**
- Existing (Open to Public)
 - In Master Plan (Not Open to Public)
 - ▨ Planned Units
- Regional Trails**
- Existing (Open to Public)
 - - - - Existing (Not Open to Public)
 - - - - Planned
- Wastewater**
- M Meters
 - L Lift Stations
 - MCES Interceptors
 - MCES Treatment Plants

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
 - Agricultural
 - Rural Residential
 - Diversified Rural
 - Rural Center
 - Emerging Suburban Edge
 - Suburban Edge
 - Suburban
 - Urban
 - Urban Center
-
- County Boundaries
 - City and Township Boundaries
 - Lakes and Major Rivers

Figure 3. Existing Land Use

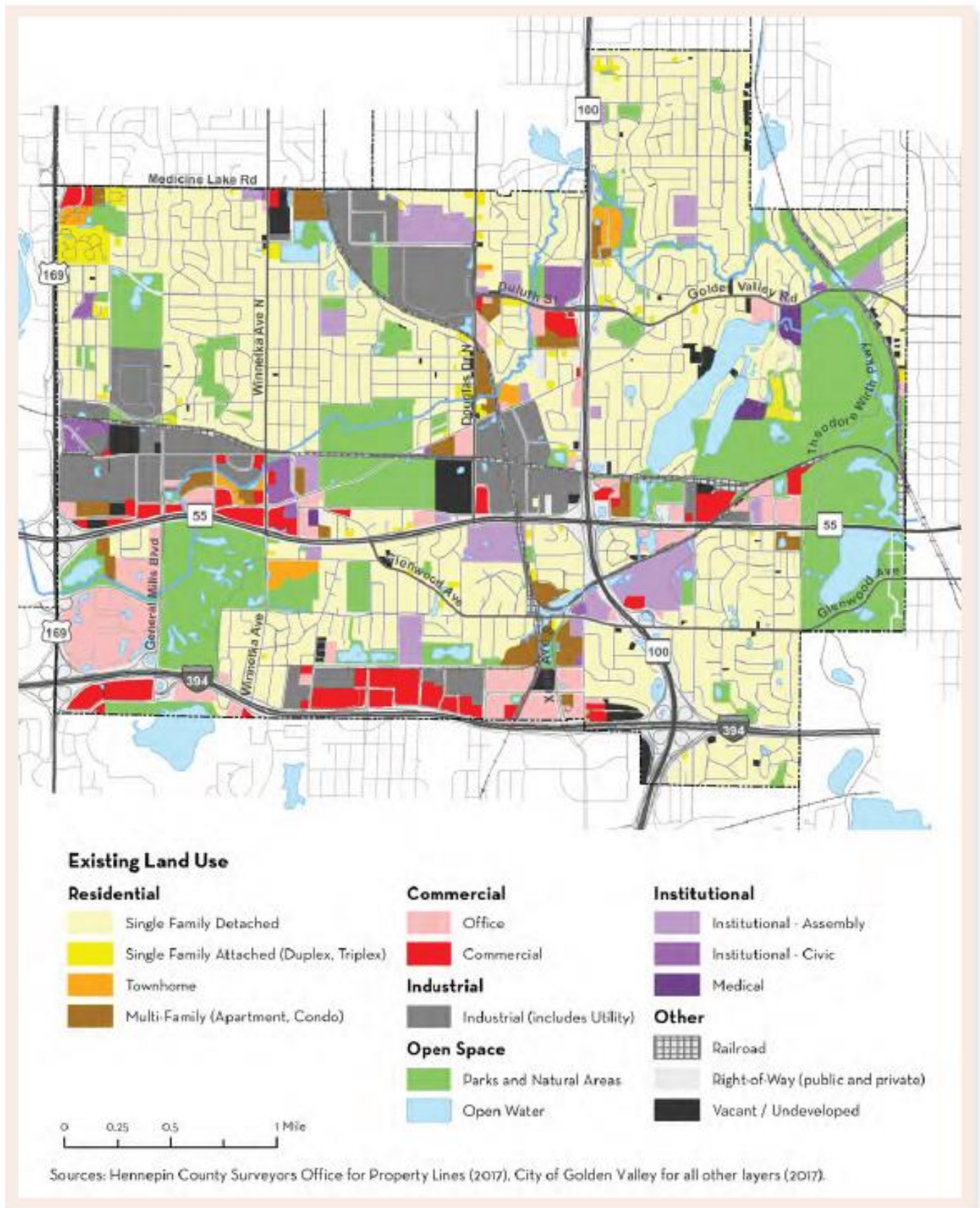


Figure 4. 2040 Future Land Use

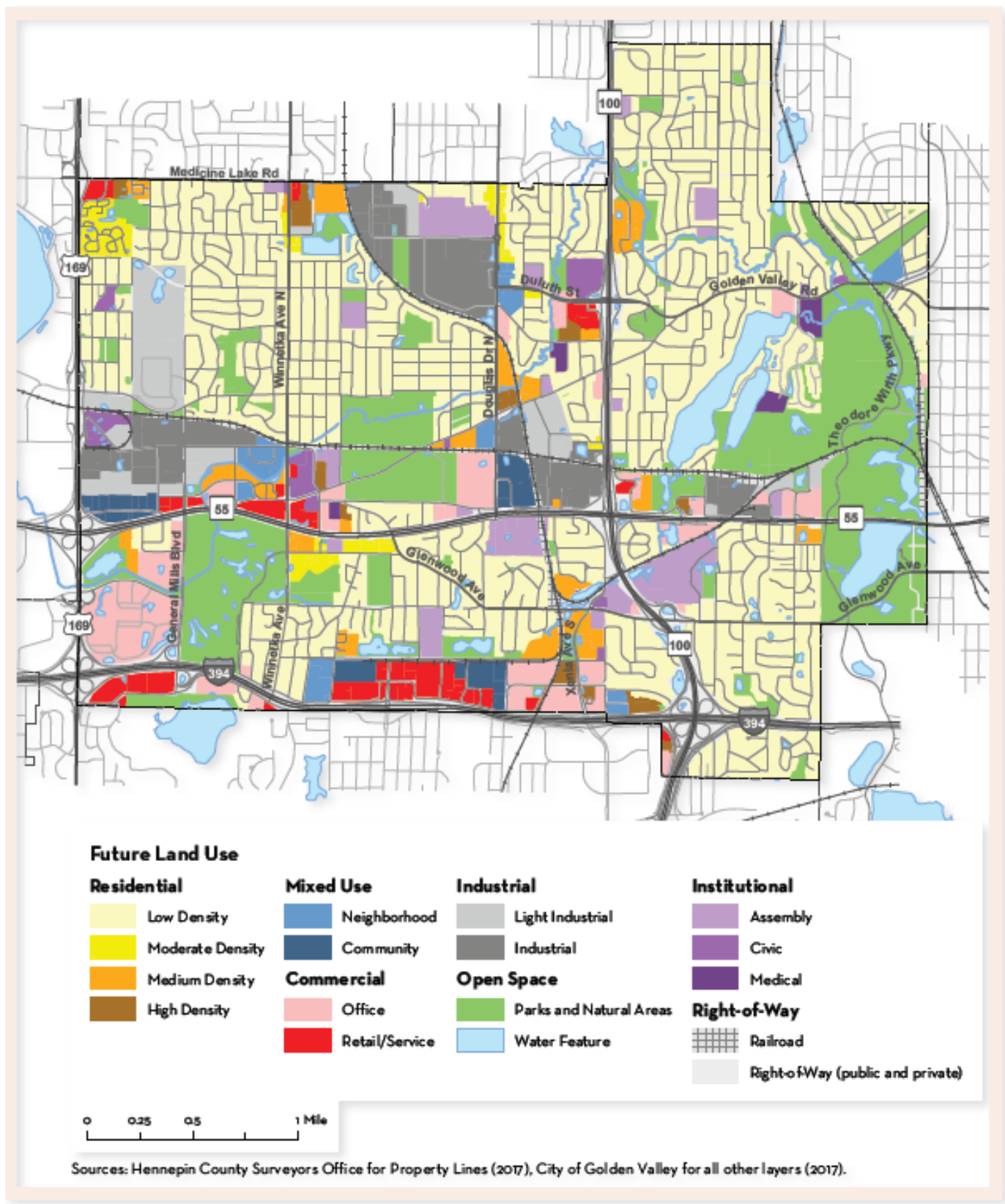


Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **222 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
Mixed Use, Neighborhood	30.95		8		100%		248
Total	30.95						248

Sufficient/**(insufficient)** units possible against share of regional need: **26**
 Affordable units built since 2021: **0**
 Sufficient/**(insufficient)** units possible adjusted for affordable units built: **26**
 Number of Comp Plan Amendments approved since Comp Plan Update: **0**

