

Community Development Committee

Meeting date: June 1, 2020

Environment Committee

Meeting date: June 9, 2020

For the Metropolitan Council meeting of June 24, 2020

Subject: City of Edina 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22400-1

District(s), Member(s): District 5, Molly Cummings

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 Edina 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 affordable housing need allocation for 2021-2030 to 1,804 units.
4. 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 Edina's Comprehensive Sewer Plan.
2. Prior to adoption, the final Plan needs to include a map that clearly identifies the local pipe ID that corresponds to the connection to the regional system.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Edina 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 Edina is located in southeastern Hennepin County. It is surrounded by the communities of St. Louis Park, Minneapolis, Richfield, Bloomington, Eden Prairie, Minnetonka, and Hopkins.

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, with the proposed revisions
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

A City resident, Roberta Castellano, has submitted numerous materials to the Council asserting inaccuracies and inconsistencies in the City's comprehensive planning process. Staff have shared and discussed the information with the City and its consultants. Council staff concluded that the items were a local matter and do not raise concern for regional purposes.

REVIEW RECORD

City of Edina 2040 Comprehensive Plan

Review File No. 22400-1, Business Item No. 2020-149 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 Edina, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Nine Mile Creek Regional Trail and the CP Rail 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)* adopted in 2015. It accurately reflects transportation system components of the TPP. 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 Highways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, which include U.S. 169, TH 100, TH 62, and I-494 including planned additions and improvements identified in the Current Revenue Scenario, and any right-of-way preservation needs.

The Plan identifies a new interchange at I-494 and France Avenue that is proposed by the City but has not yet been reviewed by the MnDOT/Metropolitan Council joint interchange committee. However, the Plan acknowledges that this interchange must be submitted for approval under the Highway Interchange Request Review Procedure before it is added to the TPP or constructed.

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 east-west connector corridor which would allow individuals to make trips east-west in the City, and this would be north of I-494. 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 Areas II and III.

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 to support improved transit services.

Aviation

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions and describes how off-site air navigation aids will be protected.

Bicycling and Walking

The Plan is consistent with the Bicycling 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 identifies Tier 1 and Tier 2 corridors as well as Tier 1 and Tier 2 alignments.

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. There is one Class 1 railroad (CP Rail) which runs north and south over four miles of the City. Some of the freight issues include Trunk Highway system congestion and Freeway interchange queues.

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 city-wide 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 community designation in Thrive.

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 accepted forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services (MCES). The majority of wastewater generated within the City is conveyed by Council Interceptors 1-MN-342, 1-MN-343, 1-MN-344, 1-MN-345, 1-RF-490, 1-RF-491, and is treated at the Council's Metropolitan Wastewater Treatment Plant located in St. Paul. A small area of southern Edina is provided service through interceptor 3-BN-499 where the flow is conveyed to, and treated at,

the Seneca Wastewater Treatment Plant located in Eagan. The Plan projects that the City will have 29,800 sewered households and 56,100 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 a 2040 sanitary flow projection for each major sewer district within the City. The rationale for the projections was not provided in the Plan other than a statement that the 2040 design flow is calculated based on estimated 2040 development conditions. Table 7.3 "Capacity and Design Flow for Existing Trunk Sewer" (most recently proposed as Appendix D1 in the revised Plan) contains projected 2040 flow figures and percent capacity utilization of the local collection system via pipe ID number, by MCES meter-shed service area. However, the appendix does not include a map identifying the local pipe ID's that correspond to the connection to the MCES meter-shed. 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 City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) mostly in the local municipal (city) 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 system inspection and evaluation. The City's inspection program schedule covers the entire local collection system every 12 years. Mitigation work includes manhole and pipeline sealing, spot repair or replacement of public collection system pipelines, and private property sump pump and foundation drain disconnection if discovered during plan and permit review. The Plan includes a summary of the City's 2017-2021 Capital Improvement Program that includes funding sources for sanitary sewer system rehabilitation that includes various projects related to pipeline rehabilitation and replacement. It also includes the consideration of including the installation of sump pump collection systems as part of the City's street rehabilitation program.

The Plan describes the requirements and standards for minimizing I/I and references City Ordinance (10-464) that prohibits the discharge of surface water, groundwater, or other water from roofs, yards, lawns, streets or alleys, foundation drains, or sump pumps to the sanitary sewer system. Ordinance (10-465) requires the removal of such prohibited connections immediately after discovery. If after 30 days the prohibited connection is not removed, the City will impose a surcharge to the property until the connection is eliminated.

The Plan describes the sources, extent, and significance of existing I/I within the entire City wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering both the public and private collection systems. The Plan states that 55% of all residential units within the City were built prior to 1970 when clay tile pipe services were commonly used. Eighty percent of all detached single-family homes within the City were built prior to 1970. The significance of clay tile pipe is that as it ages, it can become more susceptible to I/I. The Plan states that a model in 2016 estimated that approximately 25% of the City's wastewater flow is attributable to I/I. The Plan did not characterize the impact that significant wet weather events had on the City's Peak flow.

Sewer Element 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 Metropolitan Council for its records.

Advisory Comment

The Plan does not include a map identifying the local pipe ID numbers that correspond to the connection to the MCES meter-shed. The final Plan needs to include a map that clearly identifies the local pipe ID that corresponds to the connection to the regional system.

Surface Water Management

Reviewer: Judy Sventek, ES – Water Resources (651-602-1156)

The Plan is consistent with Council policy requirements and in conformance with the Council’s 2040 Water Resources Policy Plan for local surface water management. The Plan satisfies the local surface water management requirements for 2040 comprehensive plans. Edina lies within the oversight boundaries of the Minnehaha Creek and Nine Mile Creek Watershed Districts. The City submitted a draft Local Water Management Plan (LWMP) update to the Council on January 18, 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated February 23, 2018. The LWMP was approved by the Nine Mile Creek Watershed District on March 21, 2018 and by the Minnehaha Creek Watershed District July 26, 2018. The City adopted the final LWMP on December 3, 2019. The Plan incorporates the City’s LWMP in Appendix D.

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 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 proposes a forecast revision that is reflected in Tables 2.1, 3.1, and 7.4 of the Plan. The City explains on page 2.4 of the Plan that “the near-term development in Edina and several other cities has outpaced initial estimates due to a robust economy, particularly in terms of market demand for new multifamily housing in developed communities.” Council staff agree that the forecast revision is needed. The previous forecast was based on local land use policies that have substantially changed. The forecast revision is shown in Table 1 below (changes underlined) and will be approved simultaneous with Council action on the Plan.

Table 1. City of Edina Forecasts

	Census 2010	Estimated 2018	Council Forecasts			City Proposed Forecast		
			2020	2030	2040	2020	2030	2040
Population	47,941	52,535	53,700	57,900	59,600	<u>55,000</u>	<u>60,000</u>	<u>63,600</u>
Households	20,672	22,619	23,500	26,000	27,200	<u>24,000</u>	<u>27,700</u>	<u>29,800</u>
Employment	47,457	44,581	51,800	54,000	56,100	51,800	54,000	56,100

With this forecast revision, the 2021-2030 Affordable Housing Need for the City increases. The Plan acknowledges the 2021-2030 affordable housing need allocation of 1,804 units, 751 of which are needed at prices affordable to households earning 30% of AMI or less, 480 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 573 of which are needed at prices affordable to households earning between 51 and 80% of AMI.

Chapter 3 of the Plan describes and inventories land supply for future development and redevelopment (see specifically Table 3.7). Most of the new housing capacity is associated with the supply of mixed use residential land and special districts. In total, Council staff find that the Plan identifies a land supply that more than accommodates the growth forecast at the midpoint of the allowable density ranges.

Thrive MSP 2040 and Land Use

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

The Plan is consistent with *Thrive MSP 2040* (Thrive) 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.

As illustrated in Figure 3, the City is a fully developed community with only 2% undeveloped land. Approximately 60% of the City is residential. Another 17% of the community is comprised of open space in the form of parks (10%) and golf courses (7%). The City is home to the nation’s first enclosed shopping center, Southdale, the area around which has been evolving into a higher-density, mixed use district. The City includes other mixed-use districts at 50th & France as well as Grandview. Commercial office, industrial, and uses are predominate northwest of the interchange of Interstate 494 and Highway 100.

The Plan identifies potential change areas, the largest of which centers around the Greater Southdale District in the southeast portion of the City. This district includes areas along and east of France Avenue as well as along 76th/77th Streets (Figure 3.11 of the Plan). Other change areas include the Grandview District, 44th & France, 50th & France, 70th & Cahill, and Valley View & Wooddale. Each of these districts were the subject of small area plans, which informed the Plan and are included as appendices.

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 30.2 units per acre.

Table 2. Planned Residential Density, City of Edina

Category	2018-2040 Change				
	Density		Net Acres	Units	
	Min	Max		Min Units	Max Units
Neighborhood Node*	10	60	3	36	180
High Density Residential	12	60	71	852	4260
Mixed-Use Center**	12	100	5	60	500
Office Residential**	20	75	111	2220	8325
Greater Southdale District Residential	50	100	14	700	1400
Regional Medical Center**	50	100	10	500	1000
Community Activity Center**	90	150	35	3150	5250
TOTALS			249	7512	20915
Overall Density				30.2	84.0

*30% residential
 **50% residential

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 23,500 homes including more than 9,300 multifamily units and nearly 14,200 single-family homes. Approximately 6,630 homes are rented. More than 7,500 housing units are currently affordable to households earning under 80% of Area Median Income (AMI); however, nearly 3,900 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are 1,350 units affordable to households with income at or below 30% AMI and more than 1,328 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including affordability across a range of household types, accommodating affordability in a high property value community, and accommodating housing needs of a changing population. The City has 560 publicly subsidized housing units, including nearly 400 age-restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 1,804 units; 751 of which are needed at prices affordable to households earning 30% of AMI or less, 480 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 573 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 3,696 new housing units.

The housing implementation plan component of the Plan describes that the City will consider TIF and tax abatement for projects that provide affordable units. The Plan also indicates that the City will continue to refine and possibly expand their existing local 4d pilot program. The City states that they will continue to use and possibly modify their inclusionary zoning policy.

Water Supply

Reviewer: John D. Clark, ES – Water Supply Planning (651-602-1452)

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 had prepared a Local Water Supply Plan (LWSP) that was submitted the MN Department of Natural Resources (DNR) in November of 2018. The DNR provided the plan to the Council in December of 2019. At that time, the Council found that version of the plan to be incomplete and inconsistent. An updated version of the LWSP was found to be consistent with the WRPP and is included as an appendix to the 2040 Plan.

Advisory Comments

To ensure Plan consistency between the DNR and the Council, it is recommended that the the City provide the DNR with the updated version of their LWSP.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that there are only four individual SSTS and no public or privately-owned Community Wastewater Treatment Systems in operation in the City. Responsibility for SSTS permitting, inspection, and maintenance management has been delegated to Hennepin County, as detailed in Hennepin County Ordinance 19.

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).

Aggregate Resource Protection

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

The Plan identifies, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there were historically a number of natural aggregate resource deposits within the City. All identified aggregate resource deposit areas have subsequently either been mined or urbanized.

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 in Chapter 13, Heritage Preservation. The Plan includes heritage preservation goals and policies, a description of existing resources and their historic context, and the process by which heritage resources gain landmark designation.

Plan Implementation

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

The Plan addresses implementation in Chapter 15, Implementation. This chapter summarizes implementation needs from other Plan elements; and identifies responsibilities, tools, official controls, implementation actions, and the Plan amendment process. Table 15.1 of the Plan organizes implementation strategies and actions by policy area, timeline, and lead/coordinating agencies. The City's capital improvement program is included as an 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

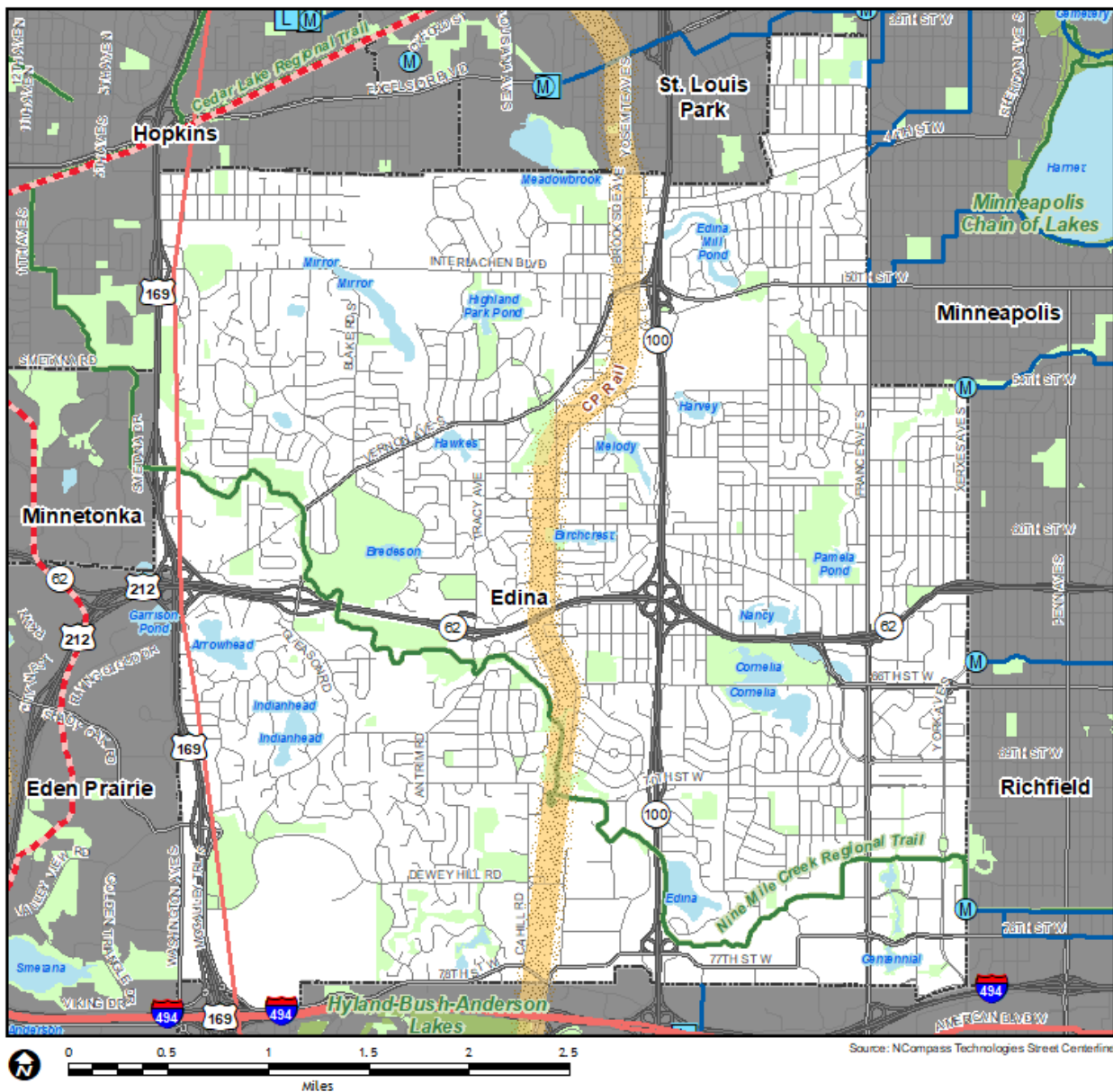
In response to the 2015 System Statement, the City submitted the following documents for review:

- December 31, 2019: Edina 2040 Comprehensive Plan
- February 14, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Transportation, Land Use, Housing, and Water Supply.
- April 16, 2020: Revised Water Resources Chapter and Updated Future Land Use Map

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

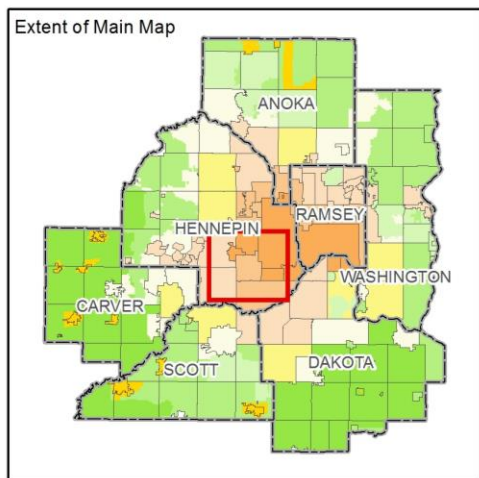
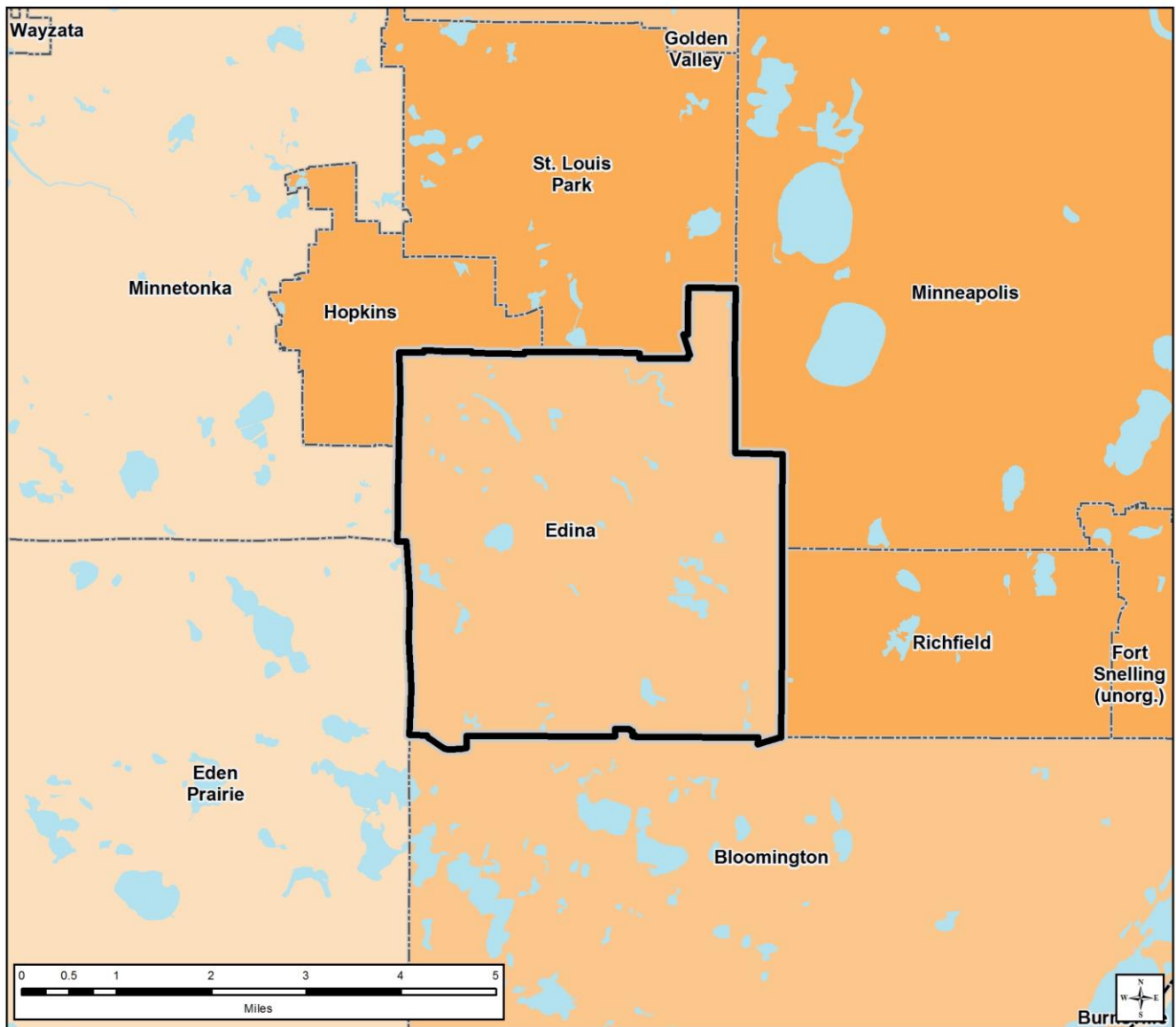
- M Meters
- L Lift Stations
- MCES Interceptors
- MCES Treatment Plants

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

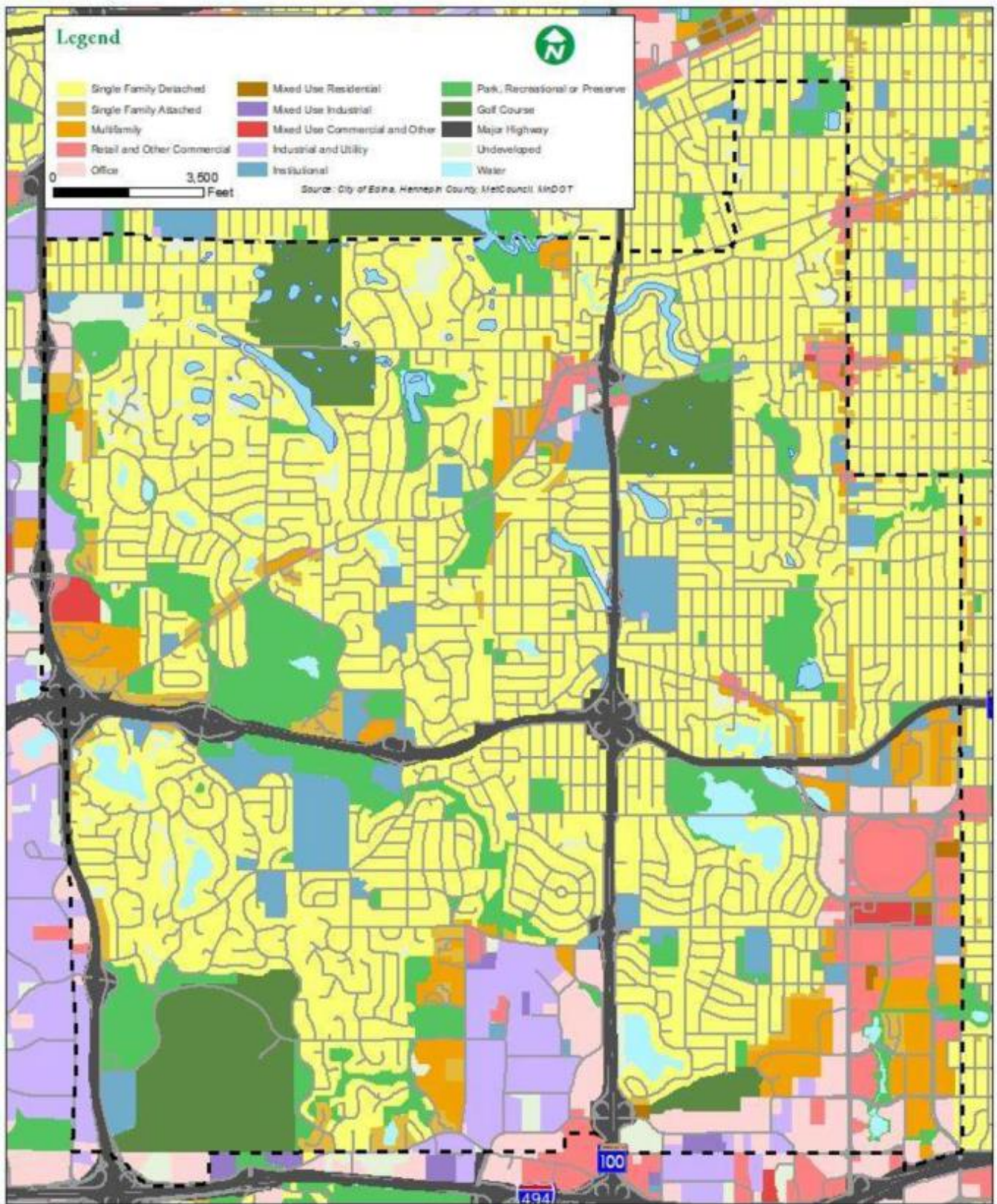


Figure 4. 2040 Future Land Use

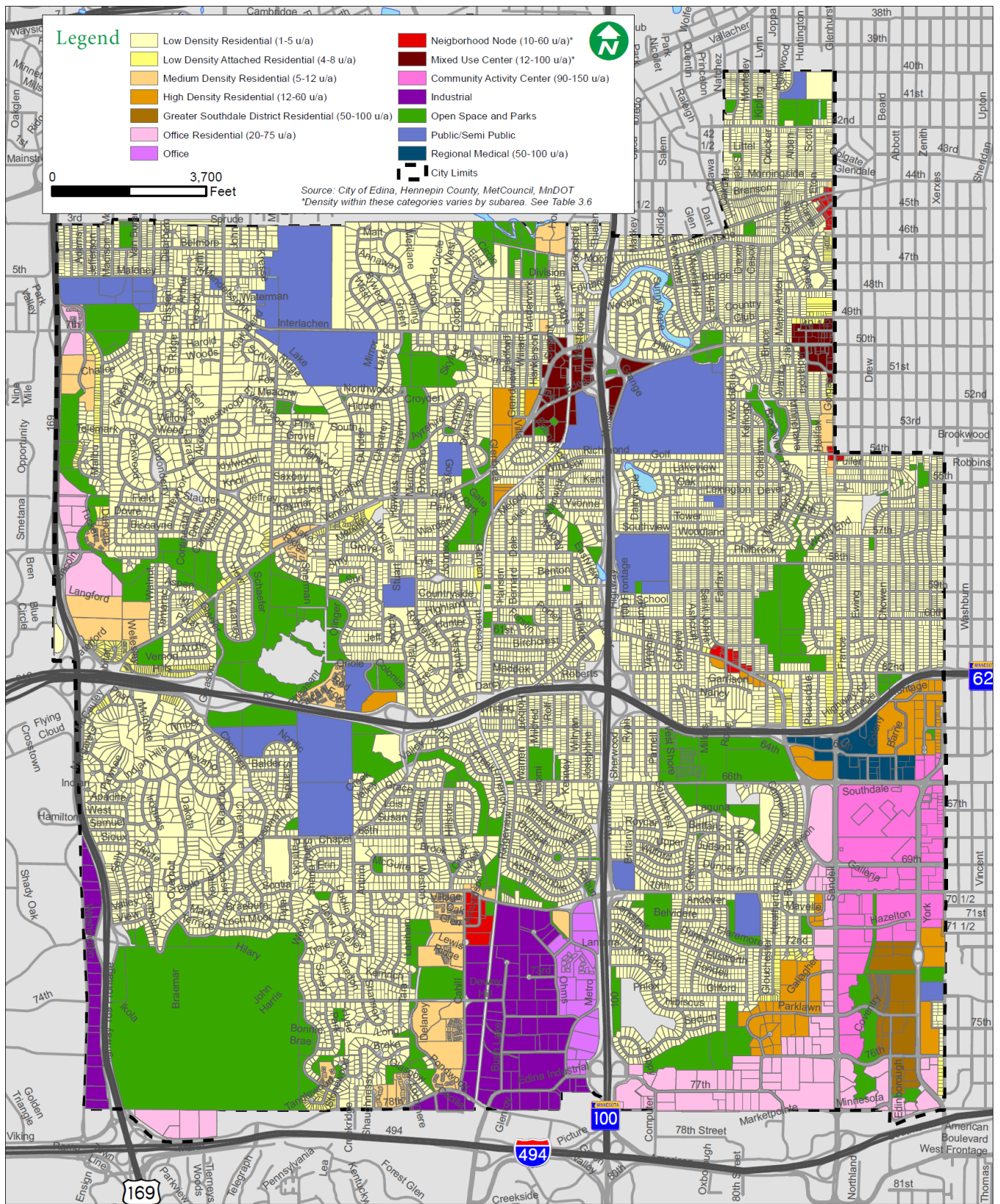


Figure 5. Land Guided for Affordable Housing

Land Guided for Affordable Housing 2021-2030

Edina

Hennepin County
Council Member Molly Cummings, District 5

2021-2030 share of regional need for Affordable Housing: **1804 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
High Density Residential	35.00		12		100%		420
Greater Southdale District	7.00		50		100%		350
Community Activity Center	17.00		90		100%		1,530
Regional Medical	5.00		50		100%		250
Neighborhood Node	1.00		10		100%		10
Office Residential	55.00		20		100%		1,100
Mixed-Use Center	3.00		12		100%		36
Total	123						3,696

Sufficient/*(insufficient)* units possible against share of regional need: **1,892**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **1,892**

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

