

## Community Development Committee

Meeting date: November 2, 2020

## Environment Committee

Meeting date: November 10, 2020

For the Metropolitan Council meeting of November 18, 2020

**Subject:** City of Little Canada 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22455-1

**District(s), Member(s):** District 11, Susan Vento

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

**Staff Prepared/Presented:** Patrick Boylan, Planning Analyst (651-602-1438)  
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 Little Canada 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 affordable housing need allocation for the City to 72 units.
4. Advise the City to:
  - a. Provide to the Council the date that the Watershed approved the Local Water Management Plan, and the date the City adopted the final Local Water Management Plan. Provide the Council with a copy of the final adopted Local Water Management Plan that will be included in the final Plan document that the City adopts.
  - b. Revise the forecasts in the Plan prior to final Plan adoption, as described in the Forecasts section of the Review Record.
  - c. Implement the advisory comments in the Review Record for water supply.

### Recommendation of the Environment Committee

1. Approve the City of Little Canada's Comprehensive Sewer Plan.

## *Advisory Comments*

The following Advisory Comments are part of the Council action authorizing the City of Little Canada 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 Little Canada is located in central Ramsey County. It is surrounded by the communities of Vadnais Heights, Maplewood, Roseville, and Shoreview.

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 Little Canada 2040 Comprehensive Plan

Review File No. 22455-1, Business Item No. 2020-299 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* for the Regional Parks System element. Ramsey County is the Park Implementing Agency for Regional Parks System components in Little Canada, for which the Plan accurately describes the Regional Parks System components (Figure 1).

Regional Trails located within the City include the Trout Brook Extension and St. Anthony Railroad Spur regional trail search corridors. There are no State or Federal recreation lands in 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, and access to job concentrations.

### **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 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 changes in land use.

### **Transit**

The Plan conforms to the Transit system element of the TPP. The document shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Area 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 Area.

## 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 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.

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.

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 community's Thrive designation.

## 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). Wastewater generated within the City is conveyed by Council Interceptors 8151, 1-LC-420, 1-LC-421, 1-VH-422, and 7132 with treatment at the Metropolitan Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 4,900 sewer households and 6,400 sewer 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 basis for the projections is cited as those being provided in the WRPP. However, upon review of the WRPP flow projections, it was determined that those projections cited in the Plan are inconsistent with those cited in the WRPP, with those in the WRPP being slightly greater than those in the Plan. Since the Metropolitan Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the sewer element of the Plan, and not the projected flow levels, the difference between the two flow projections is inconsequential. The projections provided in the Plan would be appropriate for planning local services.

The Land Use Plan reflects an overall minimum residential sewer density that is consistent with Council policy for future sewer residential growth for Suburban communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) primarily in the local municipal (city) sanitary sewer system. The Plan includes a summary of historic activities and programs intended to mitigate I/I in the public collection system, and a previous sump pump inspection and disconnection program. The Plan identifies future efforts including inspection and follow-up rehabilitation in pipelines and manholes and references a potential future pipelining program and a program to repair leaky private service laterals. The City has an on-going implementation plan whereby one-third of the sewer system is inspected each year so that the entire system is evaluated and rehabilitated every three years. The Plan includes a copy of the City's Capital Improvement Program that identifies that the City has budgeted funds over the next five years to address pipeline and manhole repairs.

The Plan describes the requirements and standards for minimizing I/I and references City Ordinances (Section 205.080) that prohibits the connection of sump pumps, roof leaders, and foundation drains to the sanitary sewer system and requires that any non-compliant connection be disconnected after discovery.

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 the public collection system. The Plan states that approximately 50% of the total residential households within the City was built prior to 1970 when the use of clay tile services was common. The significance of clay tile pipe is that as it ages, it can become more susceptible to I/I. Using wastewater flow data from a "5-year period," annual average I/I is estimated to be about 15% of total flow volume, and peak month I/I is estimated to be about 30%.

### ***Sewer Element Comments***

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Suburban 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.

### **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 WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans.

Little Canada lies entirely within the oversight boundaries of the Ramsey Washington Metro Watershed District (Watershed). Little Canada submitted a draft Local Water Management Plan to the Council on May 29, 2020. Council Water Resources staff reviewed and commented on the draft Local Water Management Plan to the City and Watershed in a letter dated June 24, 2020.

### ***Advisory Comment***

When they are available, we request that the City provide to the Council the date that the Watershed approved the Local Water Management Plan, and the date the City adopted the final Local Water Management Plan. We also request that the City provide the Council with a copy of the final adopted Local Water Management Plan that will be included in the final Plan document that the City adopts.

### ***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 requests a forecast revision in the Plan. Council staff have agreed to the forecast revision found in table 5.3. The Plan discusses that the City will be fully built-out by 2030. Council staff find that there is development capacity beyond 2030; still the forecast revision is acceptable. Revised numbers to be approved by the Council are shown in Table 1 below (underlined).

Table 1. City of Little Canada Forecasts

	Census 2010	Estimated 2019	Council Forecasts			City-Proposed Forecast		
			2020	2030	2040	2020	2030	2040
<b>Population</b>	9,773	10,580	9,900	10,300	10,300	<u>10,600</u>	<u>10,800</u>	<u>10,800</u>
<b>Households</b>	4,393	4,684	4,600	4,870	4,900	<u>4,650</u>	<u>4,900</u>	4,900
<b>Employment</b>	5,467	6,041	7,000	7,600	8,100	<u>6,000</u>	<u>6,500</u>	<u>7,000</u>

With the forecast revision, advancing some development into the current decade, the affordable housing need for Little Canada is recalculated. The new Affordable Housing Need allocation calculates to 24 units at <=30% AMI, 25 units at 31-50% AMI; 23 units at 51-80% AMI; 72 units total between 2021 and 2030.

The Council will approve the forecast revision and Affordable Housing Need allocation revision, simultaneous with action on the Plan.

The Land Use Chapter includes a land staging table (table 2.5) and indicates the reguidance of 46 acres as high-density residential and 13 acres residential-business mixed use. This land re-guidance adds approximately 500 units of housing capacity, if developed at the mid-point of allowed densities. Additionally, in table 2.6 of the Plan, the City estimates the redevelopment potential of its 23 acres of redevelopment districts at 194 (minimum density) to 473 dwelling units (maximum). This land supply accommodates the forecast.

### Advisory Comment

A change is needed to Forecast Table 2.2: 2020 employment needs to be reflected as 6,000. Also, in table 5.2 in the Plan: 2030 employment is given as 6,300; this needs to be 6,500. These numbers need to be corrected, to match Table 1 of this Review Record, in the final Plan submittal.

## Thrive MSP 2040 and Land Use

Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Suburban (Figure 2). Thrive describes Suburban communities as places that saw a primary era of development in the 1980s and into the early 1990s as the Baby Boomers formed families and entered their prime earning years. Many of these cities fall along freeway corridors and include growth along and outside the I-694/I-494 beltway.

Thrive directs Suburban communities to plan for forecasted population and household growth at overall average densities of at least 5 units per acre and to identify areas for redevelopment, particularly areas that are well-served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing. Suburban communities like Little Canada are expected to plan for and program local infrastructure needs such as roads, sewer, water, and surface water, and including those areas needed to accommodate future growth and implement local comprehensive plans.

The City is approximately 4.5 square miles and existing land use is 43% residential, 8.1% commercial, and 6% industrial and major highway right of way is 9% of the land area of the City (Figure 3). The key

industrial area of the City is along the rail corridor located west of I-35E and south of I-694. Significant commercial areas are along State Highway 36 and along Little Canada Road. Key transportation corridors within the City include rail corridors, interstate freeways, state and Ramsey County Highways. Significant industrial and commercial land uses exist along these corridors.

The City has developed policy and is actively re-developing retail, industrial, and high density housing areas in the identified 12 districts throughout the City. Redevelopment strategies include age-friendly and accessibility measures. The City has identified four focus locations where the private market is expected to make investments in the near future. These are located in Districts 3, 4, and 9 and include the commercial areas along Rice Street and County Road C.

Like many communities that are focused on redevelopment, the City has land use categories that encourage and permit a mix of uses. Land use policy allows up to 20% residential uses in the Core Multi-Use district and up to 40% residential uses in the Residential-Business category. Table 2 below reflects total net acres and for the purpose of the residential density analysis, all acres shown in Table 2 are available for residential development.

The Plan shows growth of 46 acres of High Density Residential, 2.4 acres of Core Multi-Use, and 5.2 acres of Residential-Business to develop a minimum of 510 units by 2040 at an overall density of at least 9.5 units per acre. As shown in Table 2 below, this planned density is consistent with Thrive for residential density policies for a Suburban community.

Table 2. Planned Residential Density, City of Little Canada

Category	2018-2040 Change				
	Density Min	Density Max	Net Acres	Min Units	Max Units
High Density Residential	10	29	46	460	1,334
Core Multi-Use*	10	25	2.4	24	60
Residential-Business**	5	10	5.2	26	52
	<b>TOTALS</b>		53.6	510	1,446
	<b>Overall Density</b>			<b>9.5</b>	<b>27.0</b>

\* Core Multi-Use 20% residential

\*\* Residential-Business 40% 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 4,700 homes including nearly 2,200 multifamily units, 450 manufactured homes, and more than 2,000 single-family homes. Approximately 1,800 homes are rented. More than 3,600 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, more than 1,200 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are nearly 1,000 units affordable to households with income at or below 30% AMI and more than 570 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance and reinvestment in existing housing stock, adding middle-density housing like duplexes and townhomes, protecting a portion of manufactured housing stock while ensuring fair treatment for residents of any manufactured housing that may be redeveloped, and housing needs for the aging population. The City has more than 150 units of publicly subsidized housing, about half of which are age-restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 72 units; 24 of which are needed at prices affordable to households earning 30% of AMI or less, 25 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 23 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 254 new housing units.

The housing implementation plan component of the Plan describes in detail that the City will pay close attention to redevelopment of manufactured home communities, including a near-term study to examine the ways the City may be able to mitigate adverse financial effects on park residents in the event of redevelopment. Council staff would like to note that this Plan reflects the most initiative regarding manufactured housing protection in any Plan submitted to date. The Plan also indicates that the City will consider tax increment financing, city housing bonds, site assembly, and HRA/EDA support for adding new, middle-density housing and building and preserving affordable units.

## **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.

Because the City has a municipal public water supply system, the Local Water Supply Plan (LWSP) is part of the 2040 Plan. The City prepared a Local Water Supply Plan (LWSP) that was submitted to both the MN Department of Natural Resources (DNR) and the Council and reviewed under separate cover. The Council received the plan on August 30, 2018; the plan was found to be complete and consistent with Council water supply-related policy and a letter including some advisory comments was shared with DNR on March 29, 2019. DNR included the Council's comments along with their own in a letter to the City dated May 7, 2019; this letter also served to approve the LWSP.

## **Advisory Comments**

If changes are made to the LWSP resulting from changes during a comprehensive plan amendment, the City will need to provide the Council and DNR with the updated information.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that there are 12 residential properties and three commercial properties that are provided wastewater services through individual SSTS. The Plan states that the City's SSTS Ordinance and maintenance management program are consistent with Minnesota Pollution Control Agency Rule 7080.

## **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 required solar planning elements are included in the Plan.

### **Aggregate Resource Protection**

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

The Plan indicates, consistent with the Council's aggregate resources inventory included in *Minnesota Geological Survey Information Circular 46*, that there are no known deposits of viable aggregate resources available for mining within the community.

### **Historic Preservation**

*Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)*

As required by the Metropolitan Land Planning Act, the Plan details policy direction for historic preservation. The Plan identified the establishment of a semi-public organization, the Little Canada Historic Society, that works to identify and protect historic elements in the City.

### **Plan Implementation**

*Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)*

The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, the SSTS code, and the housing implementation program.

The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan. Specific implementation strategies are contained in individual chapters of the Plan, with capital improvements planning detailed in the 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**

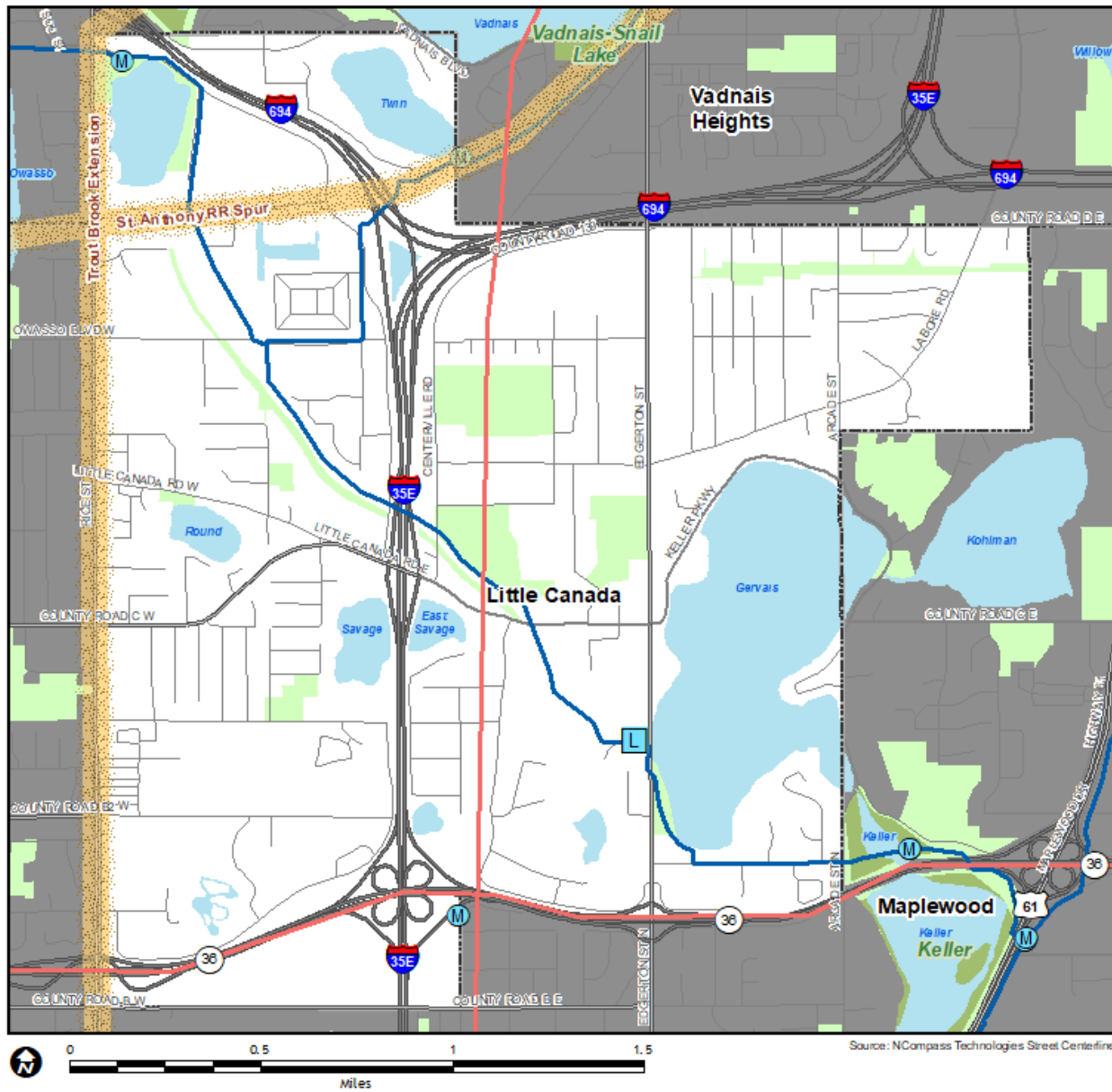
In response to the 2015 System Statement, the City submitted the following documents for review:

- May 29, 2020: Little Canada 2040 Comprehensive Plan
- May 29, 2020: Local Surface Water Management Plan
- August 11, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Parks, Transportation, Wastewater, Forecasts, Land Use, Housing, Implementation, and Surface Water Management.
- August 28, 2020: Updated Land Use and Housing Chapters
- September 2, 2020: Updated Wastewater Chapter

### **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**

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

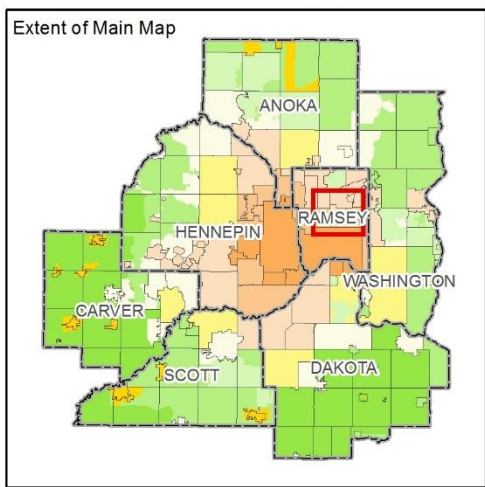
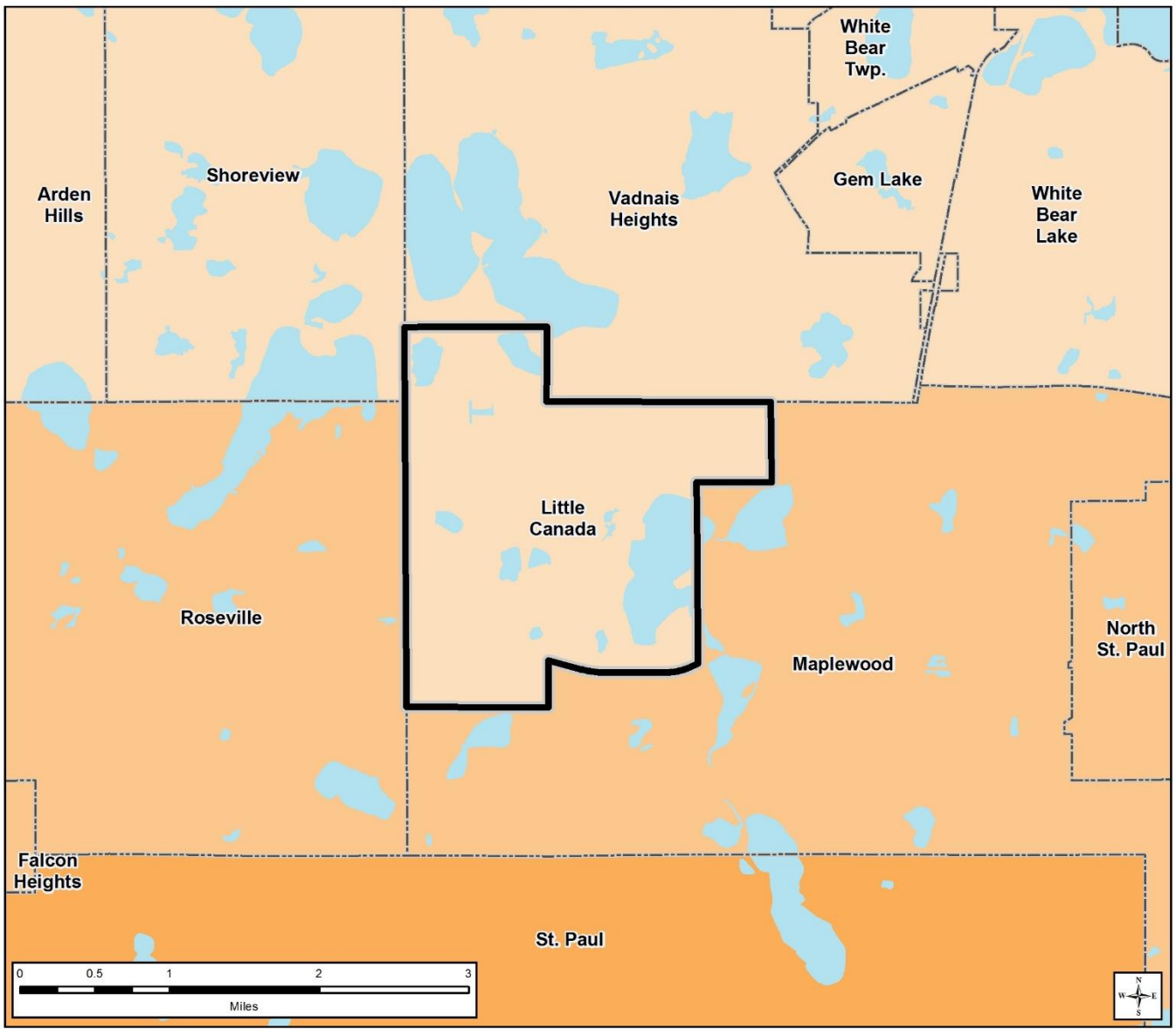
**Regional Park Search Areas and Regional Trail Search Corridors**

- 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

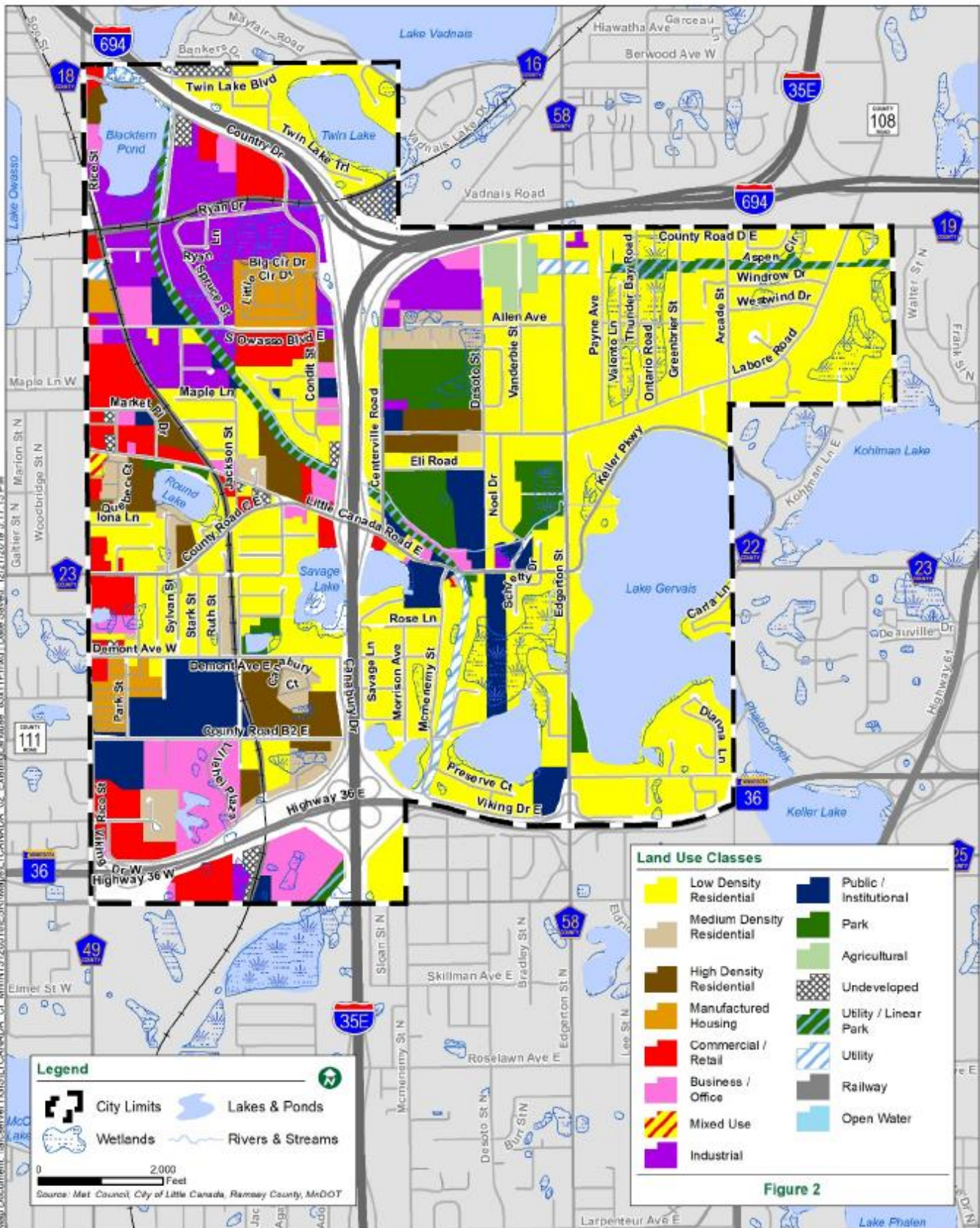




Figure 4. 2040 Planned Land Use

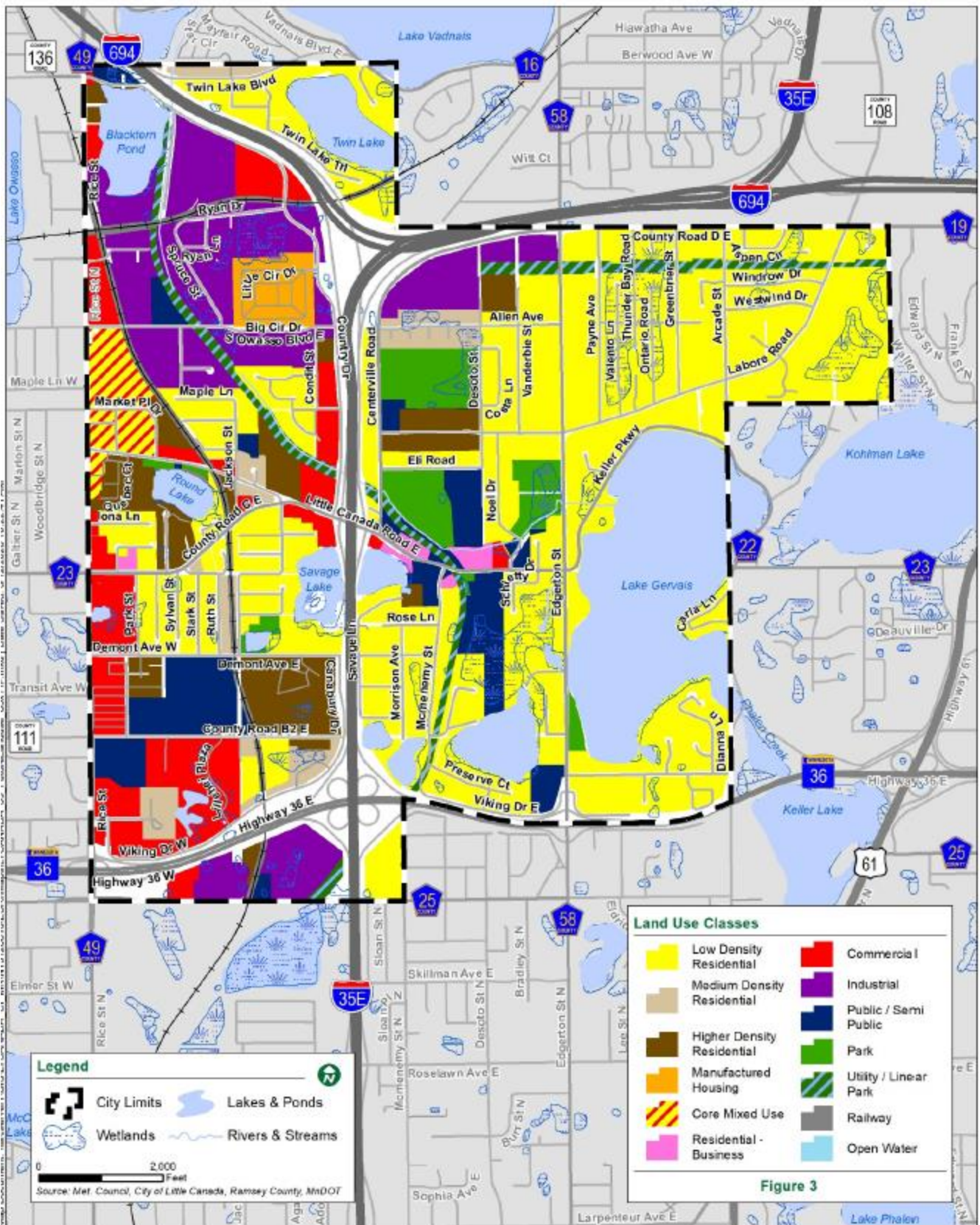




Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **72 units**  
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<b>Available Acres</b>	<b>×</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>×</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>High Density Residential</b>	23.00		10		100%		230
<b>Core Multi-Use</b>	12.00		10		20%		24
<b>Total</b>	<b>35.00</b>						<b>254</b>

Sufficient/*(insufficient)* units possible against share of regional need: **182**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **182**

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

