

Community Designations

2050 Regional Development Guide

Raya Esmaeili, AICP, Senior Planner

November 21, 2022



Project Overview

Importance/Outcome of Community Designations

Process: Engagement/Analysis

Timeline

Deliverables

Thrive MSP 2040

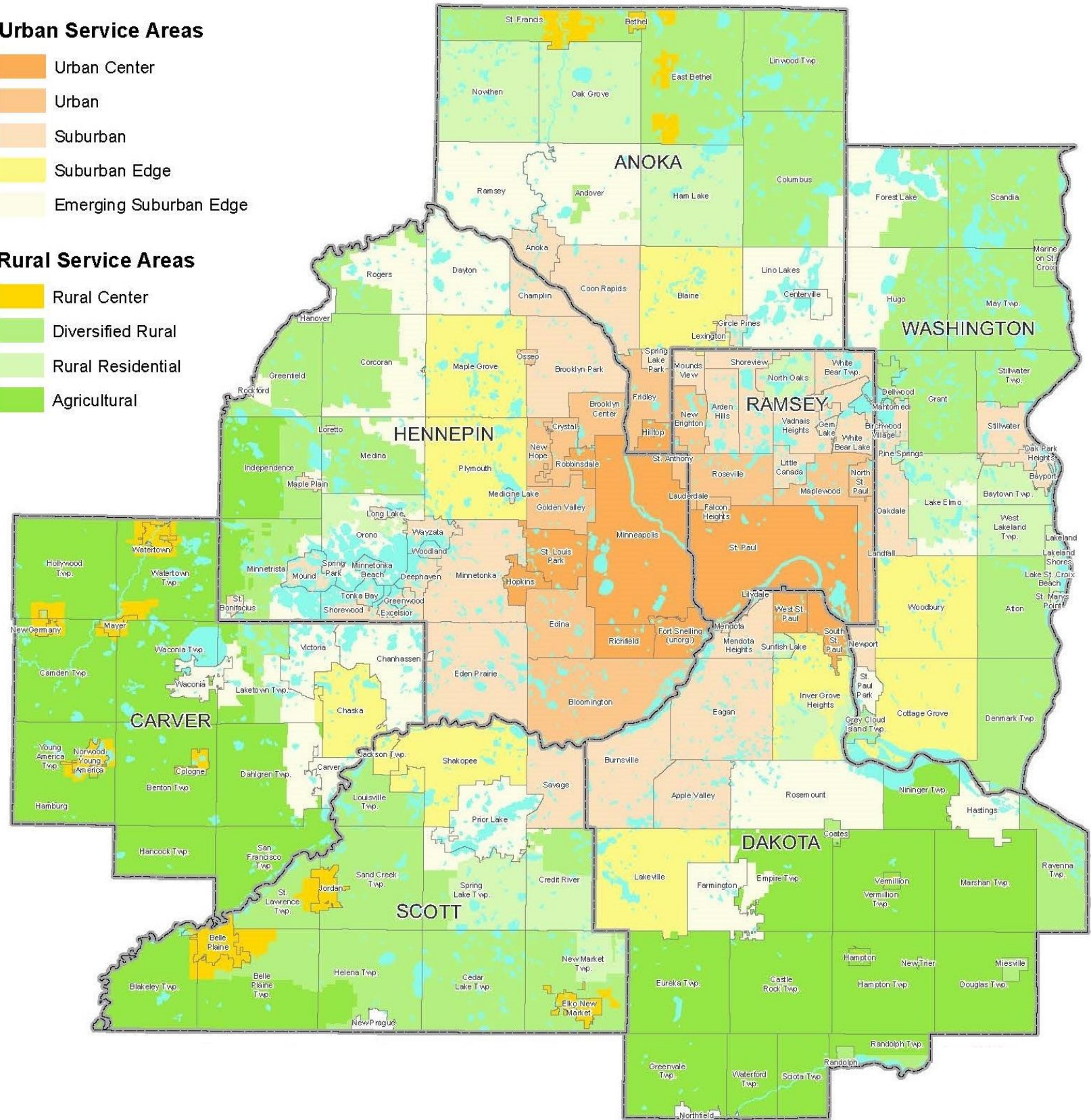
1. Metropolitan Urban Service Area (MUSA)
2. Percentage of developable land
3. Age of the housing stock
4. Intersection density
5. Long-term Wastewater Service Area

Urban Service Areas

- Urban Center
- Urban
- Suburban
- Suburban Edge
- Emerging Suburban Edge

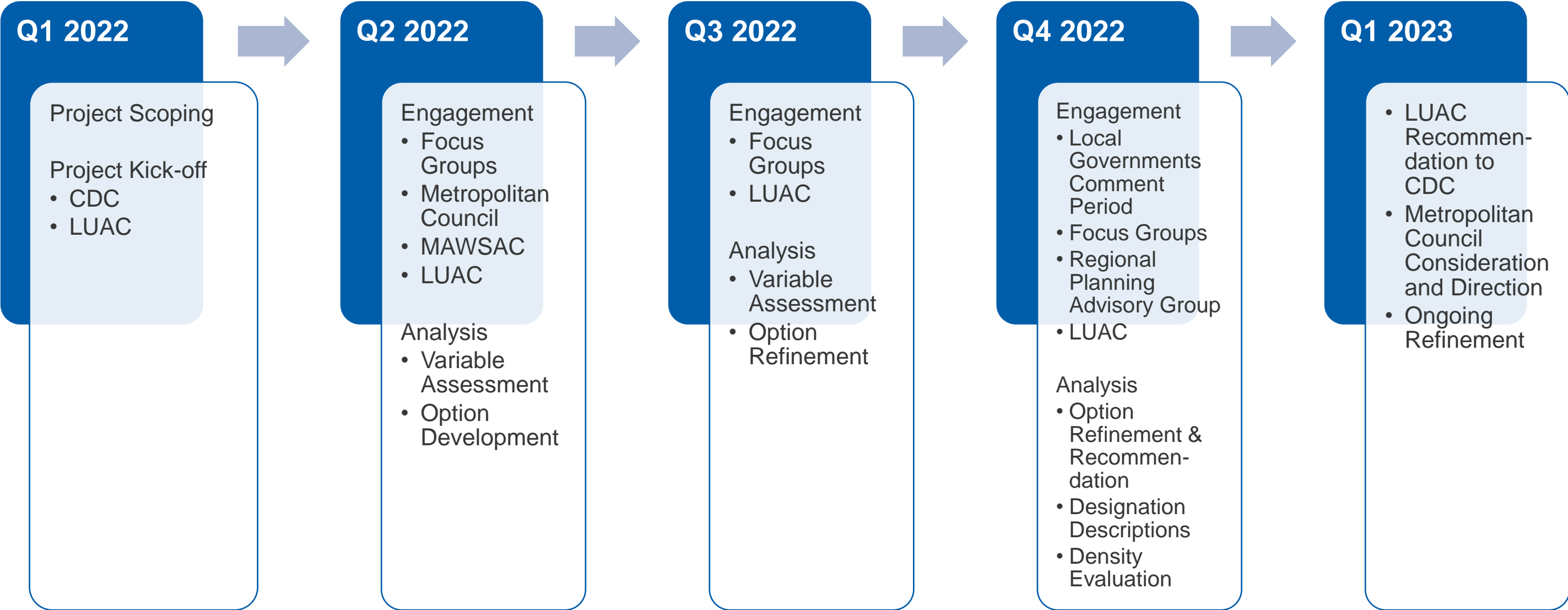
Rural Service Areas

- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural



Community Designations

• Project Progress



Variables Analysis

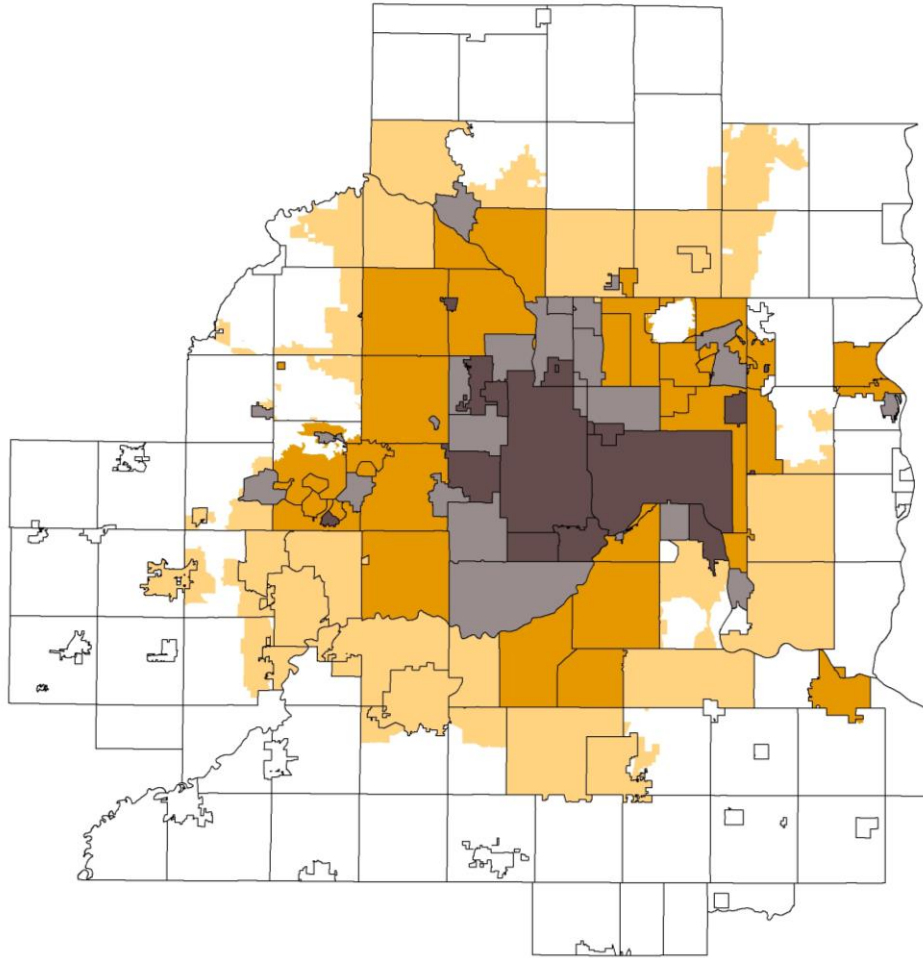
Included

- Metropolitan Urban Service Area (MUSA)
- Age of Infrastructure (Age of Housing, a.k.a. Year Built)
- Intersection Density
- Percentage of Developable Land (Percent Developed)
- Long Term Service Area (LTSA)
- Residential Density
- Land Surface Temperature
- Previous Designations

Excluded

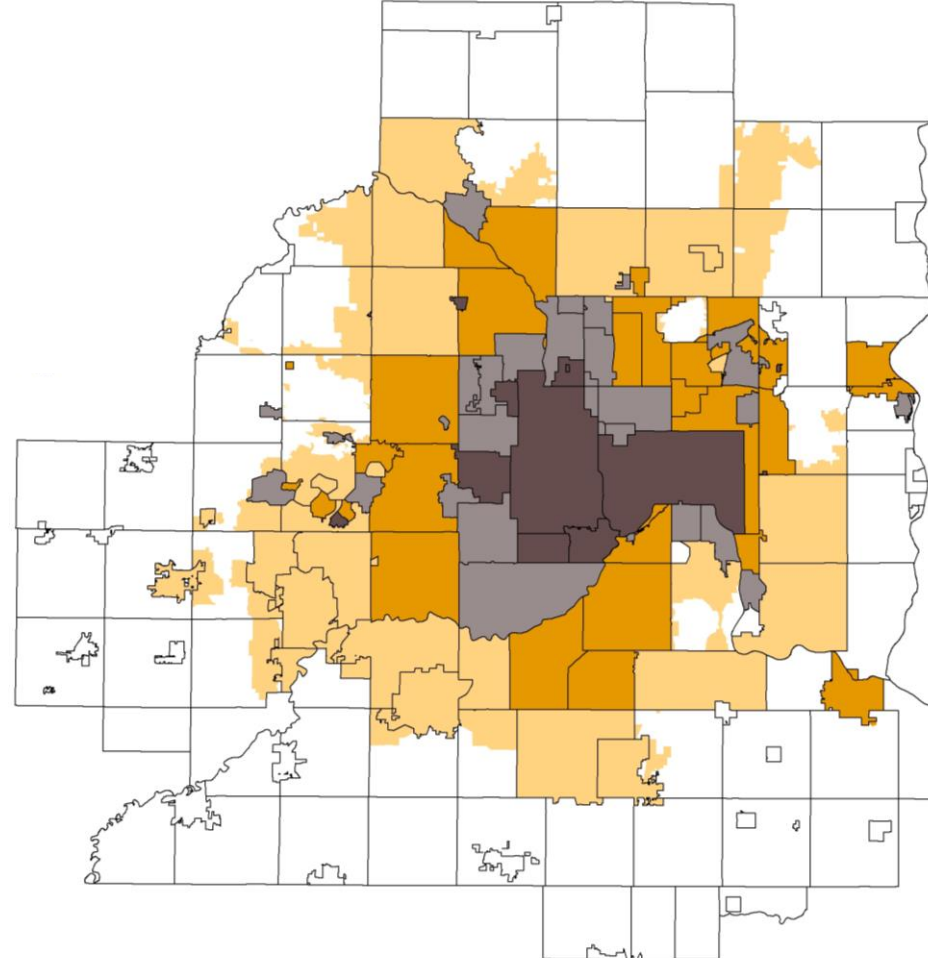
- Localized Flooding
- Significant Ecological Areas
- Groundwater Infiltration Areas
- Municipal Water Supply System Source
- Drinking Water Vulnerability
- Transitways
- Redevelopment Opportunities
- Forecasts
- Job/Employment Density
- Prime Agricultural Soil

Proposal A



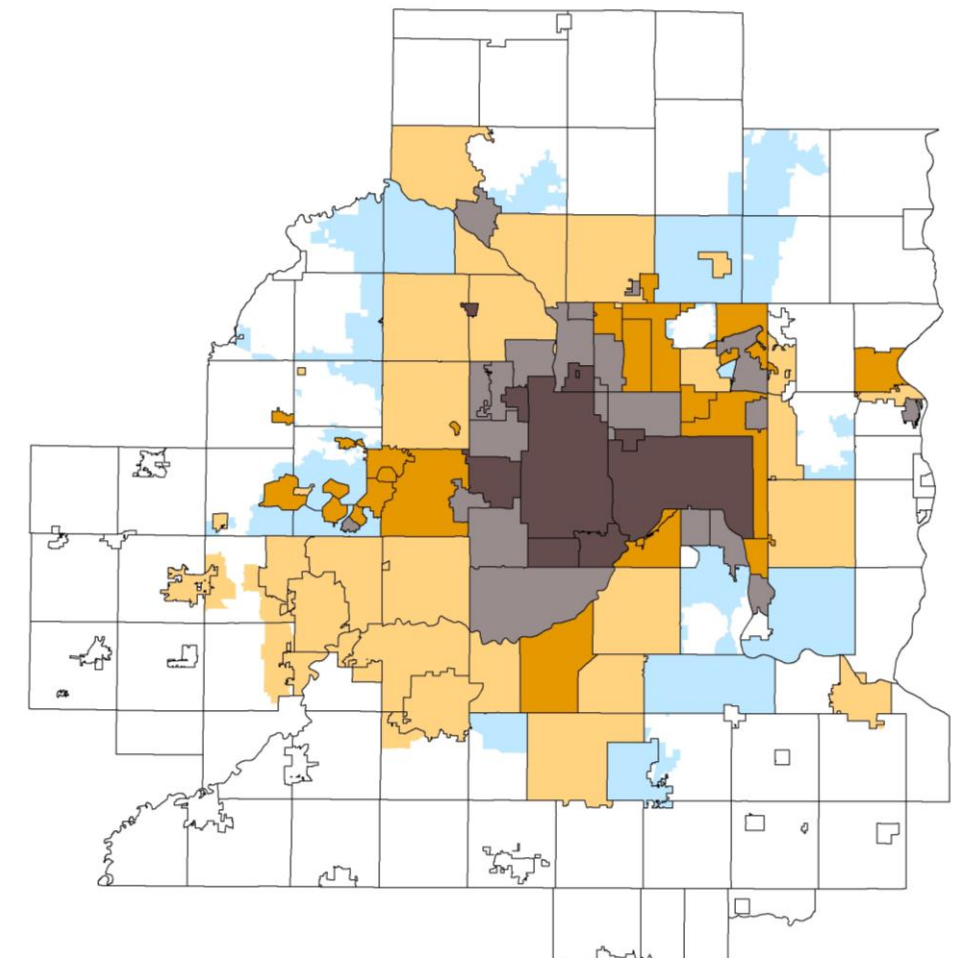
- Intersection Density
- Age of Housing
- Percent Developed

Proposal B



- Intersection Density
- Age of Housing
- Planned Residential Density

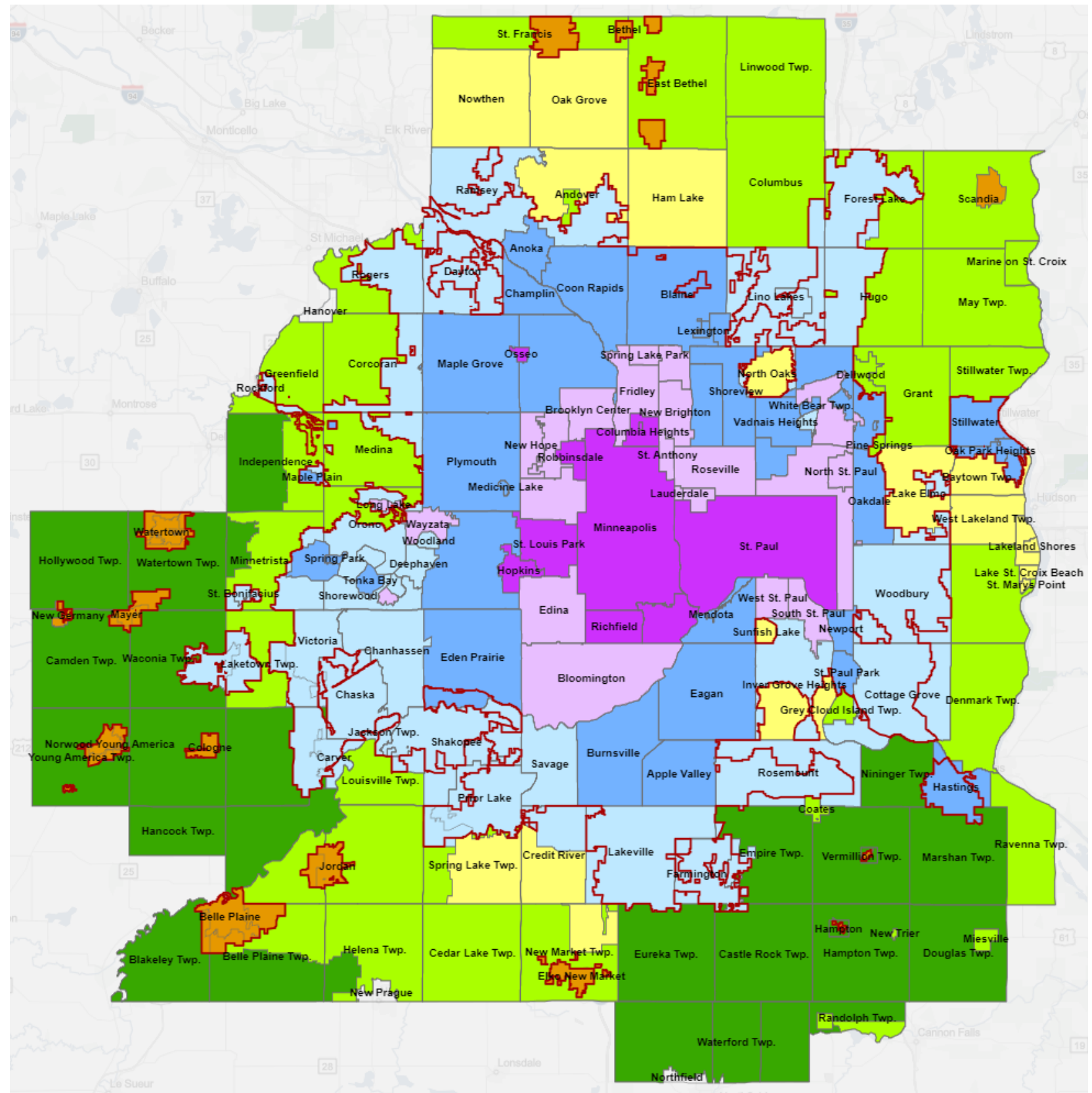
Proposal C



- Intersection Density
- Age of Housing
- Planned Residential Density
- Land Surface Temperature

Draft Designations

1. Metropolitan Urban Service Area (MUSA)
2. Age of the housing stock
3. Intersection density
4. Planned residential density



What we heard?



- 27 responses
- 7 suggestions for designation changes
- Most designations seem accurate
- Importance of recognizing differences within one community
- Need to revisit these designations based on land use policies
- Keeping the process iterative
- Appreciation for engagement and proactive approach
- More consideration in comprehensive planning for smaller communities

Next Steps

- LUAC final recommendation; January 19, 2023
- CDC recommendation; February 6, 2023
- Metropolitan Council; February 22, 2023





For more
information

Raya Esmaeili

Senior Planner

raya.esmaeili@metc.state.mn.us

651.602.1616

Paul Hanson

GIS Coordinator

paul.hanson@metc.state.mn.us

651.602.1642

