

Community Development Committee

Meeting date: August 5, 2019

Environment Committee

Meeting date: August 13, 2019

For the Metropolitan Council meeting of August 28, 2019

Subject: City of Eden Prairie 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21978-1

District(s), Member(s): District 3, Christopher Ferguson

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 Eden Prairie to place its 2040 Comprehensive Plan into effect.
2. Revise the City of Eden Prairie's employment forecasts upward as shown in Table 1 of the attached Review Record.
3. Implement the Advisory Comments in the Review Record for Surface Water Management and Water Supply.

Recommendation of the Environment Committee

1. Approve the City of Eden Prairie's Comprehensive Sewer Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Eden Prairie to implement its 2040 Comprehensive Plan (Plan).

Community Development Committee

1. As stated in the *Local Planning Handbook*, the City of Eden Prairie 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 of Eden Prairie's 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. Stats. §§ 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 of Eden Prairie and the Comprehensive Sewer Plan becomes effective, the City of Eden Prairie 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 of Eden Prairie's resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

Background

The City of Eden Prairie is located in southwest portion of Hennepin County. It is surrounded by the communities of Minnetonka, Edina, Bloomington, Shakopee, and Chanhassen.

The City of Eden Prairie submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stats. §§ 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 changes
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 Eden Prairie 2040 Comprehensive Plan

Review File No. 21978-1, Business Item No. 2019-214-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 the Regional Parks System components in the City of Eden Prairie, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves, or Special Recreation Features located within the City include Bryant Lake Regional Park and Hyland-Bush-Anderson Lakes Park Reserve. Regional Trails located within the City include the Minnesota River Bluffs LRT Regional Trail, and Highway 101 (also known as Purgatory Creek Regional Trail by Three Rivers Park District) and North-South 2 (also known as Bryant Lake Regional Trail by Three Rivers Park District) regional trail search corridors. The City also appropriately acknowledges Federal lands within the community, including the Minnesota Valley National Wildlife Refuge.

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 Highways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, which are TH 212, TH 169, and I-494. The Plan includes the planned additions and improvements identified in the Current Revenue Scenario, and any right-of-way preservation needs. The planned US 212, Shady Oak Road interchange has been completed.

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 was done 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 I-494/TH 62 Congestion Relief Study, which analyzed adding MnPASS express lanes, auxiliary lanes, turn lanes, dynamic shoulders to Minneapolis-St. Paul International Airport (MSP). The Plan also describes the TH 169 Mobility Study, which analyzed the travel and transit needs from Shakopee to the Twin Cities. The Plan accurately describes the status of such facilities, including needs for right-of-way and the likelihood of timing.

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 Emerging Transit Market Area II, and Transit Market Areas III and IV.

The Plan incorporates existing and future transitways that are part of the Current Revenue Scenario in the TPP. This includes the METRO Green Line Extension (Southwest LRT). 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 also incorporates transitways that are part of the Increased Revenue Scenario in the TPP. The Plan's maps and narrative acknowledge the uncertainty of these transitways. This includes the TH 169 Mobility (BRT) study.

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 of Suburban, 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 planning for transit-supportive uses and densities generally within one-half mile of the LRT stations.

Aviation

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

The Plan identifies the Flying Cloud 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. The City has an adopted airport zoning ordinance and participates in a Joint Airport Zoning Board (JAZB).

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. (For other comments regarding regional trails, see the Regional Parks section of this Review Record.) The Plan identifies the three Tier 1 alignments that exist in Eden Prairie and one Tier 2 alignment, 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 City, including accessibility to freight terminals and facilities. These specific needs include both heavy commercial truck traffic and rail traffic.

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 Thrive designation of Suburban and applicable TPP policies for transit station areas. (See also Land Use section of this Review Record.)

Water Resources

Wastewater Service

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

Comprehensive Sewer Plan Comments

The Plan conforms to the 2040 Water Resources Policy Plan (WRPP). The Plan 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 forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through Council Interceptors; 6801, 6903, 7016, 7118, 6-SS-670, and 8253-329. All flow generated within the City is treated at the Council's Blue Lake Wastewater Treatment Plant in Shakopee. The Plan projects that the City will have 33,280 sewer households and 72,500 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 rationale for the projections is given in the Plan and determined appropriate for planning local services. The Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the Sewer element of the Plan.

The Land Use Plan reflects an overall minimum residential sewer density guiding of 10 units per acre, thus satisfying the Council's policy for future sewer residential densities for Suburban communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in both the local municipal (city) and private property sanitary sewer systems. The Plan outlines the City's program of annual maintenance hole (MH) repair averaging 332 repairs per year over the last decade and has budgeted for this continued level for the foreseeable future. The Plan also outlined the City's ongoing strategy of periodic smoke testing of private systems, cleaning and televised inspection of the public collection system, and inspection of every MH located within the City's annual street repair program and to address those susceptible to I/I including MH cover replacements with non-vented or concealed pick-hole, gasketed covers. The City has included in its Water Resources & Infrastructure Action Matrix a list of specific planned actions aimed at identifying and implementing I/I mitigation efforts. These include Action items 8.35 through 8.42.

The Plan describes the requirements and standards for minimizing I/I and includes a City Ordinance (24-2008) that prohibits the discharge of stormwater through downspouts, eave troughs, and yard drains and groundwater from sump pumps, foundation drains, and other clear water sources to the sanitary sewer system. It does summarize previous activities that included inspection and documentation of "improper sump pump connections". (See below.) The Plan includes in its capital improvement plan \$50,000 every other year for "Sump Pump Collection Systems" through 2027.

The Plan describes the sources, extent, and significance of existing I/I within the entire collection system. It does not provide a specific breakdown nor characterize the significance between the public collection system and private property sources. However, the Plan does describe previous activities related to evaluating the susceptibility of private service laterals to I/I. These activities included inspections of 14,000 homes for improper sump pump connections, 200 residential and commercial service lateral inspections, and smoke testing all existing developments and commercial properties within the City. The results from these efforts indicate that private services within the City are not significantly susceptible to I/I. The Plan estimates that between 5 and 16 percent of the City's total flow is from I/I.

Sewer Element Comments

The Sewer Element of the City's 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 and the regional wastewater system plan. 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 Comprehensive Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the 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 2040 Water Resources Policy Plan (WRPP) for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Eden Prairie lies within the oversight boundaries of the Lower Minnesota River, Riley-Purgatory-Bluff Creek, and Nine Mile Creek Watershed Districts. The City prepared and submitted a draft Local Water Management Plan (LWMP) update to the Council in July 2015. Council Water Resources staff reviewed and commented on the draft LWMP in a letter dated August 24, 2015. Council staff then reviewed and commented on a supplement to the final LWMP (to modify the 2015-2016 LWMP to meet 2017-2018 requirements) in a letter dated August 25, 2017. The Plan includes the City's LWMP in an Appendix.

Advisory Comments

When available, we request that the City provide to the Council the dates the three Watershed Districts approved the LWMP supplement, and the date the City adopted the final LWMP.

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 Plan is consistent with regional policy. Council staff, City staff, and the City's consultants have discussed and agreed to a revised employment forecast. Employment in Eden Prairie has exceeded previous trends and expectations. The City presents a revised employment forecast in the employment chapter (p. 101), transportation chapter (table 9), and wastewater chapter (table 4). The revised forecast is as follows (Table 1 below):

Table 1. City of Eden Prairie Forecasts

	Census 2010	Estimated 2017	Previous Council Forecasts			Revised Forecasts		
			2020	2030	2040	2020	2030	2040
Population	60,797	63,726	67,900	75,200	82,400	67,900	75,200	82,400
Households	23,930	24,893	27,400	30,400	33,300	27,400	30,400	33,300
Employment	48,775	62,844	57,700	62,100	66,600	<u>64,000</u>	<u>68,000</u>	<u>72,500</u>

This forecast revision will be approved by the Council simultaneous with action on the Plan.

The wastewater chapter revises the sewer-serviced forecast (table 4) directing all future wastewater flow to Blue Lake Plant; and disconnecting from the Metro Plant. This sewer-serviced forecast revision will be approved by the Council simultaneous with action on the Plan.

Chapter 3 of the Plan (pages 56-58) describes land supply for future housing. The land supply table on page 58 counts 1,333 acres available for development and redevelopment for residential use (or mixed use), potentially accommodating about 14,500 units, according to the City’s analysis. This is more than sufficient to accommodate forecasted household growth.

Thrive MSP 2040 and Land Use

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

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 those that saw their primary era of development during the 1980s and early 1990s as Baby Boomers formed families and entered their prime earning years.

Suburban communities are expected to plan for forecasted population and household growth at overall average densities of at least five units per acre, and target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the TPP. Plans are also required 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.

The City is mostly developed, with only 11% remaining as agricultural or undeveloped land. Approximately 30% of the City is residential as illustrated in Figure 3. Another 27% of the City is comprised of public land in the form of public right-of-way, parks and open space, and other public spaces. The City includes a significant concentration of retail at and adjacent to Eden Prairie Center as well as a nearby emerging mixed use Town Center. The Golden Triangle district, bounded by Interstate 494, Highway 169 and Highway 212, includes a regionally significant concentration of employment uses. Other features of the City include Flying Cloud Airport and the Minnesota Valley National Wildlife Refuge.

The Plan identifies development and redevelopment areas at densities that exceed the Suburban density policy minimums. This minimum planned density is consistent with regional Suburban land use policies that require an average net residential density of at least 5 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 11.8 units per acre.

Table 2. Planned Residential Density, City of Eden Prairie

Category	2017-2040 Change				
	Density Min	Density Max	Net Acres	Min Units	Max Units
Low Density Residential	0.1	5	420	43	2100
Medium Density Residential	5	14	160	800	2240
Medium High Density Residential	14	40	409	5726	16,360
High Density Residential	40	75	3	120	225
Transit-Oriented Development*	25	80	75.6	1755	6048
Mixed Use*	40	75	109.2	4056	8190
Town Center Mixed Use*	40	75	54.6	2028	4095
	TOTALS	1231.4		14,528	39,258
	Overall Density			11.8	31.9

* 65% residential

Station Area Planning

The Plan recognizes existing and planned transitways that are part of the Current Revenue Scenario of the TPP. These include future stations on the METRO Green Line Extension including City West, Golden Triangle, Eden Prairie Town Center, and SouthWest Station.

The TPP directs Suburban communities with planned light rail transit (LRT) to guide an average minimum of 20 residential units per acre and target 40-75+ units per acre within the LRT station area (area within 10-minute walk or 1/2 mile). Planned densities for areas identified for redevelopment in station areas are consistent with the minimum density required in the TPP. Land use designations for areas identified within the station areas for development are predominantly Transit-Oriented Development, Mixed Use, and Town Center Mixed Use.

The Plan is also consistent with policies in the TPP for incorporating station area planning and for targeting the most intense mix of uses near transit. Most of the anticipated growth and redevelopment in the City is concentrated in areas that will be served by the four future METRO Green Line stations. The City has conducted and incorporated district planning for these four station areas, and recognizes the station areas as candidates for likely growth with a mix of uses. The Golden Triangle district will remain a predominantly employment concentration, but the Plan incorporates a new guiding land use of Flex Tech, which emphasizes greater density and design standards.

Housing

Reviewer: Tara Beard, CD – Housing (651-602-1051)

The Plan is consistent with the *2040 Housing Policy Plan*. Eden Prairie was a small rural village until the 1940s, when development increased around the newly established Flying Cloud Airport. When I-494 was constructed in the 1970s the population grew rapidly, and by the 1990s the community was more suburb than rural town. Like most suburbs, early residential development was primarily single family, but multi-family housing has increased in recent decades; approximately 25% of the City’s existing housing stock is multi-family. The Plan notes that infill and redevelopment will be the City’s primary strategy to accommodate growth, and that attached single-family and multi-family rental units will be the most efficient way to provide new housing.

The Plan notes that the City has around 25,000 housing units. While roughly 40% of those units are affordable to households earning 80% of the Area Median Income (AMI) or less (or \$68,000 for a family of four), affordable options decrease to less than 2% for households earning 30% AMI or less (or \$27,100). Roughly 15% of Eden Prairie households earning 80% AMI or less are currently housing cost burdened. The Plan notes a need for more affordable ownership and rental housing units.

Looking forward, the Plan acknowledges the City's share of the region's need for affordable housing in the 2021-2030 decade, which is 1,408 units. With 104 acres of land guided for higher density residential development in that time period (Figure 5), the Plan sufficiently promotes the availability of land to support that share.

The Plan addresses its existing and future housing needs in its implementation plan, which thoroughly describes the policies, programs, and other tools that the City will consider. Tools discussed in the Plan include the creation of an inclusionary housing policy, as well as local financial tools such as issuing housing revenue bonds and creating Tax Increment Financing districts. The implementation plan also states the City will consider multiple tools to preserve naturally occurring affordable housing (NOAH), and will continue its support of one new land trust unit per year with Homes Within Reach, using CDBG dollars.

Water Supply

Reviewer: Lanya Ross, ES – Water Supply Planning (651-602-1803)

The City of Eden Prairie prepared a revised Local Water Supply Plan (LWSP) that was submitted to both the Minnesota Department of Natural Resources (DNR) and the Council. In a letter to the DNR on April 1, 2019, Council staff determined that the revised 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.

Advisory Comments

As part of final adoption of the Plan, the City should incorporate this revised LWSP as an appendix to the Plan.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that there are approximately 160 SSTS serving single-family residences and no public or privately-owned Community Wastewater Treatment Systems operating within the City. Section 10.02 of the City Code details the City's SSTS oversight program and is consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and the Council WRPP requirements. The City has delegated responsibility for SSTS permitting and code enforcement within the City to Hennepin County.

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 indicates that there are no aggregate extraction or processing facilities located within the City. The Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46* indicates that there are areas of natural aggregate resource deposits located within the City, but they have all 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. The Plan includes goals and strategies for historic preservation. The Plan also maps 17 heritage sites

that include locally designated property, properties on the National Register, and properties that are eligible for the National Register.

Plan Implementation

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

The Plan includes an Implementation Chapter that summarizes the Plan’s recommendations and identifies tools, programs, funding sources, partners, and timing/phasing. The Plan describes the official controls and fiscal devices that the City will employ to implement the Plan including its zoning and subdivision ordinances. The Plan includes a Capital Improvement Program (CIP) Action Matrix, a summary of the CIP. The Plan provides additional detail regarding future capital improvements throughout individual Plan elements.

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

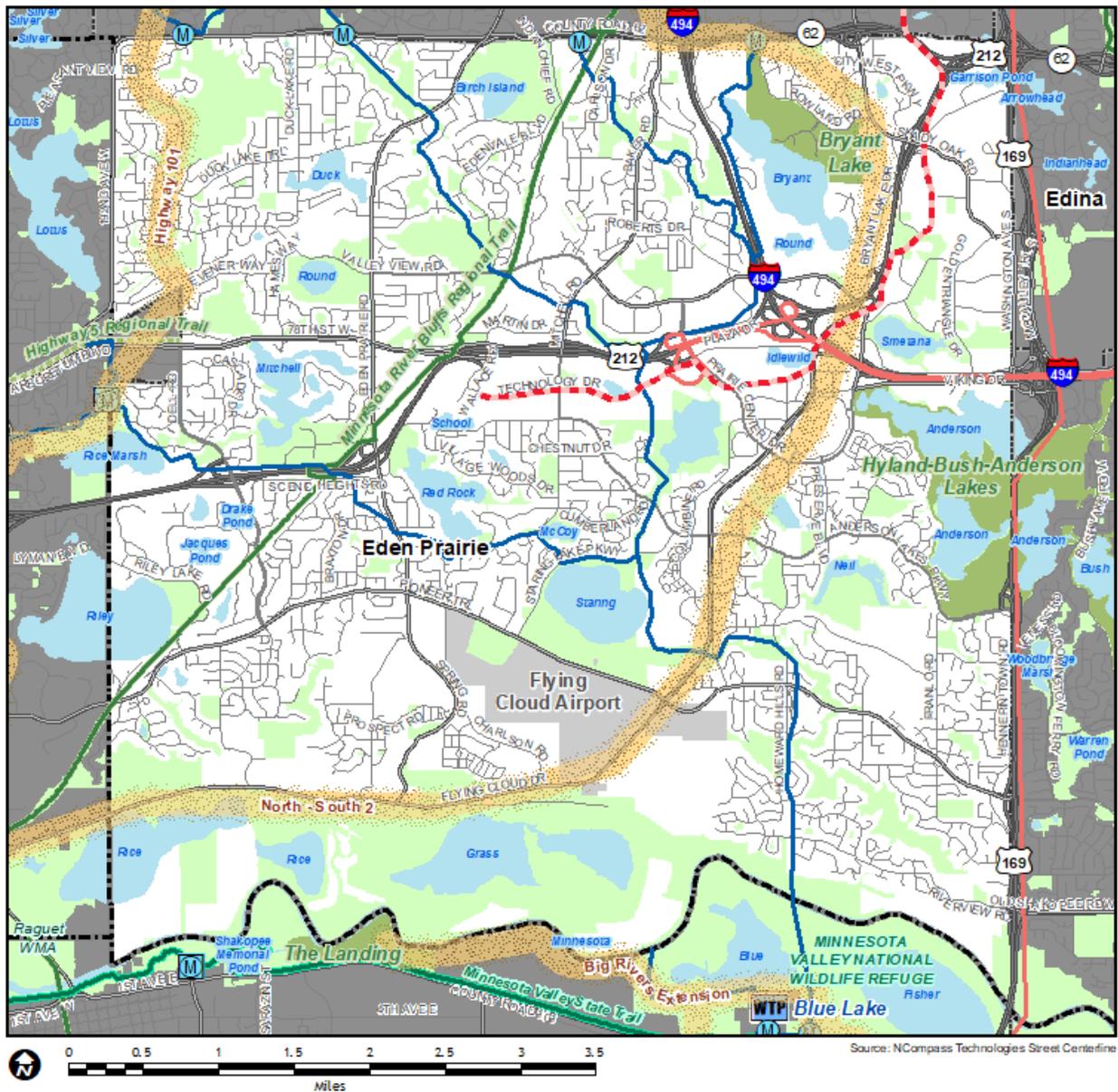
In response to the 2015 System Statement, the City of Eden Prairie submitted the following documents for review:

- June 13, 2018: Eden Prairie 2040 Preliminary Plan
- December 26, 2018: Eden Prairie 2040 Comprehensive Plan
- May 8, 2019: Revisions to Plan sections related to forecasts, land use, housing, regional parks and trails, wastewater, surface water management, subsurface treatment systems, water supply, and implementation.
- May 29, 2019: Revisions to mapping related to regional trails.

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

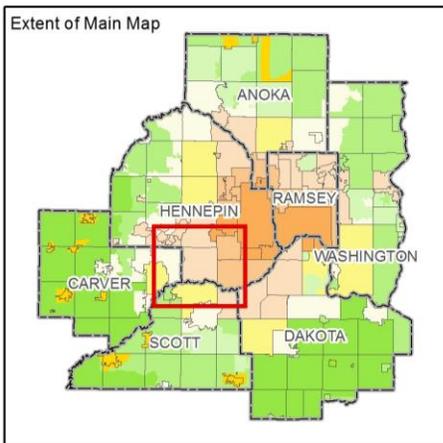
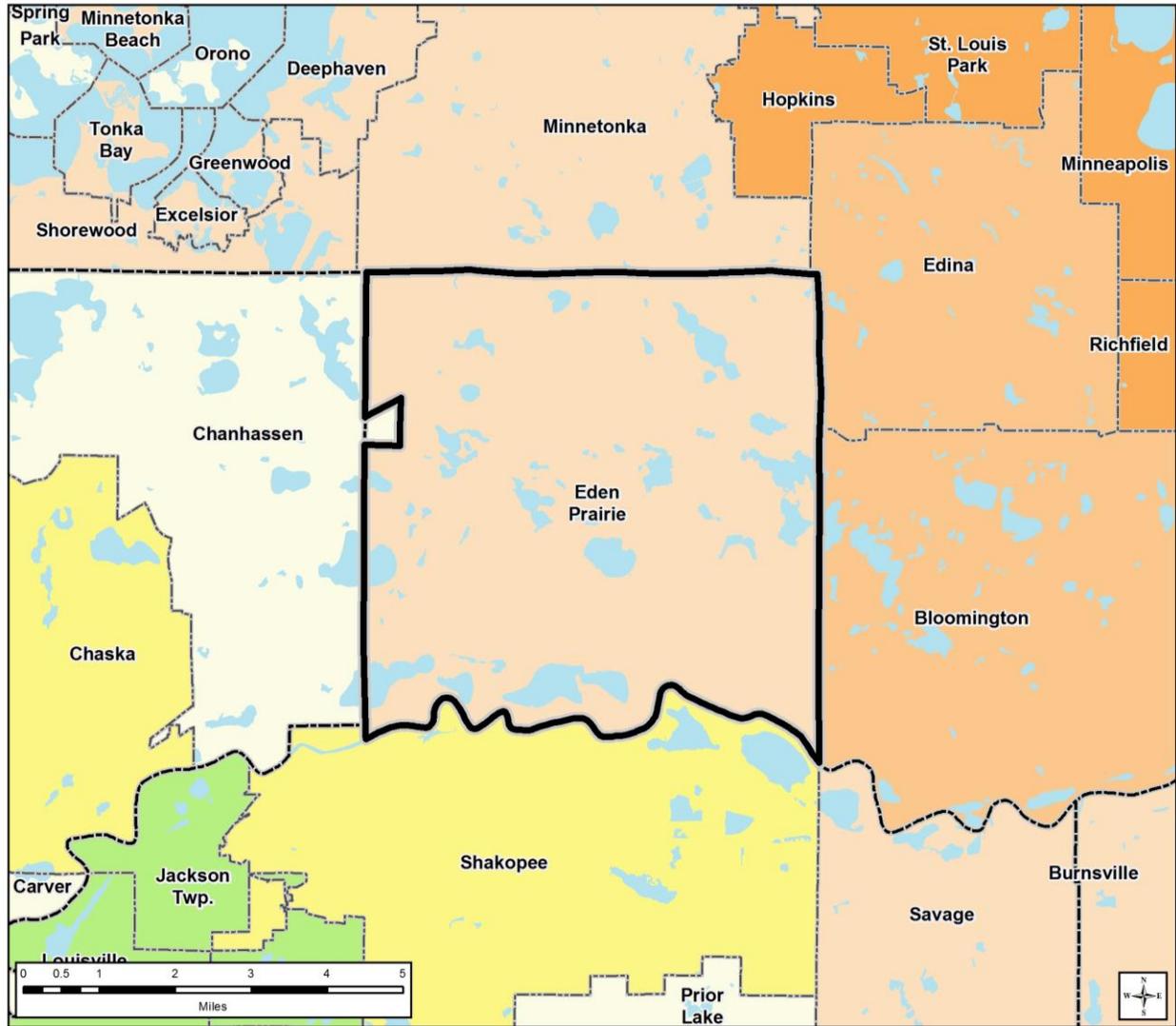
- M Meters
- L Lift Stations
- MCES Interceptors
- MCES Treatment Plants

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

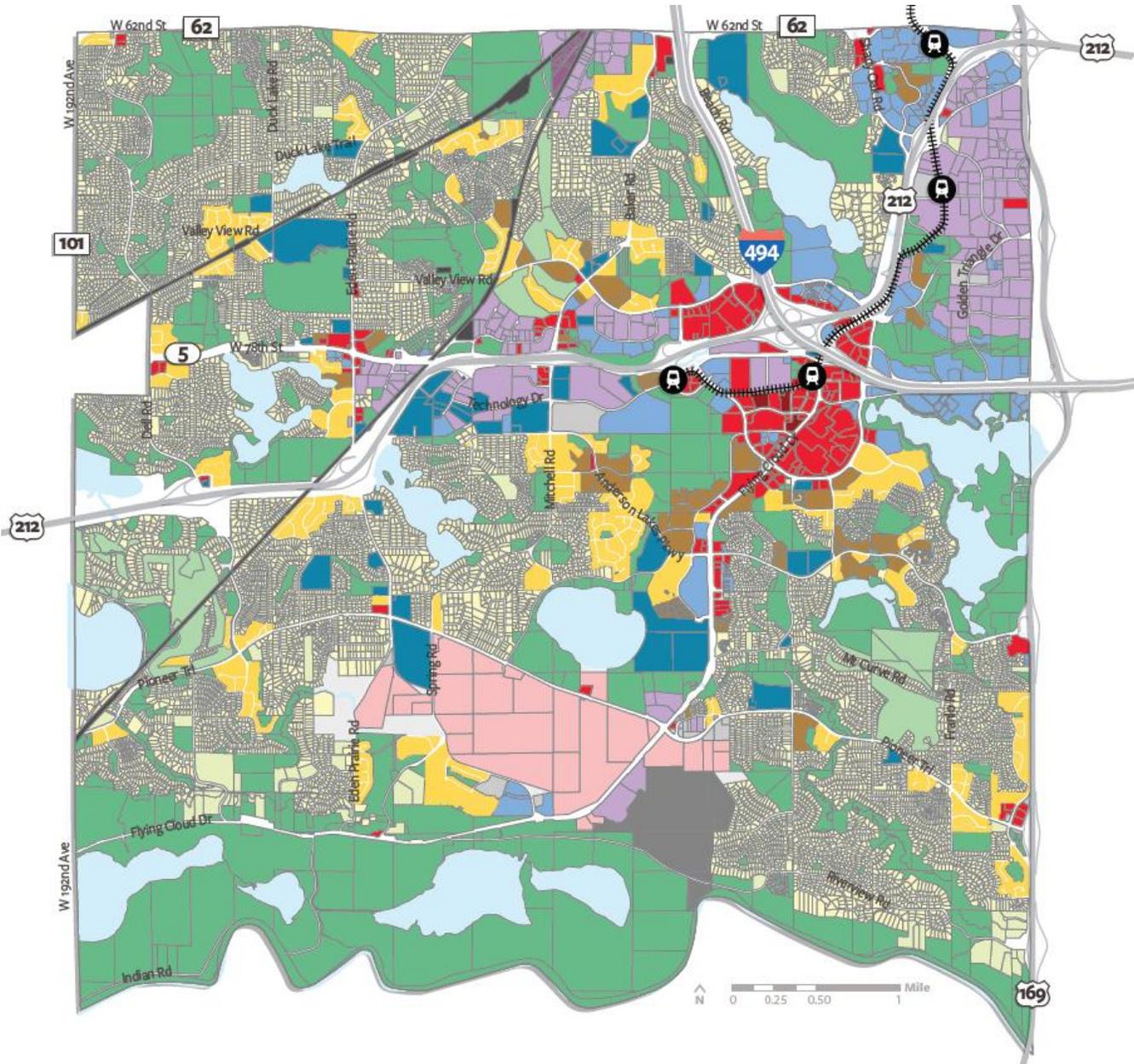


Community Designations

- 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

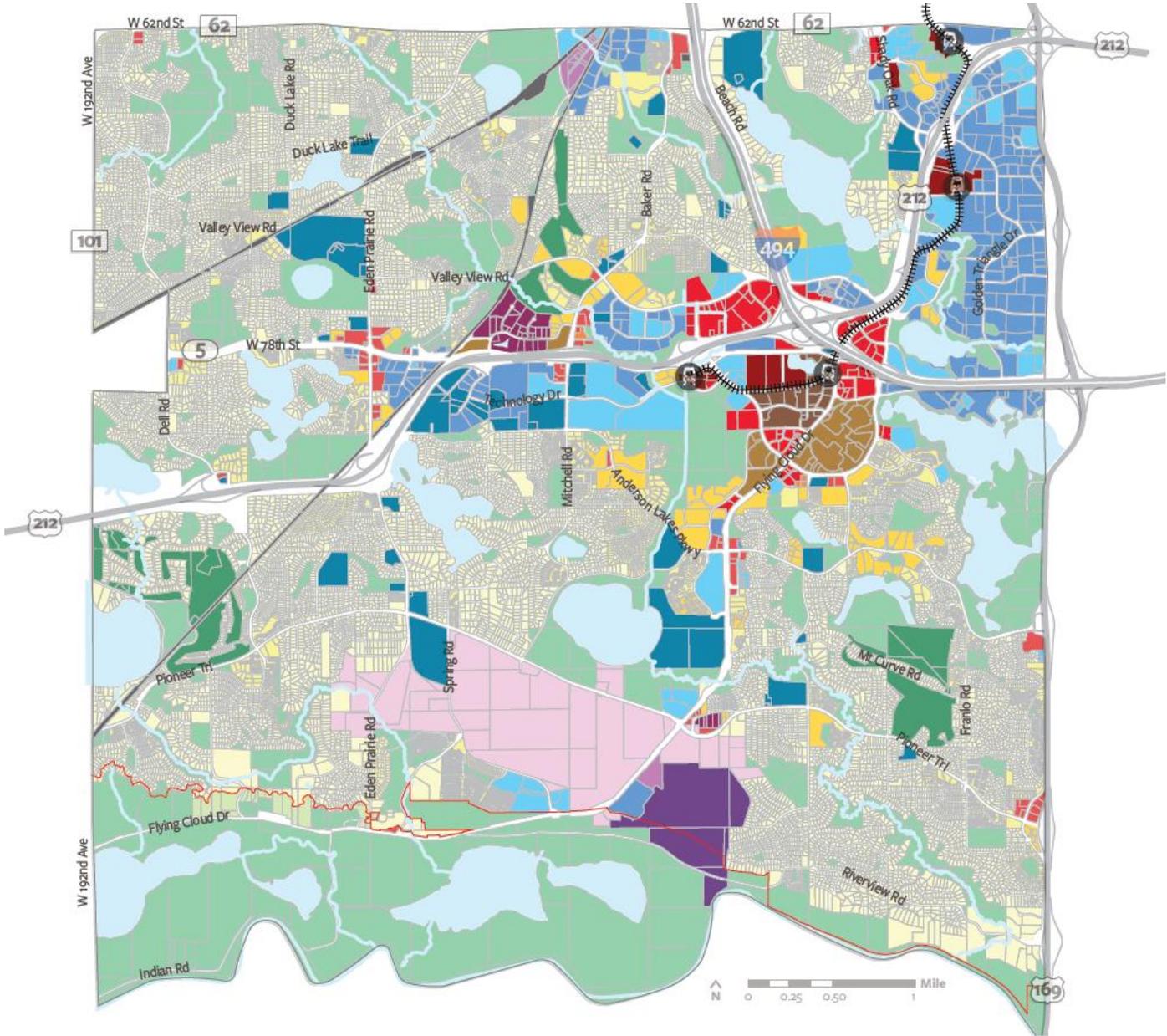
Figure 3. Existing Land Use



Land Use Classifications

- | | | |
|--|--|--|
| Estate Residential | Office | Airport |
| Single-Family Detached Residential | Light Industrial / Business Park | Utility & Railroad |
| Single-Family Attached / Cluster Residential | Heavy Industrial | Landfill |
| Multi-Family | Public / Semi-Public | Vacant |
| Commercial | Parks & Open Space | |
| Mixed-Use | Golf Course | |

Figure 4. 2040 Planned Land Use



Land Use Classifications

The Land Use Guide Plan 2040 map shows the future land use designations for all parcels in Eden Prairie.

- | | | |
|---|--|--|
| Rural | Transit-Oriented Development | Industrial |
| Low Density Residential | Regional Commercial | Airport |
| Medium Density Residential | Commercial | Public / Semi-Public |
| Medium High Density Residential | Office | Parks & Open Space |
| High Density Residential | Industrial Flex Tech | Golf Course |
| Mixed-Use | Flex Service | Utility & Railroad |
| Town Center | Eco Innovation | Right-of-Way |
| | | MUSA Boundary |

Figure 5. Land Guided for Affordable Housing

Land Guided for Affordable Housing 2021-2030

Eden Prairie

Hennepin County

Council Member Christopher Ferguson, District 3

2021-2030 share of regional need for Affordable Housing: **1408 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	×	Minimum Density <i>(units per acre)</i>	×	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	1.00		40		100%		40
Mixed Use	23.00		40		65%		598
TOD	45.00		25		65%		732
Town Center	35.00		40		65%		910
Total	104						2,280

Sufficient/*(insufficient)* units possible against share of regional need: **872**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **872**

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

