

Community Development Committee

Meeting date: June 3, 2019

Environment Committee

Meeting date: June 11, 2019

For the Metropolitan Council meeting of June 26, 2019

Subject: City of Mahtomedi 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21812-1

District(s), Member(s): District 12, Francisco J. Gonzalez

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

Staff Prepared/Presented: Corrin Wendell, Senior Planner, Local Planning Assistance (651-602-1832)
Angela 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 Mahtomedi to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts as shown in Table 1 of the Review Record.
3. Advise the City to implement the advisory comments in the Review Record for Transportation.

Recommendations of the Environment Committee

1. Approve the City of Mahtomedi's Comprehensive Sewer Plan component of the City's 2040 Comprehensive Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Mahtomedi 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 component, must be submitted to the Council.

Background

The City of Mahtomedi is located in western Washington County on the eastern shore of White Bear Lake. The City is bounded by the City of Dellwood to the north, the City of Grant to the east, the City of Pine Springs to the southeast, the City of Oakdale to the south, the City of White Bear Lake to the west, and the City of Birchwood Village to the northwest. The City of Mahtomedi also entirely encompasses the City of Willernie.

The City 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	Thrive MSP 2040 and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent, with proposed revisions
Consistency with Council Policy	2040 Housing Policy Plan	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 Mahtomedi 2040 Comprehensive Plan

Review File No. 21821-1, Business Item No. 2019-135

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, AICP, Community Development (CD) – Regional Parks (651-602-1361)

The Plan conforms to the *2040 Regional Parks Policy Plan (RPPP)* for the Regional Parks System element. Washington County is the Park implementing agency for the Regional Parks System in the City of Mahtomedi, for which the Plan appropriately notes that, "there are currently no Regional or State parks located within the boundaries of Mahtomedi..." on page 98.

The Plan acknowledges local parks, trails and recreation facilities, and includes a capital improvement program.

Regional Transportation, Transit, and Aviation

Reviewers: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724); Heidi Schallberg, MTS (651-602-1721)

The Plan conforms to the *2040 Transportation Policy Plan (TPP)* adopted in 2015. The Plan 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, except as detailed below.

Roadways

The Plan conforms to the Roadways system element of the TPP. The Plan identifies all of 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 a traffic study for Trunk Highway (TH) 120; a study of CSAH 12/Stillwater Road/75th Street; and an I-694 non-motorized crossing study. The Plan 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 III and IV. Although the Highway 36/NE transitway or

the Rush Line transitway will not be within the City limits, the Plan references these future transitways that are part of the Increased Revenue Scenario in the TPP.

The Plan also incorporates the City's aspirations for transit services that are not part of the TPP with a reference to discussing future transit needs "to align future transit service with local demand and the aging city population." Metro Transit does not have resources available to add service for the City at this time, but can discuss potential improvements if additional funding becomes available.

Aviation

The Plan conforms to the Aviation system element of the TPP. The City does not include an airport. The Plan includes policies that protect regional airspace from obstructions and addresses seaplane use.

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 City.

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

Advisory Comments

Roadways

- Map 9-1 on page 136 includes a reference in the legend to B minor arterials. B Minor arterials are no longer referenced in the Council's functional classification system; the new designation that should be used is "Other Arterials."

Transit

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- On page 171, under *Existing Transit Service*, the Plan states, "Scheduled transit service is provided by Metro Transit..." For clarity, not all scheduled transit service in the City is provided by Metro Transit. Route 270 is provided by Metro Transit. Route 219 is provided by the Metropolitan Council.
- On page 171, under *Existing Transit Service*, the description of Transit Link service needs further clarification as follows. "Transit Link is the Twin Cities' *shared* dial-a-ride service for the general public and is available where regular *fixed-route service is more than a 1/2 mile away (1/4 mile in winter).*"

- On page 171, under *Existing Transit Service*, Route 270 is not classified as a “limited stop” route type. Route 270 is a commuter/express route and references should be clarified.
- On page 171, under *Existing Transit Service*, the Plan states, “The closest transit centers and Park and Ride facilities are located in White Bear Lake.” This should be corrected to read that the closest transit center or park-and-ride facility is the Maplewood Mall Transit Center and Park and Ride, which is located in Maplewood.
- The transit chapter should identify the transit support facility (passenger waiting shelter) located on Highway 120/County Line Road at the Century College East campus. The Plan currently does not include this.
- The Plan states that the City should “discuss future transit needs with Metro Transit to align future transit service with local demand and the aging city population.” Please note that Metro Transit does not have resources available to add service to/from the City at this time, but are available to discuss potential improvements if additional funding for transit operations becomes available. The Plan should clarify that funding is not available for future transit service for the City at this time. Metro Transit’s Service Improvement Plan is the likely source for any potential new routes or route improvements to be identified for the City. Contact Metro Transit staff to discuss this further.

Bicycling and Walking

- The relationship of the Regional Bicycle Transportation Network (RBTN) to the existing and planned local network is shown in two separate maps – the local existing and planned network is in Map 9-7, and the RBTN is in Map 9-9. To make this connection clearer, the RBTN map should include the local network.
- On page 166, the Plan includes a recommendation that the City develop an ADA transition plan to bring sidewalks, trails, and intersections into compliance with the ADA. This is highly recommended to ensure that the City is in compliance with the Americans with Disabilities Act of 1990 (ADA). Please note that the most recent Regional Solicitation conducted by the Transportation Advisory Board included a qualifying requirement that a city must either have, or be substantially working towards completing, a current ADA transition plan or self-evaluation. It is anticipated that the next Regional Solicitation, which would be released around Spring 2020, will include a requirement that cities have a completed ADA transition plan or self-evaluation to be able to apply for federal transportation funds through this process.

Water Resources

Wastewater Service

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

The Plan conforms with 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 (MCES). All wastewater generated within the City is conveyed through the following Council Interceptors; 1-MA-418, 1-MA-419, 8055-3A&B, and 7121. All flow is treated at the Council’s Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 3,060 sewered households and 2,390 sewered employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City’s forecasted growth.

The Land Use Plan reflects an overall minimum residential sewered density guiding of 5.9 units per acre, thus satisfying the Council’s policy for future sewered residential densities for Suburban communities.

The Plan provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Metropolitan Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the sewer element of the Plan.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) and private (private property) sanitary sewer systems; including a summary of activities or programs intended to mitigate I/I from both public and private property sources that predominately focuses attention to the service wyes.

The Plan describes the requirements and standards for minimizing I/I and references City code that prohibits discharge from sump pumps, foundation drains, and/or rain leaders to the sanitary sewer system. The code also requires the disconnection of any of the prohibited discharges after discovery.

The Plan describes the sources, extent, and significance of existing I/I within both the municipal and private collection systems; and provided a description of an implementation plan for preventing and eliminating excessive inflow and infiltration from entering the municipal sewer systems. The Plan identifies a specific portion of the City's Capital Improvement Plan that is dedicated for I/I mitigation efforts and reflects an on-going biennial budget of \$160,000.

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 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 Metropolitan Council for its records.

Surface Water Management

Reviewer: Judy Sventek, Environmental Services – 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 requirements for 2040 comprehensive plans. Mahtomedi lies within the oversight boundaries of the Rice Creek and Valley Branch Watershed Districts. The City submitted a draft Local Water Management Plan (LWMP) to the Metropolitan Council (Council) on May 1, 2017. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watershed Districts on May 26, 2017. The LWMP was approved by the Rice Creek Watershed District on December 4, 2018 and the Valley Branch Watershed District on January 24, 2019. The City adopted the final LWMP on April 16, 2019. The Plan incorporates a summary of the City's LWMP in Chapter 12 and the City's December 2018 draft LWMP in an Appendix.

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 – Regional Policy and Research (651-602-1322)

Council staff find that recent housing developments have advanced Mahtomedi's population and households beyond the Council's previous forecast. The City has requested a higher forecast for each of 2020, 2030, and 2040. The City includes a revised, higher forecast in the Plan (p. 57; also Table 3.15).

Table 1. Metropolitan Council Forecasts for Mahtomedi

	Census	Council System Statement			Revised Council Forecasts		
	2010	2020	2030	2040	2020	2030	2040
Population	7676	7800	7700	7700	8200	8200	8200
Households	2827	3000	3050	3100	3100	3150	3200
Employment	2090	2400	2600	2700	2400	2600	2700

Council staff recommend this forecast revision as shown in Table 1. The Council is revising its forecast simultaneous with action on the Plan.

Chapter 4 of the Plan inventories land supply for future development and redevelopment. Table 4.6 details capacity for accommodating future growth.

Chapter 10 includes a discussion of sewer-serviced forecast and accompanying tables. Mahtomedi expects 140 households to remain unserviced (private septic) throughout the forecast period. The Council is revising its sewer-service forecast simultaneous with action on the Plan, as shown in Table 2.

Table 2. Revised Sewer-Serviced Forecast: Mahtomedi (served by Metro Plant)

	Census	Council Forecasts		
	2010	2020	2030	2040
Population	7314	7840	7840	7840
Households	2687	2960	3010	3060
Employment	1784	2090	2290	2390

Thrive MSP 2040 and Land Use

Reviewer: Corrin Wendell, CD – Local Planning Assistance (651-602-1832)

The Plan is consistent with *Thrive MSP 2040* (Thrive) for land use and residential density policies for a Suburban community designation (Figure 2). Thrive calls for Suburban communities to plan for and accommodate forecasted growth at overall residential densities of at least five units per acre for development and redevelopment and to target opportunities for more intensive development near regional transit investments with adequate sewer capacity at densities and in a manner articulated in the *2040 Transportation Policy Plan*.

As shown in Figure 3, the Existing Land Use development pattern includes Open Water, Parks, Recreation, or Preserve, and single-family residential, which accounts for almost 68% of developable land in the City. The next two largest land uses are Institutional (which includes schools, churches, and other public facilities) and Industrial and Utility. These uses account for a large amount of the City’s local employment. Factors that influenced the historic development pattern of Mahtomedi include natural resources, recreation and cultural activities, the transportation system, access to public sewer and water, and development in the surrounding metropolitan region.

The Plan identifies policies that promote the enhancement and expansion of existing businesses, promote the renovation and reuse of existing buildings where feasible, and promotes residential development and redevelopment that compliments and integrates with existing neighborhoods. The development of the City’s land use plan involved updating the land use descriptions and density ranges of each land use category. In some cases, minimum densities were increased to bring the land use designations to be consistent with the Council’s density policies for the City’s Suburban community designation and to accommodate opportunities for the development of affordable housing.

In addition, the Plan identifies new growth areas at densities that exceed Suburban density policy minimums. The expected overall density of the new residential growth is 5.9 units per acre as shown in Table 3 below. This is consistent with regional Suburban community designation policies that require an average net residential density of at least five units per acre in areas of new development and redevelopment. For areas guided for High Density Residential, the primary areas for that growth are the site at Old Wildwood Road and Lincolntown Avenue and the site south of the Wedgewood Village Shopping Center (Figure 4). The Plan also guides areas for Mixed Residential/Commercial development and redevelopment for a roughly five-acre area along Century Avenue south of Century College. Another is the existing commercial/vacant land along Wedgewood Road east of Century Avenue that consists of underutilized commercial sites and some vacant parcels.

Table 3. Planned Residential Density, City of Mahtomedi

Category	Density			Min Units	Max Units
	Min	Max	Net Acres		
Low Density Residential	4	5	19.84	79	99.2
Medium Density Residential	5	10	0	0	0
High Density Residential	12	25	5.89	71	147.25
Mixed Residential Commercial*	12	25	10.8	65	270
TOTALS			36.53	215	516.45
Overall Density				5.9	14.1

*Mixed Residential Commercial assumes a mix of 50% Residential, 50% Commercial land uses.

Note: Table 2 shows the acres of land included in areas that are likely to develop or redevelop by the year 2040.

Housing

Reviewer: Hilary Lovelace, CD – Regional Policy and Research (651-602--1555)

The Plan is consistent with the 2040 Housing Policy Plan (HPP). The City currently has more than 3,100 homes, with more than 2,600 single family homes and 497 multifamily housing units. About 18% of homes are occupied by renters, with approximately 1,000 homes currently affordable to households earning 80% of Area Median Income (AMI); however, more than 370 households earning 80% AMI or below are paying more than 30% of their income toward housing costs.

The Plan identifies existing housing needs including encouraging property maintenance, providing renovations that allows people to stay in their homes and provide additional housing for others, and integrating housing for all income levels throughout the City. The City currently has 216 publicly subsidized housing units, 140 of which are age-restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 22 units; 12 of which are needed at prices affordable to households earning 30% of AMI or less, eight of which are needed at prices affordable to households earning between 31 and 50% of AMI, and two 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 59 new housing units.

The housing implementation plan component of the Plan describes that the City will prioritize Tax Increment Financing (TIF) projects that include affordable housing, particularly for 50% AMI and below for non-senior populations on redevelopment sites identified in the Plan, continue to allow accessory dwelling units, and consider Planned Unit Developments (PUDs) for affordable housing depending on the length of time and level of affordability.

Water Supply

Reviewer: Brian Davis, ES – Water Supply Planning (651-602-1519)

The Plan is consistent with 2040 Water Resources Policy Plan (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 prepared an approved Local Water Supply Plan that was submitted to both the Minnesota Department of Natural Resources (DNR) and the Council and reviewed under separate cover. Council comments were shared with the DNR on February 4, 2017.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that there are 122 individual SSTS and no public or privately-owned Community Wastewater Treatment Systems remaining in operation in the City. City Code Chapter 15.04 indicates that SSTS permitting, inspections, and maintenance are managed by Washington County. Washington County's SSTS program and Ordinance 206 are consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and WRPP requirements.

Special Resource Protection

Solar Access Protection

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

The Plan is consistent with Council policy for 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 addresses all the required solar elements as well as resilience in energy infrastructure and resources. The Plan includes the four required solar planning elements.

Aggregate Resource Protection

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

The Plan does not address the presence of viable aggregate resources within the City. However, the Plan is consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*. The Circular indicates that there are no viable aggregate resource deposits within the City and indicates that there are no known aggregate resources located in the City. This information is consistent with the Council's aggregate resources inventory information found in *Minnesota Geological Survey Information Circular 46*.

Historic Preservation

Reviewer: Corrin Wendell, CD – Local Planning Assistance (651-602-1832)

The Plan appropriately addresses historic preservation within the City. The Plan acknowledges that there are not currently any historic structures or historic districts on the National Register of Historic Places. The Plan identifies that the City will continue to review and modify, as necessary, the ordinances as they relate to the preservation of significant historic resources.

Plan Implementation

Reviewer: Corrin Wendell, CD – Local Planning Assistance (651-602-1832)

The Plan includes a description of the zoning, SSTS codes, and the housing implementation program. The Plan also includes a capital improvement program and describes official controls and fiscal devices that the City will employ to implement the Plan.

Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The 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

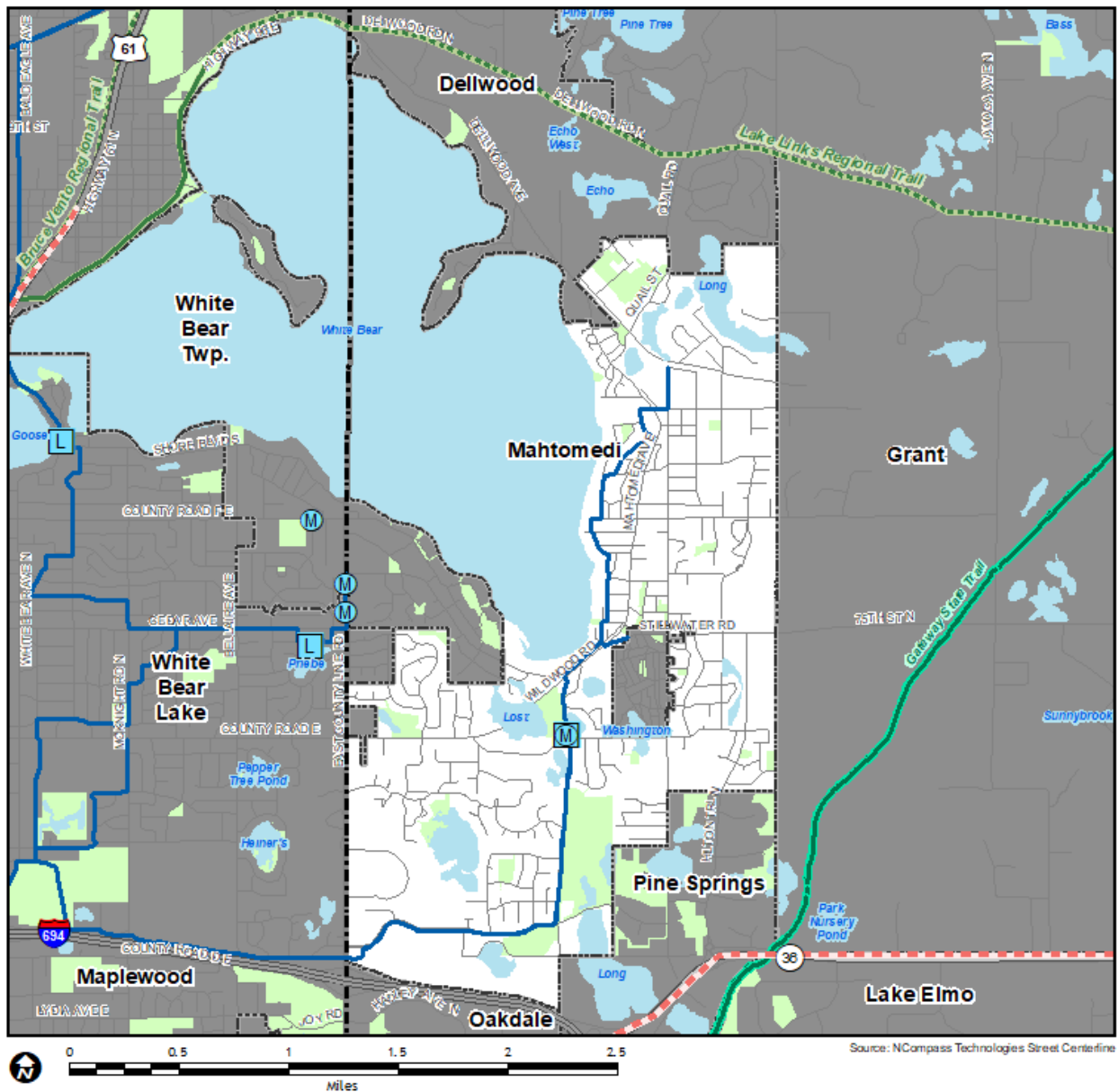
In response to the 2015 System Statement, the City submitted the following documents for review:

- November 17, 2017: City of Mahtomedi 2040 Preliminary Plan
- December 20, 2018: City of Mahtomedi 2040 Comprehensive Plan for official review
- February 20, 2018: Resubmittal of 2040 Plan responding to completeness comments for Forecast, Land Use, Housing, Wastewater, Water Supply, and Implementation.
- March 15, 2018: Resubmittal of 2040 Plan responding to completeness comments for Forecast and Housing.

Attachments

- Figure 1: Location Map with Regional Systems
Figure 2: *Thrive MSP 2040* Community Designation
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

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Local Streets

Transitways

- Existing Fixed Guideway Alignments
- Existing Bus Rapid Transitways
- Planned Fixed Guideway Transitways
- Planned Bus Rapid Transitways
- Existing Fixed Guideway & BRT Stations
- Planned Fixed Guideway Stations

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

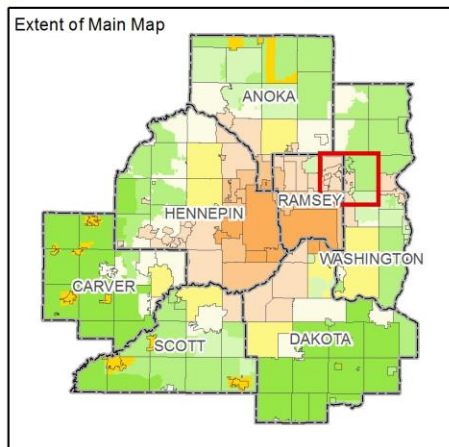
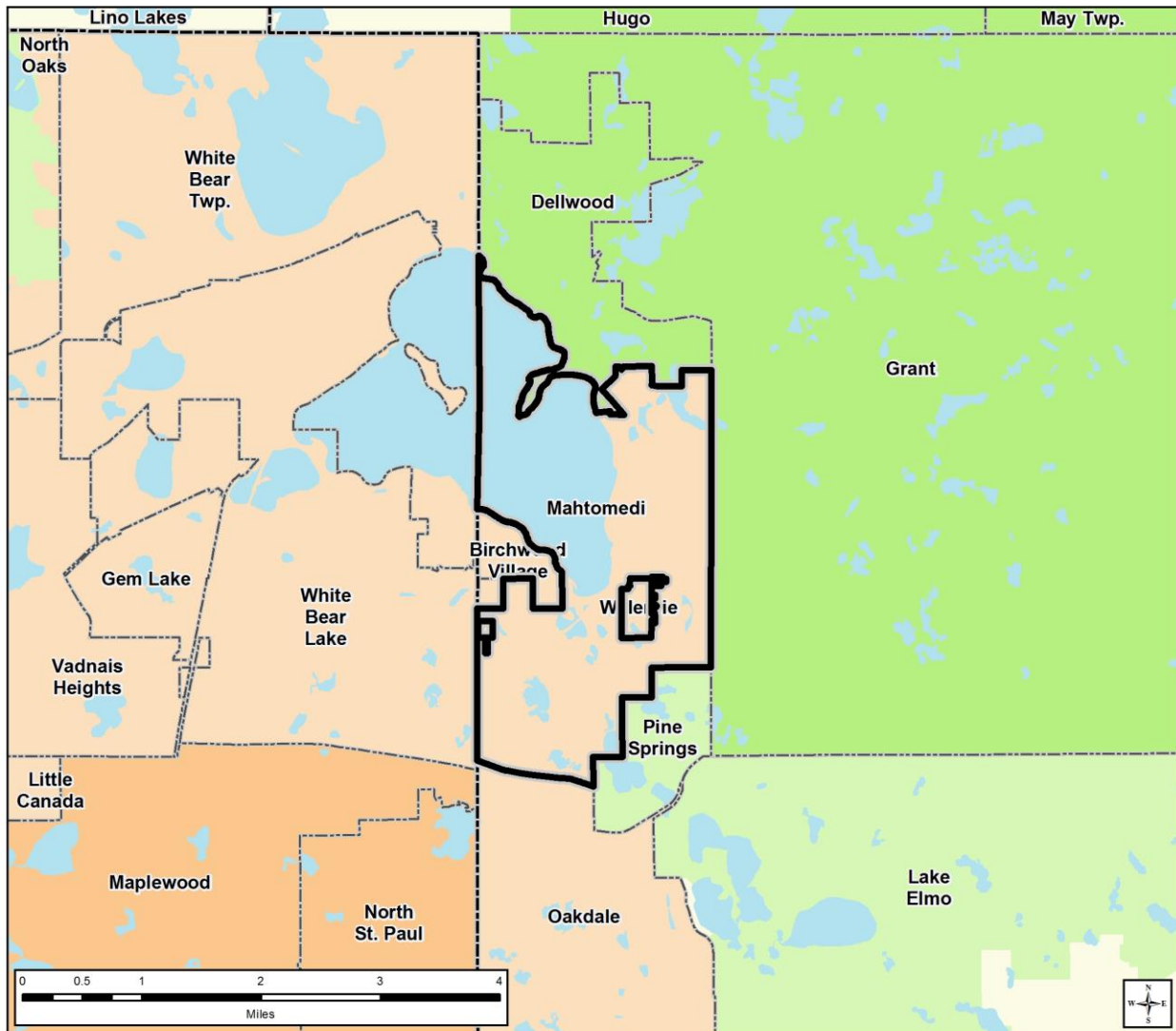
- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors
- Other Parks, Preserves, Refuges and Natural Areas
- Existing State Trails

Figure 2. Thrive MSP 2040 Community Designation

Community Designations
City of Mahtomedi, Washington County



Community Designations

- | | |
|------------------------------------|------------------------|
| Outside Council planning authority | Emerging Suburban Edge |
| Agricultural | Suburban Edge |
| Rural Residential | Suburban |
| Diversified Rural | Urban |
| Rural Center | Urban Center |

- County Boundaries
- City and Township Boundaries
- Lakes and Major Rivers

Figure 3. Existing Land Use

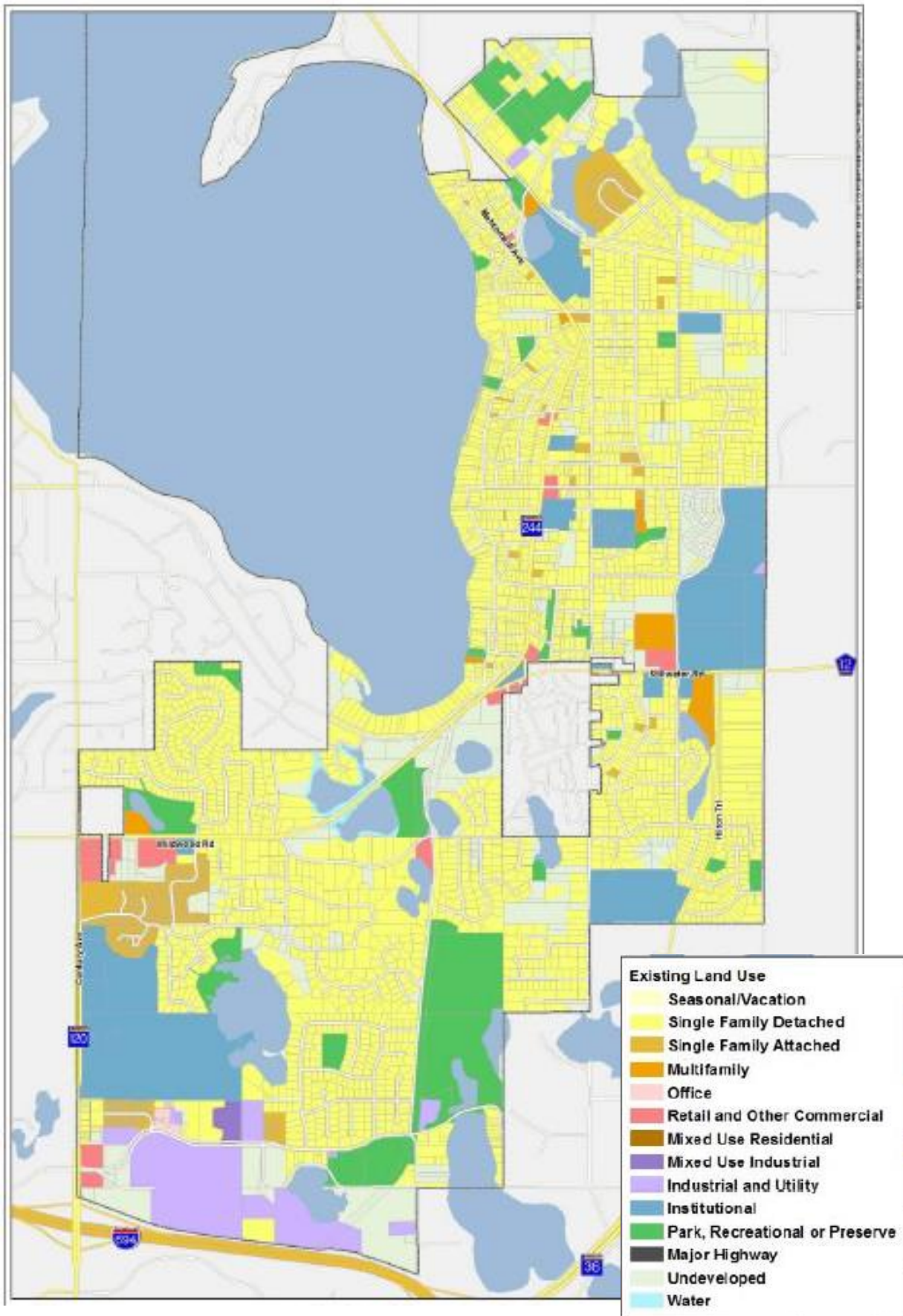


Figure 4. 2040 Planned Land Use

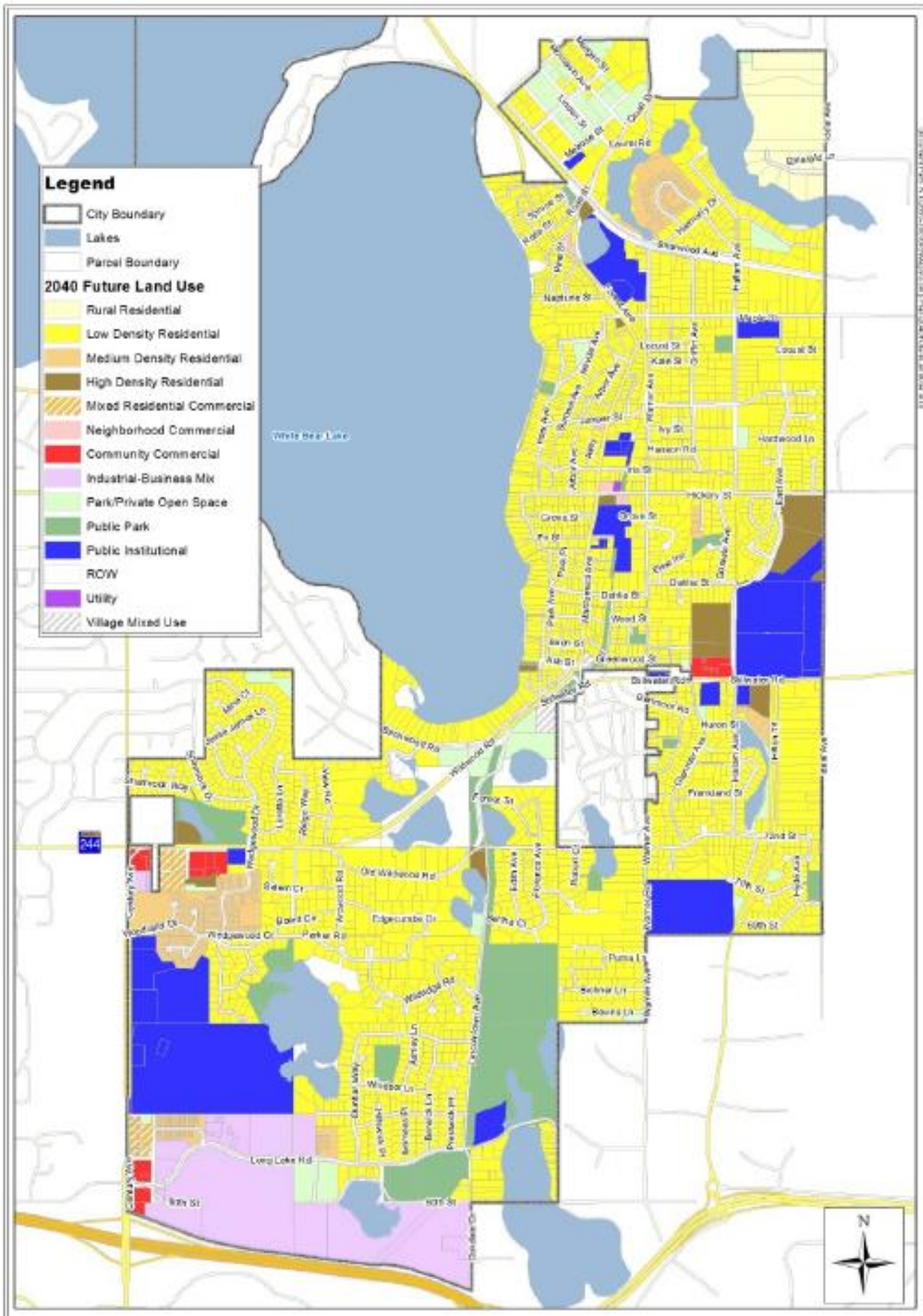


Figure 5. Land Guided for Affordable Housing

Land Guided for Affordable Housing 2021-2030

Mahtomedi

Washington county

Council Member Francisco J. Gonzalez, District 12

2021-2030 share of regional need for Affordable Housing: **22 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	4.64		12		75%		42
Mixed Residential-Commercial	2.70		12		50%		17

Total **7** **59**

Sufficient/~~(insufficient)~~ units possible against share of regional need: **37**

Affordable units built since 2021: **0**

Sufficient/~~(insufficient)~~ units possible adjusted for affordable units built: **37**

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

