

Community Development Committee

Meeting date: June 17, 2019

Environment Committee

Meeting date: June 25, 2019

For the Metropolitan Council meeting of July 10, 2019

Subject: City of New Brighton 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22061-1

District(s), Member(s): District 10, Peter Lindstrom

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

Staff Prepared/Presented: Eric Wojchik, Senior Planner, Local Planning Assistance (651-602-1330)
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 (CDC)

1. Authorize the City of New Brighton to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Land Use and Water Supply.

Recommendation of the Environment Committee (EC)

1. Approve the City of New Brighton's Comprehensive Sewer Plan component of the City's 2040 Comprehensive Plan.
2. Advise the City to implement the advisory comments in the Review Record for Wastewater Service.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of New Brighton 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. 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 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 Plan, including its Comprehensive Sewer Plan component, must be submitted to the Council.

Background

The City of New Brighton is located in northwestern Ramsey County, surrounded by the communities of St. Anthony, Columbia Heights, Fridley, Mounds View, Arden Hills, and Roseville (Figure 1).

The City of New Brighton 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	<i>2040 Water Resources Policy Plan</i> (Wastewater Services and Surface Water Management)	Conforms
Conformance	<i>2040 Regional Parks Policy Plan</i>	Conforms
Conformance	<i>2040 Transportation Policy Plan</i> , including Aviation	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 New Brighton 2040 Comprehensive Plan

Review File No. 22061-1, Business Item No. 2019-147 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, AICP, 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 regional park implementing agency for Regional Parks System components in the City of New Brighton, for which the Plan accurately describes the Regional Parks System components.

Regional Parks, Park Reserves, or Special Recreation Features located within the City include Long Lake Regional Park. Regional Trails located within the City include Highway 96 Regional Trail, Rice Creek North Regional Trail, and Rice Creek West Regional Trail (Figure 1). There are no state or federal recreation lands within the City.

Regional Transportation, Transit, and Aviation

Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) – (651-602-1724)

The Plan conforms to the *2040 Transportation Policy Plan (TPP)* adopted in 2015. 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.

Roadways

The Plan conforms to the Highways system element of the TPP. The City's Plan accurately accounts for the metropolitan highway system of principal arterials including planned additions and improvements identified in the Current Revenue Scenario. These include the reconstruction of I-35W and the addition of a MnPASS lane.

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 completed consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

Transit

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Areas II and III.

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses community roles related to its community designation as well as the opportunities and challenges related to its Transit Market Areas.

Bicycling and Walking

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of and connections to the Regional Bicycle Transportation Network (RBTN) and regional trails. The Plan proposes future bicycle facilities but has not indicated if they are 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. The Plan incorporates the work of the Connected Ramsey Communities Network into the City's bicycle and pedestrian planning.

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.

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.

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). 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; 8451, 2-NB-100, and 4-NS-523. All flow is treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 10,400 sewered households and 12,700 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 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 sewered 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) mostly in the local municipal (City) sanitary sewer system. The City has an annual inspection program whereby 25% of all municipal sewer mains are inspected and follow-up repair is completed. The Plan includes in its annual maintenance program \$200,000 for sewer main lining and replacement, and an additional \$150,000 for inspection and spot repair. The Plan also addresses repair needs as part of its annual Pavement Management Program. The Plan summarizes the efforts the City made between 2006 and 2010 in private property inspections for sump pump connections to the sanitary sewer system. A total of 429 illicit connections were found with 97% "fixed" after discovery. Nine years has elapsed since the inspection program and recognizing that home ownership can often

change during this time period, the Council recommends that the City consider performing re-inspections, perhaps focusing on the 429 locations that were originally found to be non-compliant with the ordinance.

The Plan describes the requirements and standards for minimizing I/I and references a City ordinance (No. 736) that prohibits discharge of clean water sources from sump pumps, foundation drains, cistern overflows, and rain leaders to the sanitary sewer system. The Plan also included a copy of City resolution (No. 06-018) which requires the disconnection of all illegal connections.

The Plan describes the sources, extent, and significance of existing I/I within the entire collection system. It does not provide a breakdown nor characterize the significance between the public collection system and private property sources. The Plan provides information that estimates that over half of the total housing units in the City were built prior to 1970. Private services for homes built prior to this time are at or over half a century in age, generally consist of clay tile pipe, and in many cases are nearing their normal life expectancy. The City should evaluate the potential impact that this portion of the collection system has on I/I.

Sewer Element Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Urban communities. It was found to be complete and consistent with Council policies 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.

Advisory Comments

1. Once approved, the City shall submit to the Council a copy of the final adopted Ordinance that requires the disconnection of any identified prohibited discharges to the sanitary sewer system.
2. It has been over 10 years since the City has performed a city-wide sump pump inspection program. The City should consider implementing another inspection program, and at a minimum focus on those properties that were found to be non-compliant during the 2006-2010 program.

Surface Water Management

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

The Plan is consistent with Council policy requirements and conforms to the Council's 2040 *Water Resources Policy Plan* for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans.

The City lies within the oversight boundaries of the Rice Creek Watershed District. The City submitted a draft Local Water Management Plan (LWMP) update to the Council on December 5, 2017. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watershed District in a letter dated January 10, 2018. The Watershed District approved the LWMP on June 13, 2018 and the City adopted the final LWMP on September 25, 2018. The Plan incorporates the City's April 2018 draft LWMP in Appendix E.

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 and as detailed below.

Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

The Plan includes the Council’s forecasts for the City (Table 2-1, Figures 2-2 and 2-3; Table 8-2). For reference, the Council’s forecasts are shown in Table 1 below.

Table 1 – City of New Brighton Forecasts

	Census 2010	Estimated 2017	Council Forecasts		
			2020	2030	2040
Population	21,456	22,875	22,300	23,100	24,100
Households	8,915	9,444	9,500	10,000	10,400
Employment	9,213	9,899	11,000	11,800	12,700

Average household size in New Brighton is higher than previously forecasted. Council staff recommended that the population numbers be revised upward. The City prefers to continue using previously-approved forecasts. The Council is willing to revisit the City’s population forecasts with a future amendment.

Chapter 3 of the Plan inventories land supply for future redevelopment and infill: 43 acres for redevelopment, 51 acres of infill or new development (Table 3.3). Much of this will be high density or mixed-use development. Council staff calculate that this land supply, developed at the midpoint of allowed density ranges, could accommodate 610 units during 2020-2030 and 428 units during 2030-2040. Council staff find this land supply sufficient for the City to reach 10,400 households in 2040.

Thrive MSP 2040 and Land Use

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The Plan is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. The Plan acknowledges the Thrive community designation of Urban (Figure 2 below). Thrive describes Urban communities as those that developed primarily during the economic prosperity between the end of World War II and the economic recession of 1973-1975. Urban communities are directed to target opportunities for more intensive development near regional transit investments and also 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. Further, Thrive directs Urban communities to plan for new development and redevelopment at densities of at least 10 units per acre.

The existing land uses in New Brighton are predominately residential (40%), most of the existing commercial/office (3%) and industrial areas (8.5%) are near transportation corridors. Approximately 11% of the City is parks/open space and 8.4% lakes (Figure 3).

The Plan is consistent with Thrive for land use and residential density policies for an Urban community designation. Thrive calls for Urban communities to plan for forecasted population and household growth at overall average densities of at least 10 units per acre, and target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the *2040 Transportation Policy Plan*.

The Plan identifies three mixed-use land use categories based on locational nodes throughout the City. Figure 3-3 in the Plan identifies “Potential Areas of Improvement in New Brighton.” Most redevelopment opportunities will occur at nodes within the City, primarily changing areas from commercial to mixed use. These areas focus on redevelopment, infill, and reinvestment in close proximity to transportation and transit connections. Much land in these areas will be redeveloped by 2040.

The Plan identifies new growth areas at densities that exceed Urban density policy minimums. The expected overall density of the new residential growth in the City is at least 11.2 units per acre as

shown in Table 2 below. This overall density is consistent with regional Urban community policies that require an average net residential density of at least 10 units per acre in areas of new development and redevelopment.

Table 2. Planned Residential Density, City of New Brighton

Category	2020-2040 Change				
	Density		Net Acres	Units	
	Min	Max		Min Units	Max Units
Medium Density Residential	6	12	0.47	3	5
High Density Residential	12	50	4.04	48	202
Mixed Use – Regional Node (35% res)	12	50	7.18	86	359
Mixed Use – Neighborhood Node (60% res)	8	40	7.18	62	311
Mixed Use – City Center Node (60% res)	12	50	23.10	277	1156
	TOTALS		42.58	477	2,033
			Overall Density	11.2	47.75

The Mixed Use node areas are expected to develop at a percentage share of residential, as shown in the table above. Calculations above reflect expected acres to develop as residential use – 35% for Mixed Use Regional Node, 60% for Mixed Use Neighborhood Node, and 60% for Mixed Use City Center Node were used in the calculations.

Advisory Comments

The Anticipated Residential Units by Decade Table, Table 3-4, on page 3-32, includes a row of total acres, and this total acreage appears to include non-residential land uses. For clarification, the table or narrative could include an explanation that clearly states this, or the total acres could be amended to a total acreage for the residential uses alone.

Housing

Reviewer: Hilary Lovelace, CD – Housing (651-602-1555)

The Plan is consistent with the 2040 Housing Policy Plan. The Plan identifies existing housing needs including ensuring an adequate supply of quality affordable housing, providing a wide variety of housing types to meet the needs of a diverse community at all stages of life, and maintaining existing housing stock. The City currently has more than 9,700 homes including nearly 3,600 multifamily units and more than 5,800 single-family homes. Roughly 3,700 homes are rented. The City currently has more than 600 publicly subsidized units. More than 6,800 housing units are currently affordable to households earning under 80% of Area Median Income (AMI); however, more than 2,150 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. Notably, there are roughly 700 units affordable to households with income at or below 30% AMI and more than 1,050 cost burdened households with incomes at or below 30% AMI.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 164 units, 84 of which are needed at prices affordable to households earning 30% of AMI or less, 29 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 51 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 6, 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 278 new housing units.

The housing implementation plan component of the Plan describes that the City will consider the development of a housing committee of residents to provide a forum for discussing housing issues and alternative solutions to housing problems in the City. The Plan also indicates that the City will consider issuing housing bonds, tax abatement and tax increment financing (TIF) to support the development of

units affordable to low, very low, and moderate-income households. The City states that it will partner with Ramsey County to explore meeting housing needs with home improvement programs, preservation of Low-Income Housing Tax Credit (LIHTC) properties, and the use of HOME and Community Development Block Grant (CDBG) funds.

Water Supply

Reviewer: David Brown, ES – Water Supply Planning (651-602-1072)

The Plan is consistent with WRPP policies for water supply, including the policies on sustainable water supplies, assessing and protecting regional water resources, and water conservation and reuse.

The Plan provides revised information on Public Water Supply in Chapter 8 - Community Facilities. Additionally, Appendix I of the Plan includes a new version of the City's local water supply plan (LWSP) template which has been revised since a version of the LWSP was submitted to the Department of Natural Resources (DNR) through their MPARS system for separate review on February 8, 2019.

The Council has reviewed the new LWSP which was received on April 25, 2019 as supplemental information to the 2040 Plan and is included in Appendix I of the Plan. The Council found the new LWSP to be complete and provided a detailed review of the LWSP separately to DNR to be included with their review. The DNR approved New Brighton's LWSP on May 23, 2019 and included the Council's comments in their approval letter.

Advisory Comments

The City must include the approved LWSP in the final adopted Plan.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that there are no public or privately-owned Community Wastewater Treatment Systems and one individual SSTS in operation in the City. The City indicates the remaining SSTS will continue to be inspected triennially and maintained consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council 2040 Water Resources Policy Plan requirements.

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 (4) required solar planning elements.

Aggregate Resource Protection

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

The Plan indicates, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are no viable aggregate resource deposits available for extraction within the City.

Historic Preservation

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The Plan contains a section on Historic Site Protection and has goals for protection in the Plan's land use goals, as required by the Metropolitan Land Planning Act. The City identifies its only property listed on the National Register of Historic Places: the Foss House located at 321 Silver Lake Road. The Plan includes a policy that commits to protect local resources and include assessments of historical and cultural resources for redevelopment projects through assessment programs.

Implementation

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The Plan includes an Implementation Chapter (Chapter 9), which includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, environmental regulations, neighborhood planning, master planning, housing and economic development strategies, process for comprehensive plan amendments, and details on the Capital Improvement Program (CIP). Chapter 9 also includes details on community engagement for implementation in a section entitled “Implementation Idea Cards.”

The Plan describes the official controls and fiscal devices that the City will employ to implement the Plan. Capital improvements planning is detailed in more detail in Appendix C.

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, plans of affected special districts, and school districts were identified.

Documents Submitted for Review

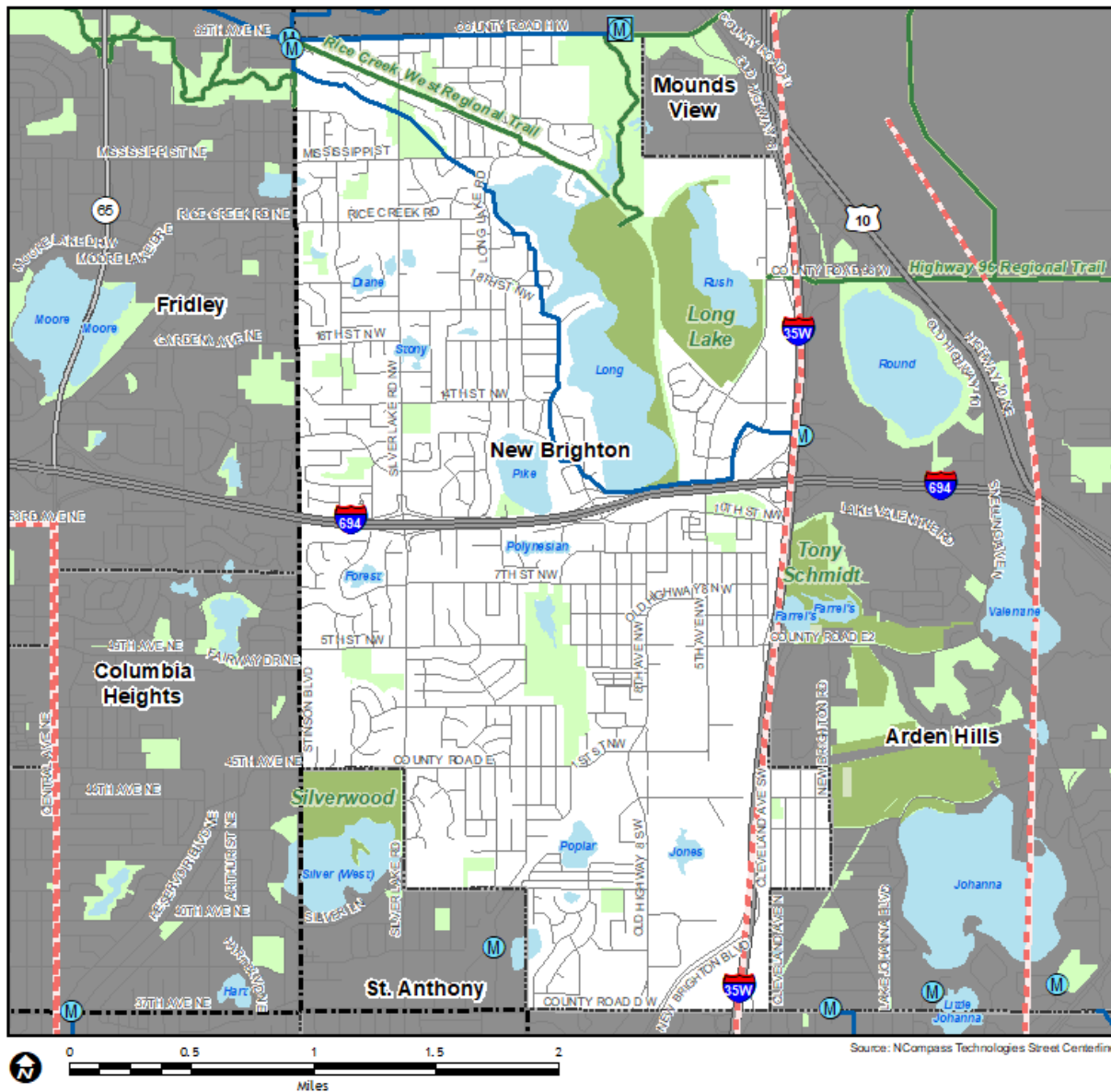
In response to the 2015 System Statement, the City submitted the following documents for review:

- December 5, 2017: Local Surface Water Management Plan
- February 3, 2017: Local Water Supply Plan
- August 28, 2018: New Brighton 2040 Preliminary Draft Comprehensive Plan
- December 17, 2018: New Brighton 2040 Comprehensive Plan
- December 18, 2018: Revised Local Water Supply Plan
- December 20, 2018: GIS Shapefiles for Sanitary Sewer Requirements
- December 20, 2018: Submission of SSTS data
- December 26, 2018: Revised Local Water Supply Plan
- April 3, 2019: Updated 2040 Comprehensive Plan Responding to Council Incomplete Items for Land Use, Wastewater, Water Supply, and Housing
- April 25, 2019: Supplemental 2040 Comprehensive Plan Information to address Incomplete Items for Water Supply
- April 25, 2019: Revised Water Supply Plan

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Future Land Use
- Figure 5: Potential Redevelopment Sites
- Figure 6: 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

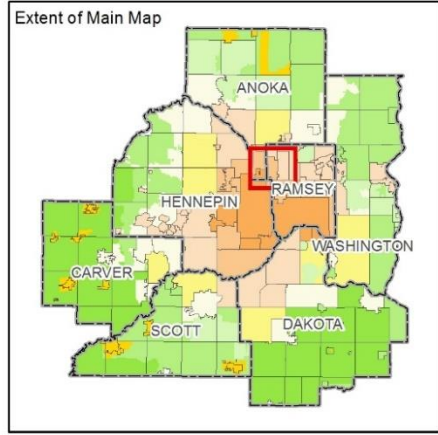
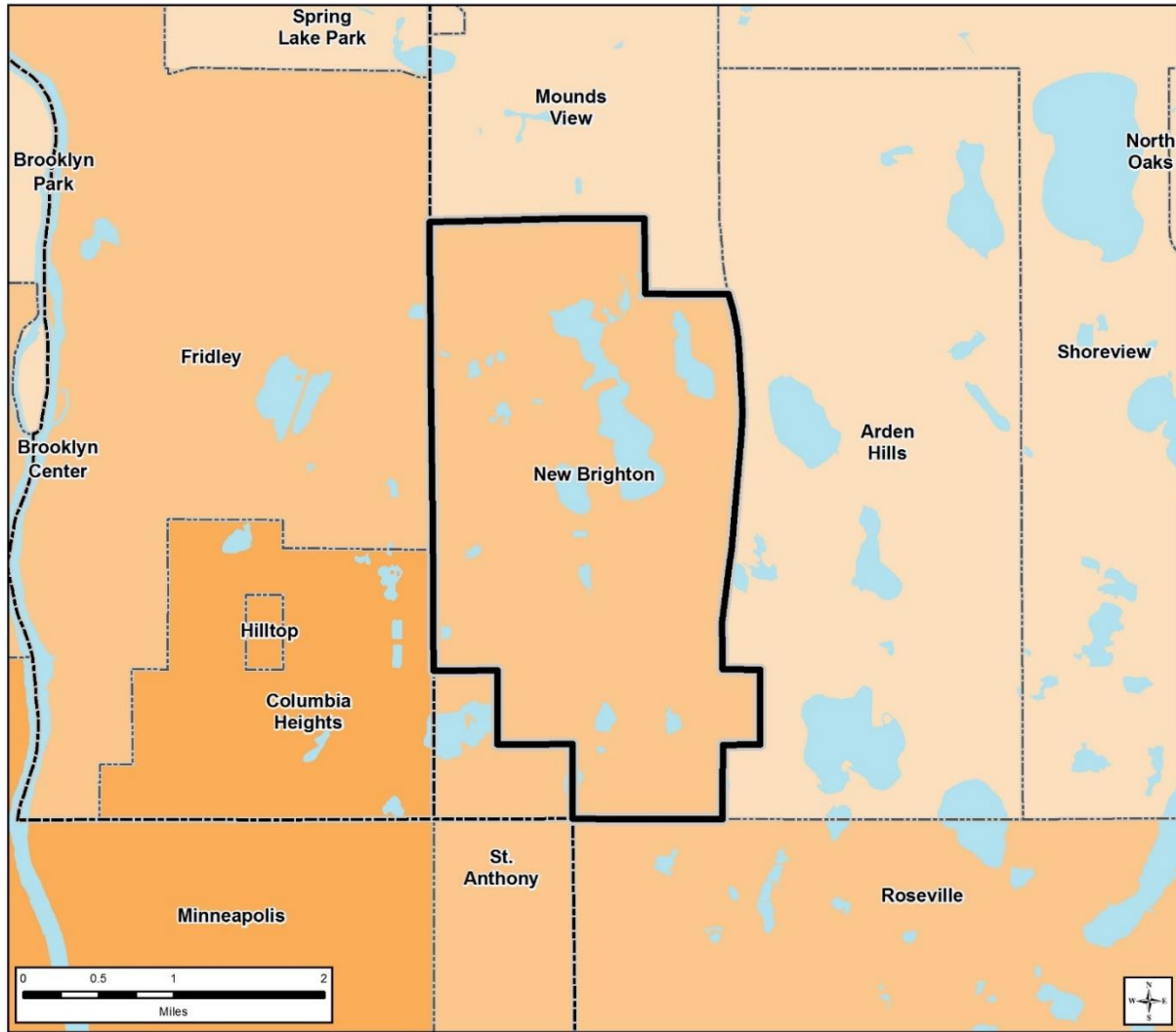
- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

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 Designations

**Community Designations
City of New Brighton, Ramsey 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

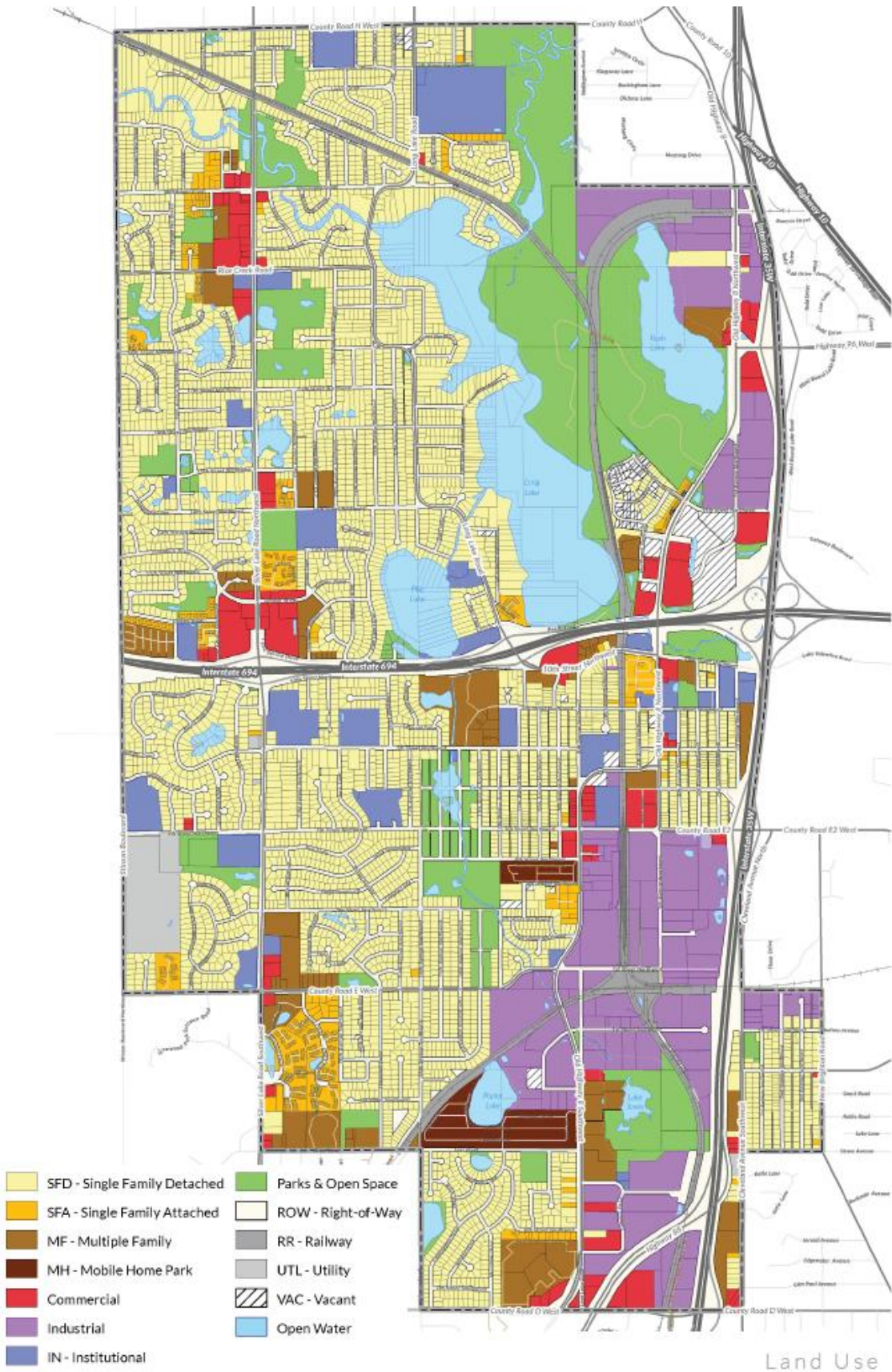


Figure 4. 2040 Planned Land Use

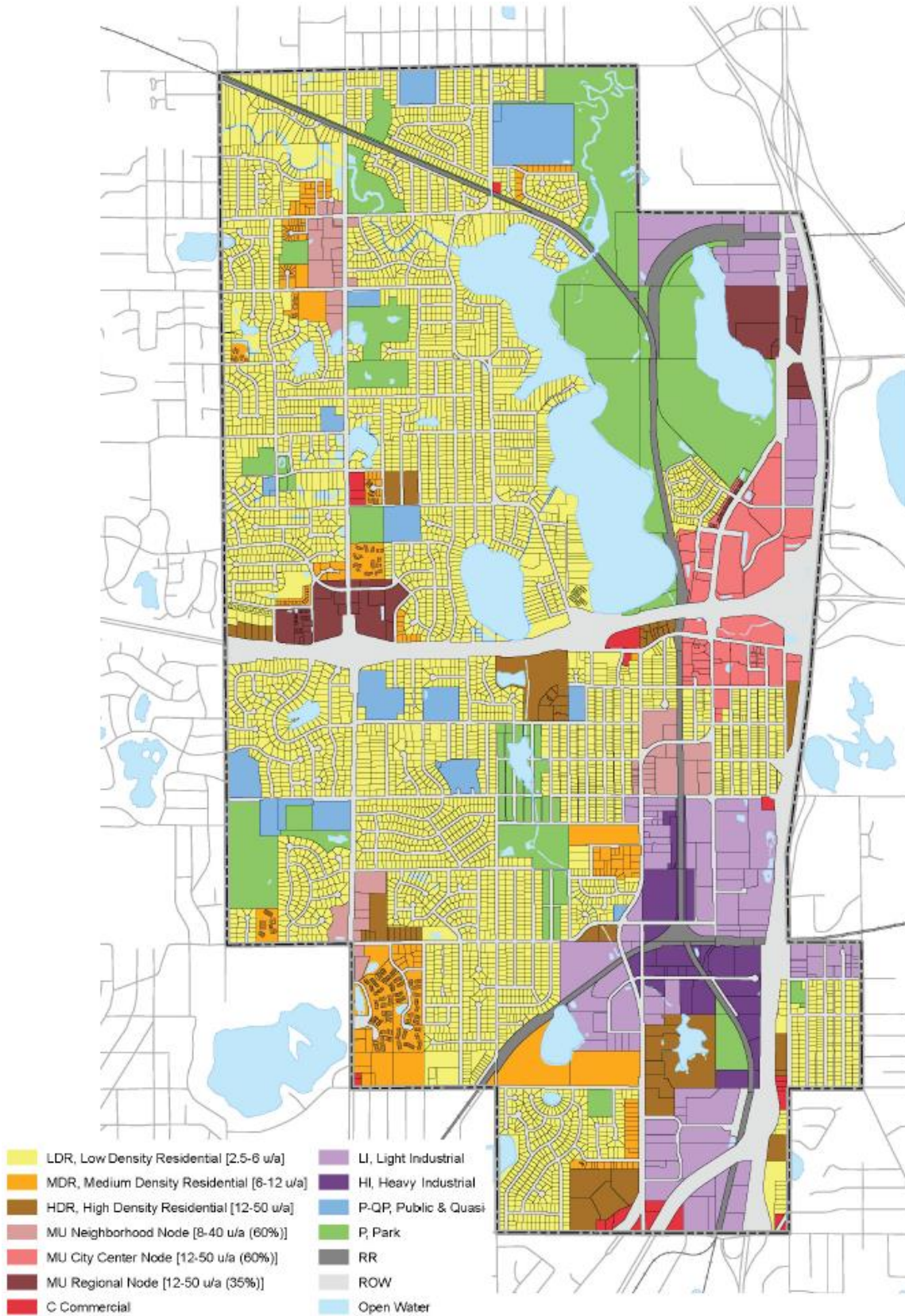


Figure 5. Potential Redevelopment Sites

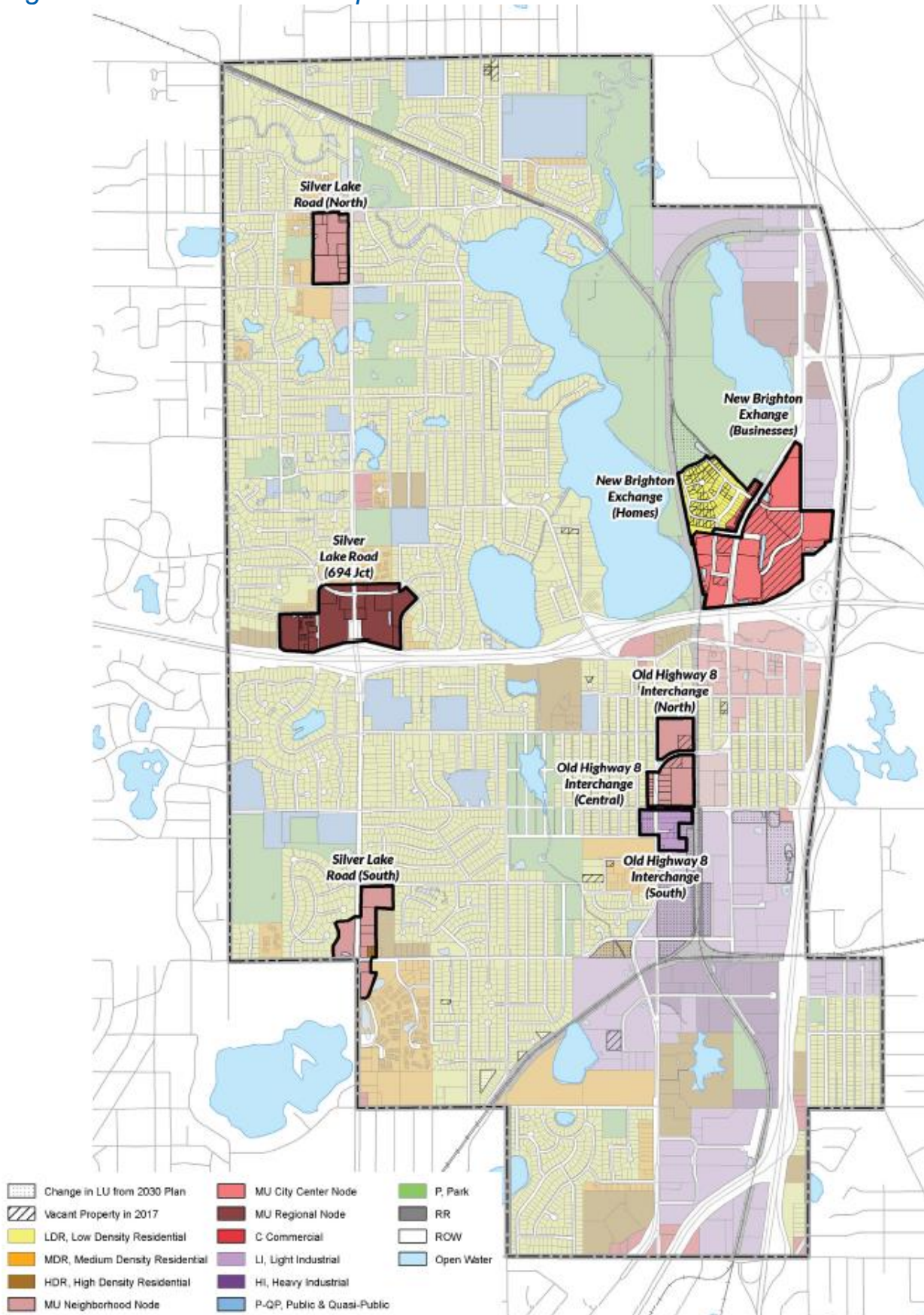


Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **164 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	2.83		12		100%		34
Mixed Use Regional Node	14.36		12		35%		61
Mixed Use City Center Node	19.27		12		60%		139
Mixed Use Neighborhood Node	9.07		8		60%		44
Total	45.53						278

Sufficient/*(insufficient)* units possible against share of regional need: **114**
 Affordable units built since 2021: **0**
 Sufficient/*(insufficient)* units possible adjusted for affordable units built: **114**
 Number of Comp Plan Amendments approved since Comp Plan Update: **0**

