

Community Development Committee

Meeting date: October 21, 2019

Environment Committee

Meeting date: October 22, 2019

For the Metropolitan Council meeting of November 13, 2019

Subject: City of Falcon Heights 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22192-1

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 (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

1. Authorize the City of Falcon Heights to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the City's Affordable Housing Need Allocation to 11.
4. Advise the City to implement the advisory comments in the Review Record for Wastewater, Surface Water Management, and Water Supply.

Recommendation of the Environment Committee

1. Approve the City of Falcon Heights's Comprehensive Sewer Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Falcon Heights 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 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

Background

The City of Falcon Heights is located in west-central Ramsey County. It is surrounded by the communities of Roseville, St. Paul, and Lauderdale.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines that "the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans" (Minn. Stat. § 473.175, subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment, and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent, 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 Falcon Heights 2040 Comprehensive Plan

Review File No. 22192-1, Business Item No. 2019-294JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

Regional Parks and Trails

Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)

The Plan conforms to the 2040 Regional Parks Policy Plan for the Regional Parks System element. Ramsey County is the Park implementing agency for the Regional Parks System components in the City of Falcon Heights, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Mississippi-Como Regional Trail Search Corridor (Figure 1). There are no State or Federal recreation lands within the community.

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). It accurately reflects transportation system components of the TPP and is 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 highway system element of the TPP. There are no metropolitan highways within the City's boundaries. The Plan accurately reflects the regional functional classification map. Larpenteur and Snelling Avenue are A-minor Arterials and Cleveland Avenue is an A-minor Reliever. Como, Fairview, and Hamline Avenues (north of Larpenteur) are "Other" minor arterials and Roselawn and Hamline Avenues (south of Larpenteur) are major collectors. The City has no minor collectors.

The Plan identifies all the required characteristics of the City's roadways, including existing and forecasted traffic volumes for principal and A-minor arterials. Traffic forecasts on Figure 17 reflect 2040 model projections produced by the Council. They are only slightly higher than today's traffic volumes, with Snelling and parts of Cleveland expected to be at capacity. There are no plans to widen any roads or reserve right-of-way for future expansions. The Plan includes discussion of MnDOT and Ramsey County guidelines to manage access along their roads, and the City has guidelines for City streets that are included in Table 20 of the Plan. The Plan has a section analyzing roadway safety and maps of roadway jurisdiction and number of lanes.

Transit

The Plan shows the City is in Market Area II and defines appropriate transit for that area. It maps and discusses the location of existing Metro Transit and University of Minnesota transit routes, and notes the City is also served by

Transit Link and Metro Mobility services. The Plan also includes proposals indicated in Metro Transit's 2015 Service Improvement Plan.

Aviation

The Plan conforms to the aviation system element of the TPP. There is no existing or planned airport near or within Falcon Heights, and no heliports or seaplane bases. The City's zoning code does not permit structures taller than 110 feet, so it is unlikely there would be any need to notify FTA about any structures taller than 200 feet.

Bicycling and Walking

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. There is discussion of both walking and biking. Sidewalks are identified in the text and Figure 18 shows existing bike lanes and multi-use trails. Figure 19 identifies the two Regional Bicycle Transportation Network (RBTN) alignments in the City, along Como Avenue and along Fairview/Gortner/University of the MN Transitway, and recommends Hamline Avenue as the preferred alignment for the broad RBTN corridor centered on Hamline Avenue. The Plan also reflects the Ramsey County bicycle plans. Figure 18 also identifies bicycle/pedestrian improvement corridors and proposed crossing improvements.

Freight

The Plan is consistent with freight policies of the TPP. The Plan includes heavy commercial vehicle traffic counts (Figure 23). There are no heavy truck generators, railroads, or barge facilities within 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 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 two Council Interceptors; 1-SP-224 and 1-SP-255. All flow is treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 2,410 sewer households and 5,900 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 that is consistent with Council policy for future sewer residential growth for Urban communities.

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 sanitary sewer systems; including a

summary of activities and programs intended to mitigate I/I from both public and private property sources.

The Plan describes the requirements and standards for minimizing I/I and references City Code (Section 50-35) that prohibits discharge of any surface waters into the sanitary sewer system from sump pumps, rain leaders, and passive drain tiles. The Plan also states that the City is currently proposing a revision to the existing ordinance to provide clarification for the disconnection of these sources if discovered. The City has indicated that it will implement an inspection program for all new and existing buildings for compliance with the revised ordinance. The Plan outlines continued future I/I mitigation efforts that include system inspection and rehabilitation efforts based on the findings of the inspections. Included in the Plan is a summary of the City's Capital Improvement Plan that identifies short- and long-range dedicated funding of approximately \$90,000 to \$130,000 per year on system improvements.

Comprehensive Sewer Plan 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 Comprehensive 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.

Advisory Comments

The City has indicated that it is currently considering a revision to the existing ordinance regarding clear water discharges to the sanitary sewer system to provide clarification for the disconnection of these sources if discovered. If the City revises the current Ordinance regarding the connection of sump pumps, rain leaders, and passive drain tiles to require their disconnection, a copy of the revised ordinance shall be submitted to the Council for our files.

Surface Water Management

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

The Plan is consistent with Council policy requirements and in conformance with the Council's WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Falcon Heights lies within the oversight boundaries of the Capitol Region and Rice Creek Watershed Districts. The City submitted a draft Local Water Management Plan (LWMP) update in August 2017. The Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watershed Districts in a letter dated September 8, 2017. The LWMP was approved by the Capital Region Watershed District on June 6, 2018 and by the Rice Creek Watershed District on June 13, 2018. The Plan incorporates the City's March 2018 version LWMP in an Appendix.

Advisory Comments

When available, we request that the City provide to the Council the date it adopted the final LWMP. We also request that the City provide the Council with a copy of the final adopted LWMP that will be included in the final Plan document that the City adopts, if it differs from the March 2018 version in the Plan submitted to the Council on August 20, 2019.

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 includes a revised forecast (Table 3 and Table 26) proposed by City planners in July 2019. Most of the residential growth expected is currently under development (at 1667 Snelling and 1750 Larpenteur), to be completed in 2020. At the same time, City and Council staff expect less nonresidential development and employment growth than previously forecasted. The proposed revision is shown in Table 1 below, with changes underlined.

Table 1. City of Falcon Heights Forecasts

	Census	Estimate	System Statement Forecasts			Revised Forecasts		
	2010	2018	2020	2030	2040	2020	2030	2040
Population	5,321	5,479	5,300	5,300	5,300	<u>5,900</u>	<u>5,900</u>	<u>5,900</u>
Households	2,131	2,172	2,200	2,200	2,200	<u>2,350</u>	<u>2,380</u>	<u>2,410</u>
Employment	5,298	5,202	5,800	6,100	6,400	<u>5,300</u>	<u>5,600</u>	<u>5,900</u>

The Council will officially revise its community-wide forecast and sewer-serviced forecast, simultaneous with Council action on the Plan.

With the forecast revision, the Council will also revise the 2021-2030 Allocation of Affordable Housing Need for Falcon Heights, as follows: 7 units at 30% AMI or less, 2 units at 31-50% AMI, and 2 units at 51-80% AMI; 11 units total. These targets are discussed and acknowledged in the Housing section of the Plan (page 25).

An analysis of land supply for future development and redevelopment is found in the Land Use section (Table 13). During 2021-2040, the City expects redevelopment of 11.3 acres guided for Mixed Use Residential, with a housing expectation of 76 units. This land supply accommodates the City-proposed forecast.

Thrive MSP 2040 and Land Use

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

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the *Thrive* community designation of Urban (Figure 2). *Thrive* describes Urban communities as having experienced rapid development during the post-World War II era, and exhibiting the transition toward the development stage dominated by the influence of the automobile.

The existing land uses in Falcon Heights are predominately residential (30%), most of the existing commercial/office use is located near transportation corridors. Given the presence of the University of Minnesota campus and Minnesota State Fairgrounds, the City has a disproportionately high percentage of institutional (33%) and agricultural (20%) land compared to other Urban communities. Approximately 2% of the City is parks/open space (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. The expected overall density of new residential growth in the City is at least 13.55 units per acre as shown in Table 2 below. This overall density is consistent with regional Urban community designation policies which require an average net residential density of at least 10 units per acre in areas of new development and redevelopment. Figure 4 shows the planned land use for the City.

Table 2. Planned Residential Density, City of Falcon Heights

Category	2018-2040 Change				
	Density			Min Units	Max Units
	Min	Max	Net Acres		
Mixed Use Residential*	12	46	3.05	37	140
Mixed Use Residential – TOD*	15	46	3.25	49	150
	TOTALS			85	290
	Overall Density			13.55	46.00

*50% residential

Figure 9, Areas of Potential Change, in the Plan (see Figure 5 of this report) identifies potential redevelopment areas along the Larpenteaur Avenue corridor, where Mixed Use Residential and Mixed Use Residential – TOD land uses are identified. In total, the redevelopment opportunities within the City amount to approximately 12.6 acres of land.

Station Area Planning

The Plan recognizes the existing transitway, A Line Bus Rapid Transit, that is part of the Current Revenue Scenario of the TPP and is currently in operation.

The TPP directs Urban communities with existing arterial Bus Rapid Transit to plan for new development and redevelopment at an average minimum of 15 residential units per acre and target 20-60+ units per acre within station areas (area within 5-minute walk or 1/4 mile). Planned densities for areas identified for redevelopment in station areas in Falcon Heights are consistent with the minimum density required in the TPP.

The City has been engaged in station area planning for many years. These improvements have included an increase in landscaped area, elimination of billboards and signage, new bus shelters, refurbished street lights, and improved pedestrian-scale connectivity. Along Snelling and Larpenteaur Avenues, the City is committed to improving the street and walkway configuration for pedestrians, accessibility, stormwater conveyance, and traffic flow.

Housing

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

The Plan is consistent with the 2040 Housing Policy Plan and Council housing policies. Falcon Heights is a small community situated between Minneapolis and St. Paul. Despite its small size, the City contains unique areas including University of Minnesota research fields and the Minnesota State Fair grounds. The City began to grow in the 1940s and became essentially fully developed by the 1990s. A modest amount of redevelopment is expected in the coming decades.

The Plan notes an estimated 2,254 housing units in 2015. While roughly 64% of those units were affordable to households earning 80% of the Area Median Income (AMI) or less (or \$68,000 for a family of four), affordable options decreased to 1% for households earning 30% AMI or less (or \$27,100). About 26% of the City’s households earning 80% AMI or less were currently housing cost burdened in 2015. The Plan notes that a focus on sustainability and resiliency is a priority for all residential rehabilitation or redevelopment.

The Plan acknowledges the City’s share of the region’s need for affordable housing in the 2021-2030 decade, which after a proposed forecast change to be approved concurrently with the Plan, is 11 units. With 5 acres of land guided for higher density residential development in that time period (see Figure 6), 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 includes the policies, programs, and other tools that the City could consider using to meet those needs. Tools the City would consider include Tax Increment Financing, site assembly, and Livable Communities Act program applications. For the preservation of naturally occurring affordable housing (NOAH) specifically, the City will explore NOAH funding partnerships.

Water Supply

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

The Plan is consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse. Because the City's water is supplied by Saint Paul Regional Water Services (SPRWS), the Plan includes the Department of Natural Resources (DNR) approved SPRWS local water supply plan in Appendix D.

Advisory Comment

If any changes are made to the SPRWS local water supply plan resulting from revised community population projections or other reasons, the SPRWS should resubmit its revised plan to the DNR and Council through the Minnesota Permitting and Reporting System (MPARS). Falcon Heights should then incorporate this revised local water supply plan into the 2040 Plan.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that the City is entirely served by the local sanitary sewer collection system which directs flow into the Metropolitan Disposal System for ultimate treatment at the Metropolitan Wastewater Treatment Facility in Saint Paul. There are no public or privately-owned Community Wastewater Treatment Systems or individual SSTS in operation within the City.

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 required solar planning elements.

Aggregate Resource Protection

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

The Plan is silent on the presence of aggregate resources in the City. The Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, does indicate the presence of aggregate resources that could potentially be available for mining. However, the parcels overlying those resources are controlled predominately by either the University of Minnesota or Minnesota State Fair, and the community itself is fully urbanized, making it unlikely that any of those resources will ever be excavated.

Historic Preservation

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

The Plan identifies Historic and Cultural Resources in Chapter 7 of the Plan along with goals and policies for historical resource protection. The Gibbs Farm site is on the National Register of Historic Places. The farmstead was settled in 1849, and the farmhouse was built in 1854, making Gibbs Farm one of the oldest non-native settlements in the area. The site was registered in 1975 and is now owned by the Ramsey County Historical Society, which operates it as a museum.

The Plan also identifies the University of Minnesota buildings and lands as culturally significant to the City and area. The City encourages efforts by these public institutions to preserve those buildings that have a historic value to the community. The City is home to a number of architecturally significant structures, most notably the former Harvest States building at the southwest corner of Snelling and Larpenteur. The unique University Grove neighborhood between Cleveland and Fulham is a district of individually-built, architect-designed homes constructed from the 1920s through the 1970s for the use of University faculty and staff.

Plan Implementation

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

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

Chapter 9 in the Plan identifies the methods and timeline for implementation of the Plan. The Plan includes a description of and schedule for any necessary changes to the capital improvement program, stormwater management plan, street improvements, the subdivision code, and the housing implementation program.

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

The proposed Plan is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

Documents Submitted for Review

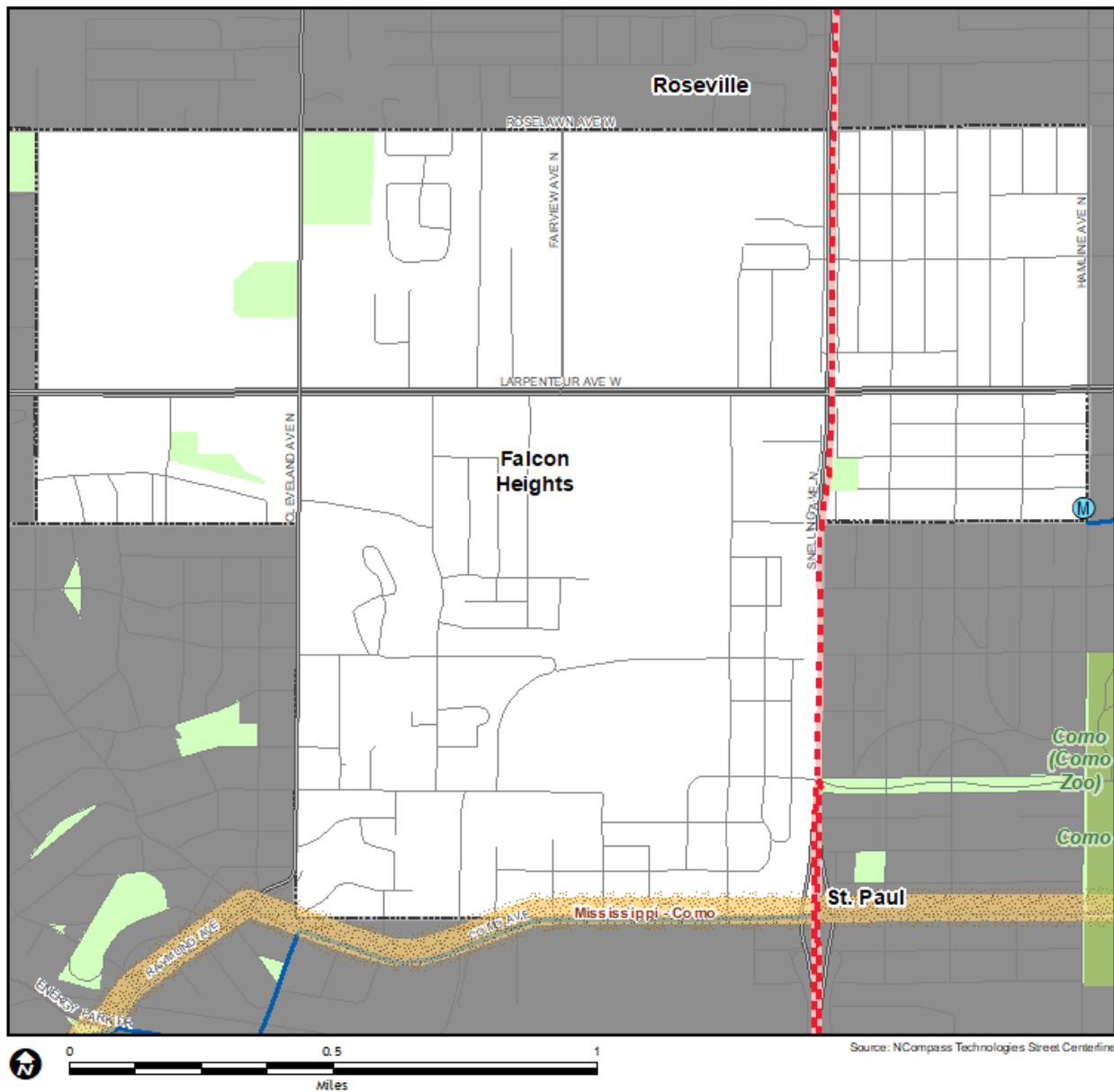
In response to the 2015 System Statement, the City submitted the following documents for review:

- January 17, 2019: Falcon Heights 2040 Comprehensive Plan
- May 3, 2019: Revised Falcon Heights 2040 Comprehensive Plan
- May 10, 2019: Revisions to Appendix C
- June 24, 2019: Revised Falcon Heights 2040 Comprehensive Plan
- July 11, 2019: Revised Falcon Heights 2040 Comprehensive Plan
- August 14, 2019: Revisions to housing and transportation sections
- August 20, 2019: Revised Falcon Heights 2040 Comprehensive Plan
- August 30, 2019: Revisions to housing section

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: Development and Redevelopment Areas Map
- Figure 6: 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

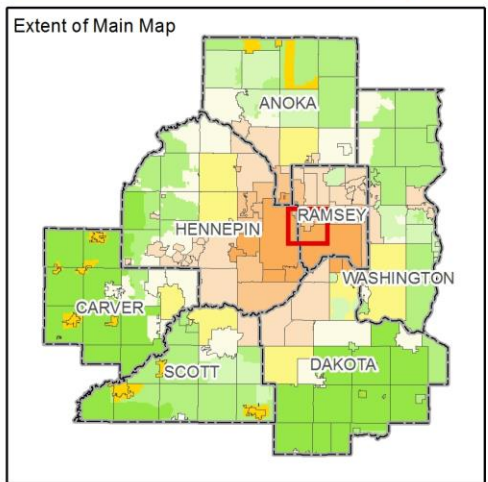
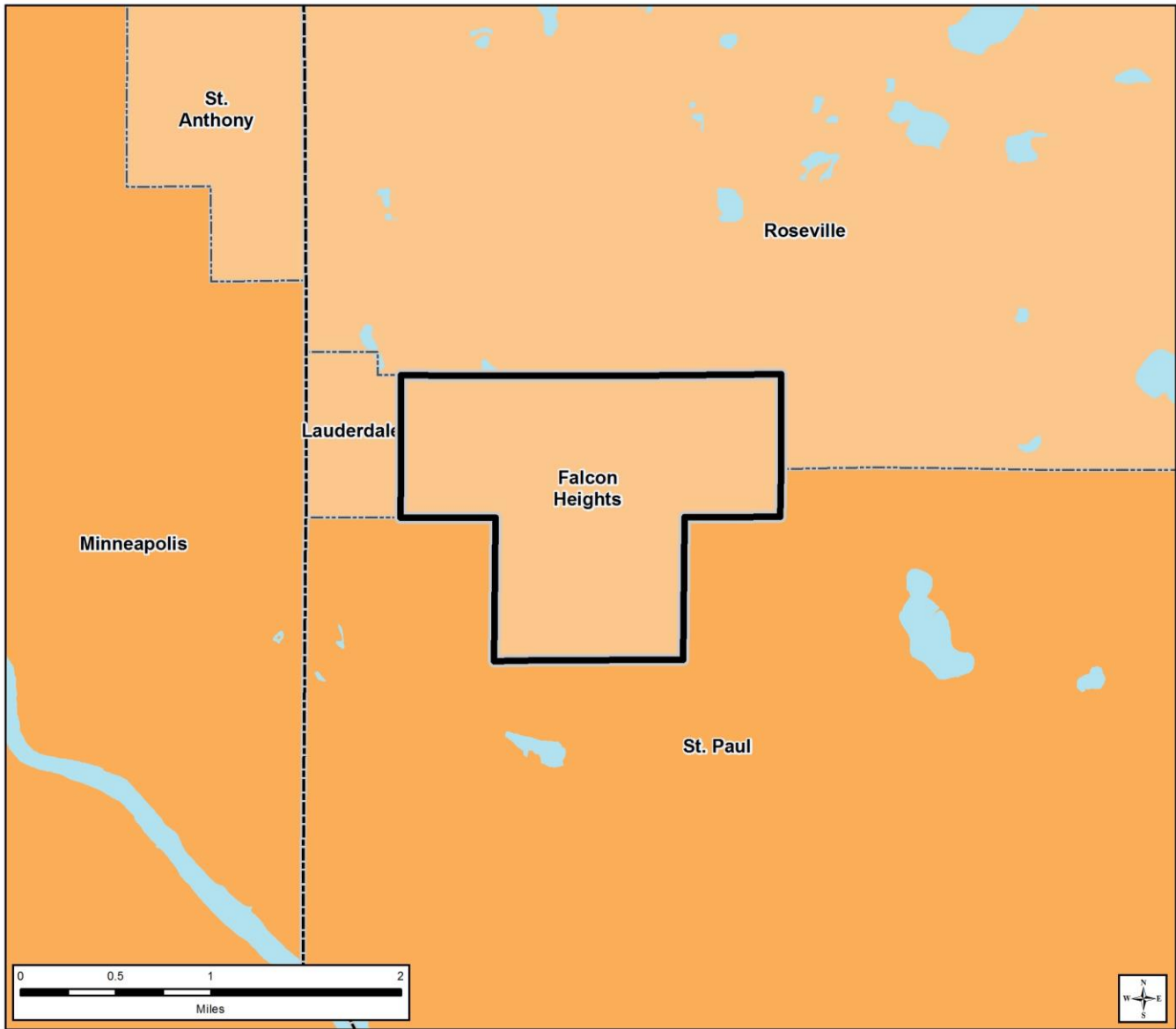
- M Meters
- L Lift Stations
- MCES Interceptors
- MTP MCES Treatment Plants

Regional Park Search Areas and Regional Trail Search Corridors

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

* Counties Transit Improvement Board (CTIB)

Figure 2. Thrive MSP 2040 Community Designations



Community Designations

- Outside Council planning authority
 - Agricultural
 - Rural Residential
 - Diversified Rural
 - Rural Center
 - Emerging Suburban Edge
 - Suburban Edge
 - Suburban
 - Urban
 - Urban Center
- County Boundaries
 City and Township Boundaries
 Lakes and Major Rivers

Figure 3. Existing Land Use

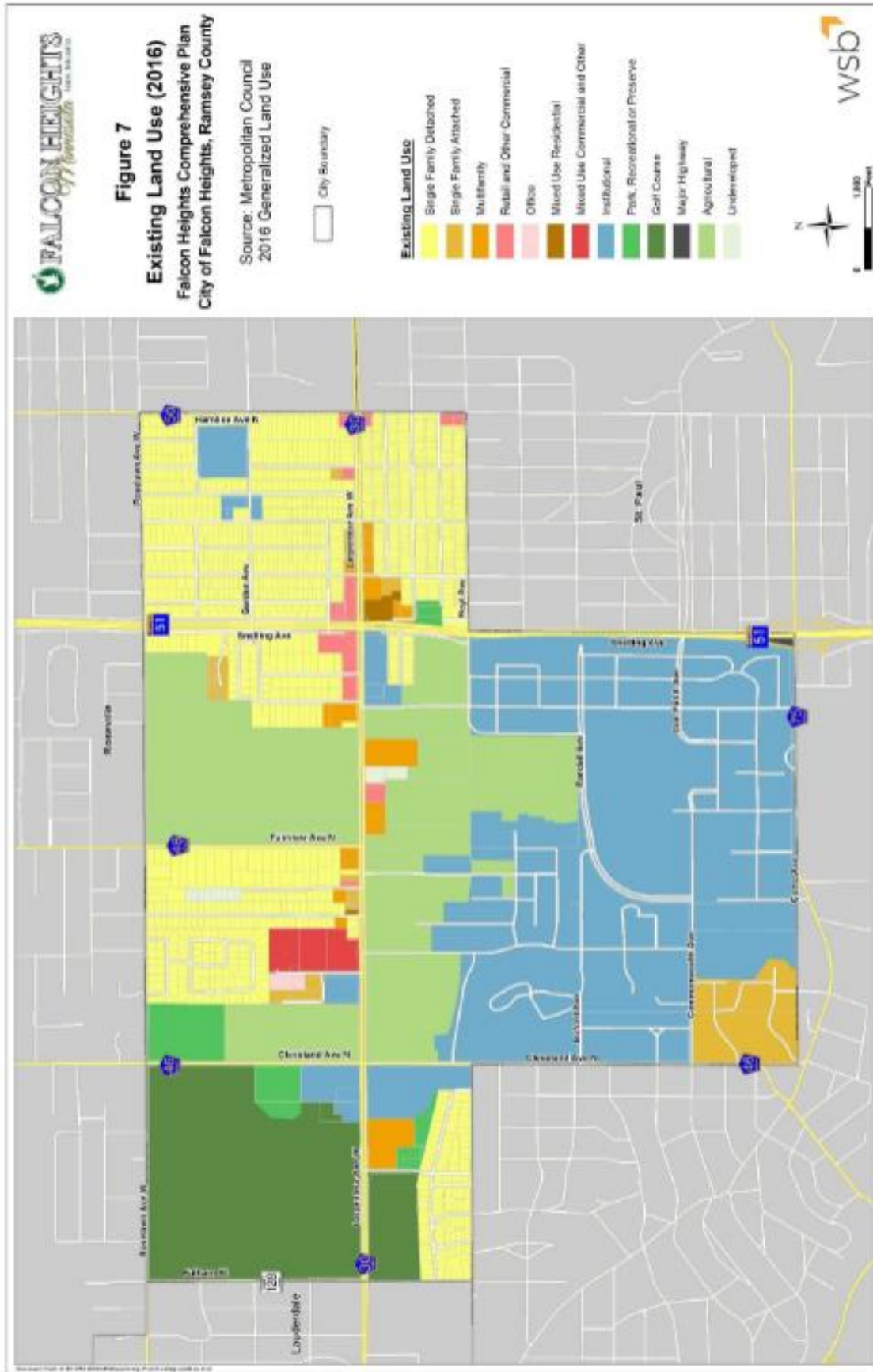


Figure 4. 2040 Future Land Use

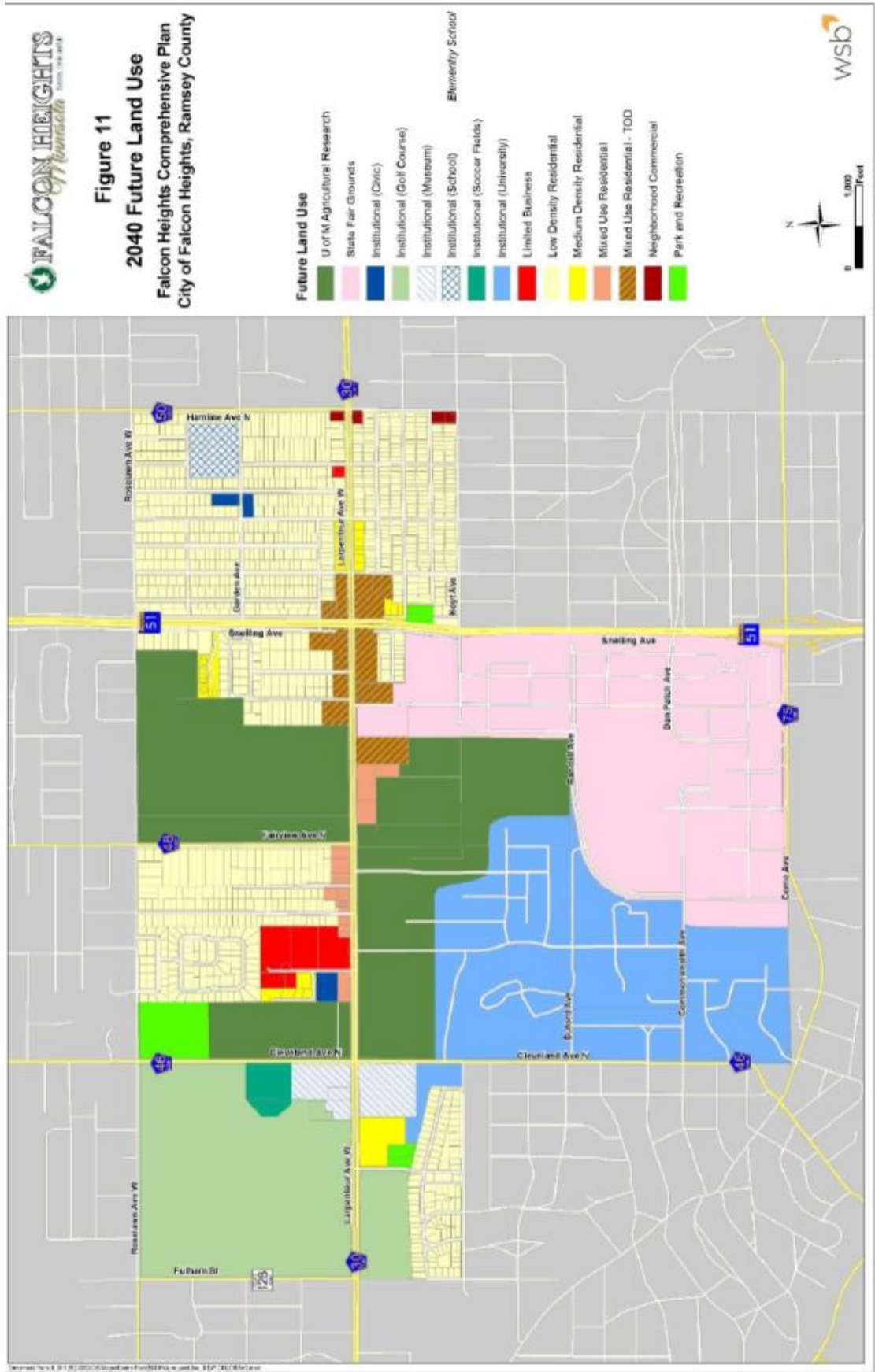


Figure 5. Development and Redevelopment Areas Map

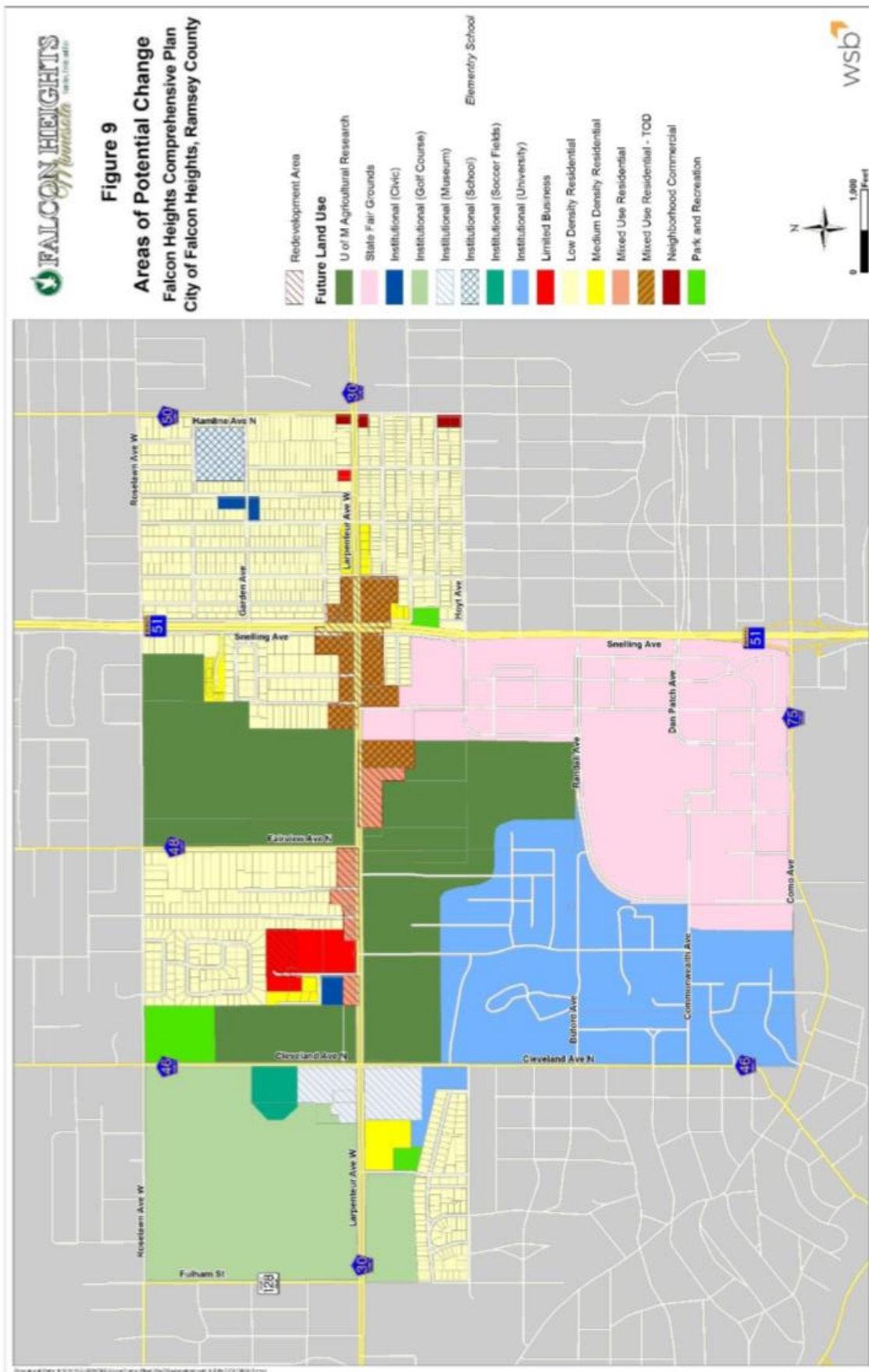


Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **11 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
Mixed Use Residential	2.00		12.00		50%		12
Mixed Use Residential - TOD	2.50		15.00		50%		19
Total	5						31

Sufficient/*(insufficient)* units possible against share of regional need: **20**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **20**

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

