

Community Development Committee

Meeting date: September 16, 2019

Environment Committee

Meeting date: September 24, 2019

For the Metropolitan Council meeting of October 9, 2019

Subject: City of Stillwater 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22281-1

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 (651-602-1832)
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 Stillwater to place its 2040 Comprehensive Plan into effect.
2. Revise the City's Sewer-Serviced forecast downward as shown in Table 2 of the attached Review Record.
3. Advise the City to implement the advisory comments in the Review Record for Transit.

Recommendation of the Environment Committee

1. Approve the City of Stillwater's Comprehensive Sewer Plan.

Advisory Comments

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

Background

The City of Stillwater is located in east central Washington County. It is surrounded by the communities of Stillwater Township, Oak Park Heights, Lake Elmo, and Grant.

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 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

The Metropolitan Council awarded the City a Planning Assistance Grant of \$32,000 to complete its 2040 comprehensive plan. The first half of this grant was paid to initiate the local planning process. The second half of the grant will be paid after Council authorization of the City's plan, local adoption, and the City's submittal of final reporting requirements.

Known Support / Opposition

There is no known local opposition to the 2040 comprehensive plan.

REVIEW RECORD

City of Stillwater 2040 Comprehensive Plan

Review File No. 22281-1, Business Item No. 2019-256 JT

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

Conformance with Regional Systems

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

Regional Parks and Trails

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

The Plan conforms to the 2040 Regional Parks Policy Plan (RPPP) for the Regional Parks System element. Washington County is the Park implementing agency for Regional Parks System components in the City of Stillwater, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Central Greenway and Middle St. Croix Valley regional trail search corridors. The Plan appropriately acknowledges State lands within the community, including the Brown's Creek State Trail.

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 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 Roadways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials.

The Plan identifies a proposed new or improved interchange at CSAH 15/Manning Avenue and TH 36 that has been reviewed and approved by the MnDOT/Metropolitan Council joint interchange committee.

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 is 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 a Freestanding Town Center within Transit Market Areas II, III, IV, and V.

The Plan references the TH 36 transitway that is part of the Increased Revenue Scenario in the TPP. The Plan's maps and narrative acknowledge the uncertainty of this transitway.

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

Advisory Comments

Council staff offer the following minor corrections in the Plan:

- Page 9-36
 - After revisions to correct outdated information, the section on Existing Transit Services and Facilities no longer includes necessary information about existing dial-a-ride service in the City. The Plan should explicitly state that Transit Link is available to Stillwater residents. The description of Transit Link service should include that Transit Link is the Twin Cities' shared dial-a-ride service for the general public and is available within the Twin Cities metro area where regular fixed-route transit service is more than a 1/2 mile away (1/4 mile in winter). Transit Link is for trips that can not be accomplished on regular transit routes alone. More information about Transit Link can be found at: <https://metro council.org/Transportation/Services/Transit-Link.aspx>
 - Please note that Metro Mobility service is not available 24 hours a day in Stillwater as described in the Plan. This should be corrected for accuracy. It is available weekdays 5:15 a.m. - 6:45 p.m., and Saturdays and Sundays 8 a.m. - 4 p.m. Metro Mobility hours are available online for each community at: <https://metro council.org/Transportation/Services/Metro-Mobility-Home/Trip-Providers-Areas-Hours.aspx>
- On Page 9-37, regarding Park and Rides, the St. Croix Valley Recreation Center is served by Route 294, not 274.

Aviation

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions, and addresses seaplane use.

The Plan identifies the Lake Elmo Airport and addresses elements of its long-term comprehensive plan. The Plan addresses issues including land use compatibility, noise sensitivity, and the protection of airspace from obstructions.

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, including accessibility to freight terminals and facilities. These specific needs include truck travel reliability, especially in the TH 36 corridor.

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.

The City's planned land uses and areas identified for development and redevelopment can accommodate the TAZ forecasted allocations in the Plan, and at densities consistent with the City's Thrive community designation of Suburban.

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 a local City-owned trunk sewer that is connected directly to the Council's St. Croix Valley Wastewater Treatment Plant in Oak Park Heights where it is treated. The Plan projects that the City will have 9,570 sewered households and 10,400 sewered 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 sewered forecasts as stated in the sewer element of the Plan.

The Land Use Plan reflects an overall minimum residential sewered density that is consistent with Council policy for future sewered residential growth for Suburban 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 29-5) that prohibits the connection of clear water sources from sump pumps, rain leaders, and cisterns to the sanitary sewer system. The Plan also states that the City will pursue an additional Ordinance at some time in the future that would require the disconnection of such connections once discovered. The Plan states that the City would seek financial assistance to start such a program. The City has an annual I/I mitigation program that includes televised inspection of 4 to 5 miles of the public collection system and I/I mitigation work that includes manhole rehabilitation and cover replacement, and pipelining. The program also includes an inspection of any property where a permit is required, for remodeling or compliant sump pump connections, and sends out an annual educational publication to its residents regarding I/I issues.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering both the public and private property sewer systems. The Plan states that approximately 9.5% of the City's total average flow is attributable to I/I, and approximately 21% of the City's peak, wet weather, monthly flow is from I/I. The Plan states that approximately 38% of the homes within the City were built prior to 1970 where clay tile services were standard and that many of these homes are near the St. Croix River and can be impacted by high river stages. The City suspects that much of its I/I is entering the collection system in these areas since there is a direct correlation between time of high river elevation and increased system flow.

Sewer Element Comments

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. 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 Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Council for its records.

Surface Water Management

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

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. Stillwater lies within the oversight boundaries of the Browns Creek and Carnelian-Marine-Saint Croix Watershed Districts, and the Middle Saint Croix Watershed Management Organization. The City submitted a draft Local Water Management Plan (LWMP) update to the Council in November 2017. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated December 15, 2017. The LWMP was approved by the Browns Creek and Carnelian-Marine-Saint Croix Watershed Districts on January 10, 2018 and by the Middle Saint Croix Watershed Management Organization on January 11, 2018. The City adopted the final LWMP on August 1, 2018. The Plan incorporates the City's final 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, as detailed below.

Forecasts

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

The Plan includes the Council forecasts for Stillwater (Plan tables 1.1, 1.2, 1.3, 1.6, 2.3, 4.1, 7.1, 9.1). For reference, Council's forecasts are shown in Table 1 below.

Table 1. City of Stillwater Forecasts

	Census	Estimated	Council Forecasts		
	2010	2018	2020	2030	2040
Population	18,227	19,915	20,600	21,800	22,800
Households	7,076	7,674	8,400	9,000	9,600
Employment	9,628	9,910	10,700	11,300	11,700

Note: The figures for 2018-2040 include the annexation of land formerly located in Stillwater Township.

The Water Resources Chapter includes a sewer-serviced forecast table (Plan table 10.2). The City has requested a revision of the sewer-serviced forecast, as follows in Table 2, to reflect staging expectations following the annexation of land formerly located in Stillwater Township.

Table 2. Sewer-Serviced Forecast: Stillwater (St. Croix Valley Plant)

	Estimated	Revised Forecasts		
	2010	2020	2030	2040
Population	17,590	19,967	21,167	22,167
Households	6,833	8,157	8,757	9,357
Employment	9,428	10,498	11,098	11,498

The Council will approve revision of the sewer-serviced forecast simultaneous with Council action on the Plan.

Growth and development in Stillwater have lagged what was forecasted at the time of System Statements issuance. Council staff have advised a reduction of the employment, households, and population time-series. The City is not requesting such revision.

The Land Use Chapter describes land supply for future development. Table 2.5 in the Plan calculates the expected housing in specific categories and at targeted sites. Table 2.5 also presents a housing capacity of 988 to 2164 additional units. This land supply is sufficient to accommodate the growth forecast (1,926 additional households) at the upper end of allowed densities.

Thrive MSP 2040 and Land Use

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

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the *Thrive* community designation of Suburban (Figure 2). *Thrive* describes Suburban communities as those that have experienced continued growth and expansion during the 1980s and early 1990s, and typically have automobile-oriented development patterns at significantly lower densities than in previous eras.

Suburban communities are expected to plan for forecasted population and household growth at average densities of at least five units per acre for new development and redevelopment, and target opportunities for more intensive development near regional transit investments. Plans are also required to identify areas for redevelopment, particularly areas that are well-served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing.

As shown in Figure 3, the existing land uses in Stillwater are predominately residential (35.97%), open water or wetland (16.40%), and parks, trails and recreation (10.36%). Approximately 5% each of the City is commercial and industrial.

The Plan is consistent with *Thrive* for land use and residential density policies for a Suburban community designation. *Thrive* calls for Suburban communities to plan for forecasted population and household growth at overall average densities of at least five units per acre. Table 2 shown below, details the overall density for the City. Between 2018-2040, the City plans to develop at 7.03 units/acre, consistent with Council policy.

Table 3. Planned Residential Density, City of Stillwater

Category	2018-2040 Change				
	Min	Max	Net Acres	Min Units	Max Units
Low Density Residential	1	4.4	4.13	4	18
Low/Medium Density Residential	5	9.7	65.42	327	635
Medium Density Residential	6	14.5	51.12	307	741
Highway Mixed Use*	12	25	136.53	492	1024
Downtown Mixed Use*	12	25	4.84	17	36
TOTALS			262.04	1146	2454
			Overall Density	7.03	15.05

*30% residential

The Plan highlights specific areas of change and areas of focus in the Future Land Use Map (Figure 4) including the expansion of the Neighborhood Commercial land use designation and the addition of the Community Commercial and Highway Mixed Use categories. Highway Mixed Use is predominately planned for parcels on the north side of Highway 36 between Highway 5 and Highway 66.

Housing

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

The Plan is consistent with the *2040 Housing Policy Plan (HPP)*. As of 2016, the City has nearly 8,000 homes including more than 1,500 multifamily units and nearly more than 6,000 single-family homes. Roughly 1,800 homes are rented. More than 4,800 housing units are currently affordable to households earning under 80% of Area Median Income (AMI). More than 1,350 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. Notably, there are nearly 300 units affordable to households with income at or below 30% AMI and more than 360 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance in existing housing stock, variety of housing types, expanding housing affordability, and creating mixed-use opportunities including live/work units. The City has 727 publicly subsidized units, including 145 age-restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 227 units; 117 of which are needed at prices affordable to households earning 30% of AMI or less, 80 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 30 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 six units per acre to allow for development of 97 housing units to meet the need for units between 51 and 80% of AMI and 12 units per acre to allow for development of at least 210 new housing units to meet the need for units affordable to households earning 50% of AMI or less.

The housing implementation plan component of the Plan describes that the City will establish a Housing Improvement Area to make funds available for updating and maintaining homes. The Plan also indicates that the City will evaluate their regulations to make sure that there are not barriers to maintaining and preserving affordability. The City states that they will partner with Washington County CDA to provide affordable housing for the elderly and families.

Water Supply

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

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.

The City prepared a Local Water Supply Plan in 2017 that was submitted to the Minnesota Department of Natural Resources and approved on April 27, 2019.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that there are approximately 250 SSTS and no public or privately-owned Community Wastewater Treatment Systems in operation in the City. Washington County administers the SSTS program and oversees the installation, operation, and maintenance management of SSTS within the City. Washington County Ordinance #206 is consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council WRPP 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 required solar planning elements.

Aggregate Resource Protection

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

The Plan identifies, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, the presence of minor deposits of aggregate resources along the eastern edge of the City. The resources are located either within the Lower St. Croix National Scenic Riverway District or within urbanized areas of the City and are no longer available for mining.

Historic Preservation

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

The Plan appropriately addresses historic preservation within the City. The Plan identifies in Chapter 5 Historic Resources, that as one of the oldest cities in Minnesota, the City will strengthen their preservation planning framework by examining existing needs and identifying new opportunities. The Historic Resources Advisory Committee, Heritage Preservation Commission, and the City developed goals, objectives, policies, and an implementation strategy to ensure that the City's historic preservation vision is met.

Plan Implementation

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

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. The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan. Specific implementation strategies are contained in individual chapters of the Plan, with capital improvements planning detailed in the appendix.

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

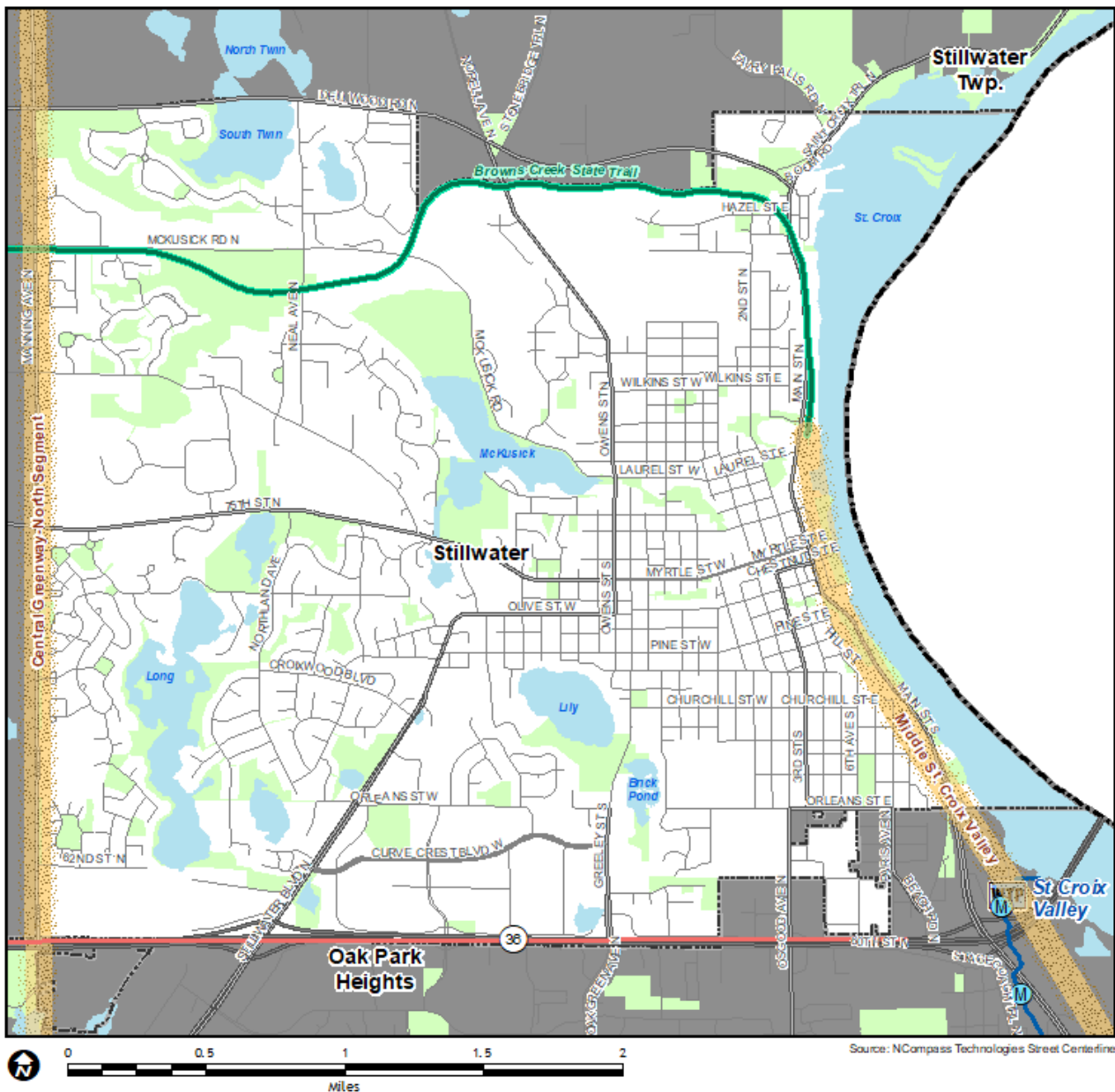
In response to the 2015 System Statement, the City submitted the following documents for review:

- May 23, 2019: Stillwater 2040 Comprehensive Plan
- July 2, 2019: Revisions to transit, freight, parks, forecasts, environment, water supply, land use, housing, and implementation

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Planned Land Use
- Figure 5: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Source: NCompass Technologies Street Centerline

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

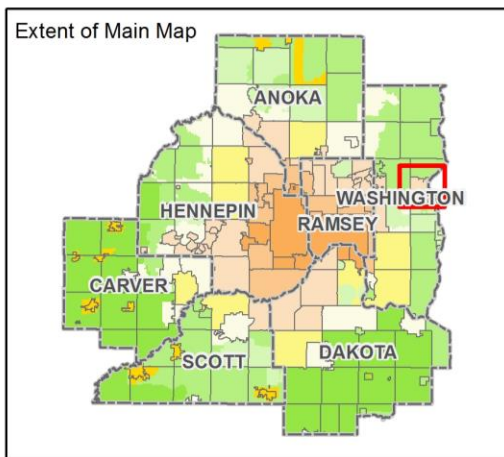
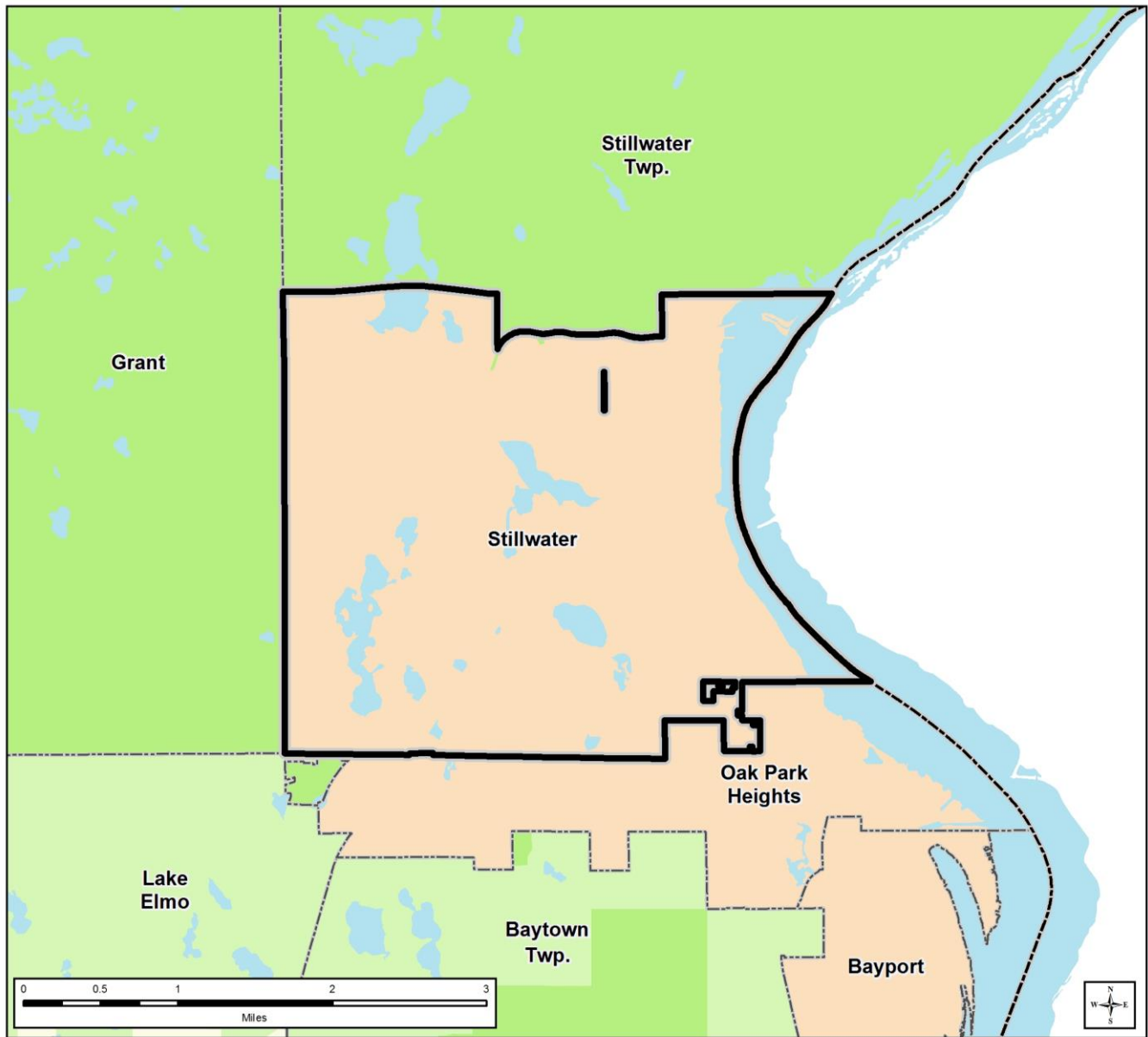
- Wastewater**
- M Meters
 - L Lift Stations
 - MCES Interceptors
 - M MCES Treatment Plants

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



Existing Land Use

- City Limit
- Existing Land Use
- Commercial
- Industrial
- Vacant or Agricultural
- Residential (1 Unit)
- Residential (2 Units)
- Residential (3-4 Units)
- Residential (4+ Units)
- Residential (Misc.)
- Institutional
- Open Space
- Parks, Trails and Recreation
- Open Water or Wetland
- Right-of-Way

Note: Existing land uses are based on Washington County Property Record data as of January 1, 2018. The data depicts "general" land use categories and may not be an accurate representation of a property's land use.

Please visit <https://mn-washington.manatron.com/> for more information.

Figure 2.1: Existing Land Use



PLAN OF STILLWATER

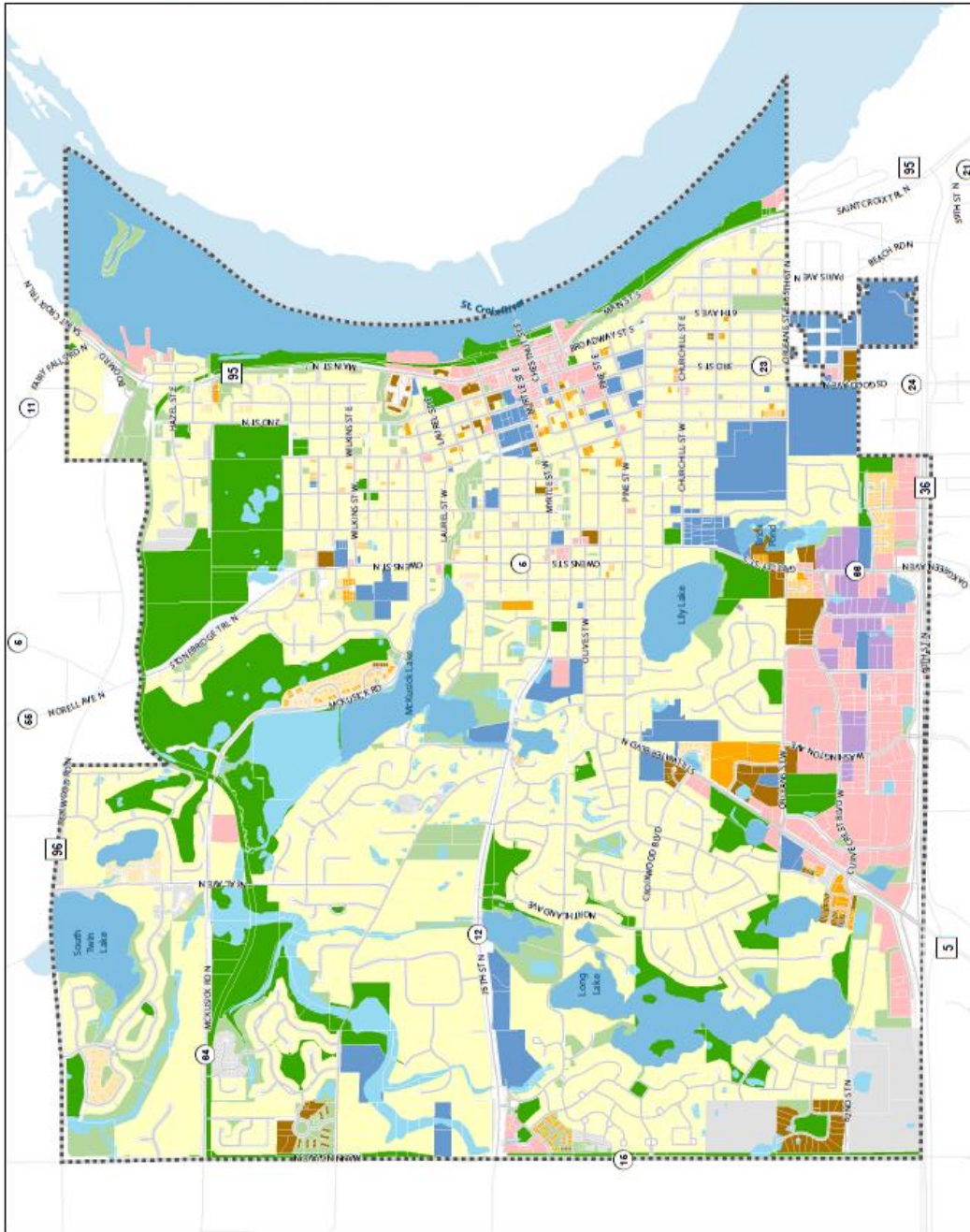


Figure 4. 2040 Planned Land Use



Future Land Use Plan

- City Limit
- Future Land Use
- Very Low Density Residential
- Low Density Residential
- Low/Medium Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Downtown Mixed Use
- Business Park/Industrial
- Highway Mixed Use
- Institutional
- Research, Development Park
- Park, Rec or Open Space
- Marina
- Wetland
- Open Water
- ROW

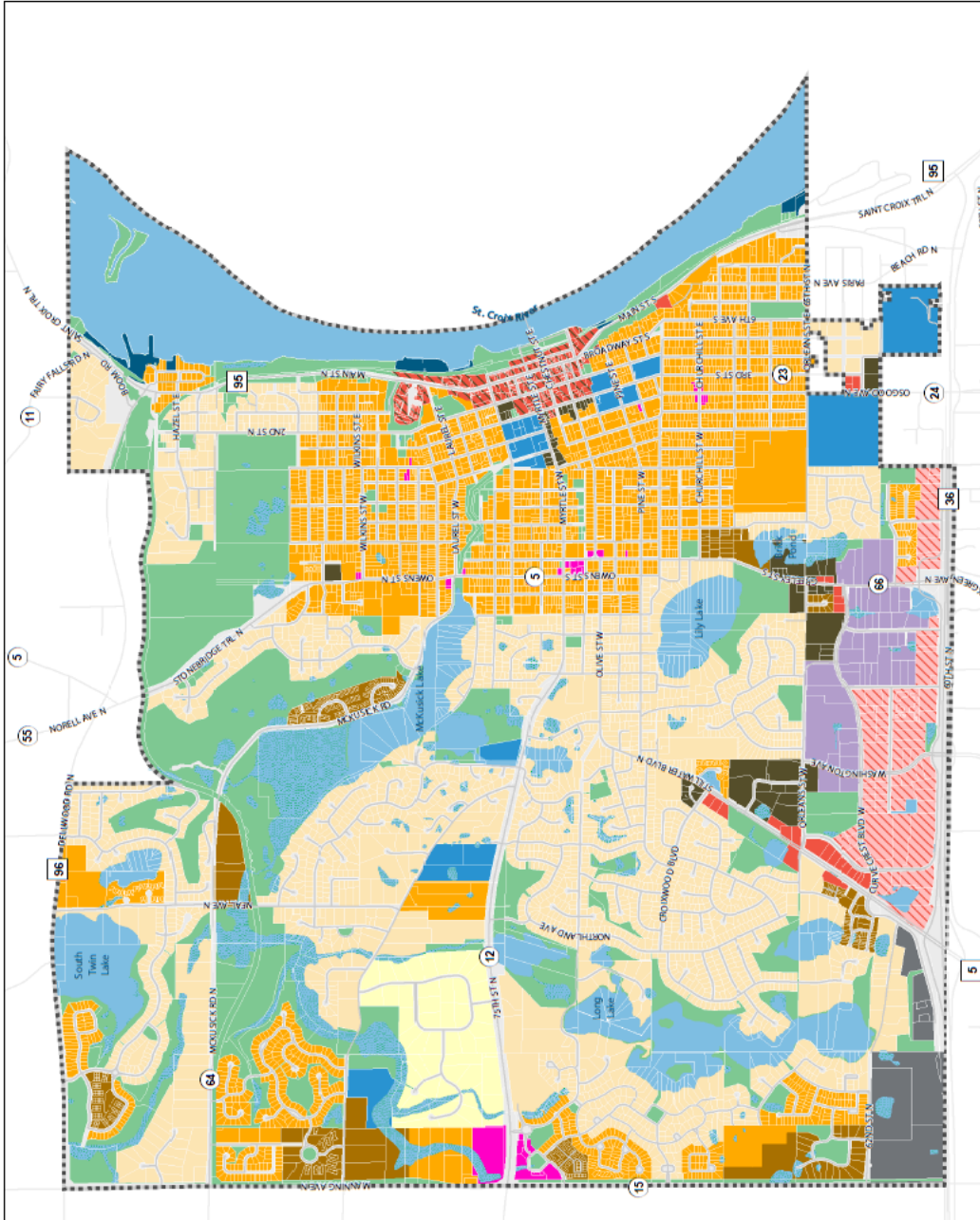


Figure 2.11: Future Land Use



PLAN OF STILLWATER

Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing at 50% AMI and Below:	197 units
2021-2030 share of regional need for Affordable Housing between 51 to 80% AMI:	30 units
TOTAL 2021-2030 share of regional need for Affordable Housing:	227 units
2021-2030 total regional need for Affordable Housing:	37,900 units

	Available Acres	×	Minimum Density <i>(units per acre)</i>	×	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
Downtown Mixed Use	4.84		25		30%		37
Highway Mixed Use	47.79		12		30%		173
Medium Density Residential	16.15		6		100%		97
Total	68.78						307

- Sufficient/(insufficient) units affordable at 50% AMI and below possible in areas with ≥12 units per acre minimum against share of regional need: **13**
- Sufficient/(insufficient) total units affordable between 51 to 80% AMI possible in areas with ≥6 units per acre minimum possible against share of regional need: **67**
- Sufficient/(insufficient) total units possible against share of regional need: **80**
- Affordable units built since 2021: **0**
- Sufficient/(insufficient) units possible adjusted for affordable units built: **80**
- Number of Comp Plan Amendments approved since Comp Plan Update: **0**

