

## Community Development Committee

Meeting date: December 7, 2020

## Environment Committee

Meeting date: December 8, 2020

For the Metropolitan Council meeting of December 23, 2020

**Subject:** City of Mounds View 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22396-1

**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, Planning Analyst (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 Mounds View to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts for households and population upward as shown in Table 1 of the attached Review Record.
3. Revise the affordable housing need allocation for the City to 59 units.
4. Advise the City:
  - a. To include the final Local Water Management Plan in the final Plan that the City adopts, as well as submit the dates that the Watershed approved the Local Water Management Plan and the date the City adopted the Local Water Management Plan.
  - b. To implement the advisory comments in the Review Record for forecasts and water supply.

#### Recommendation of the Environment Committee

1. Approve the City of Mounds View's Comprehensive Sewer Plan.
2. Implement the advisory comments in the review record for wastewater.

## Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Mounds View 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 Mounds View is located in the northwestern corner of Ramsey County. It is surrounded by the communities of Blaine, Shoreview, Arden Hills, New Brighton, Fridley, and Spring Lake Park.

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 forecast revision
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**

List any known local opposition/support if applicable. There is no known local opposition to the 2040 comprehensive plan.

# REVIEW RECORD

## City of Mounds View 2040 Comprehensive Plan

### Review File No. 22396-1, Business Item No. 2020-320 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 for the Regional Parks System element. Ramsey County is the Park Implementing Agency for Regional Parks System components in Mounds View, for which the Plan accurately describes the Regional Parks System components (Figure 1). Regional Trails located within the City include the Rice Creek North Regional Trail. There are no State or Federal recreation lands in 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). 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 Highways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, of which there are two: Interstate 35W and Highway 10 and includes planned additions and improvements identified in the Current Revenue Scenario, and any right-of-way preservation needs.

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.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use. They include the County Road 10 revitalization plan as well as the MN Highway 65 corridor plan. The Plan accurately describes the status of such facilities, including needs for right-of-way and the likelihood and timing of funding.

#### **Transit**

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

### **Aviation**

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

The Plan identifies the Anoka-Blaine Airport and how the City is expecting to participate in future long-term planning efforts and will participate in a Joint Airport Zoning Board (JAZB).

### **Bicycling and Walking**

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of, and connections to, the Regional Bicycle Transportation Network (RBTN) and regional trails. The Plan identifies one Tier 1 and one Tier 2 RBTN corridor.

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit and regional trails.

### **Freight**

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the community, including accessibility to freight terminals and facilities. There are no rail lines in the community, and there are specific freight routes to access I-35W and Highway 10.

### **Transportation Analysis Zones (TAZs)**

The Plan conforms to the TPP regarding TAZ allocations. The City's TAZ allocations for employment, households, and population appropriately sum to the Metropolitan Council's citywide forecast totals for all forecast years.

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

## ***Water Resources***

### **Wastewater Service**

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

The Plan is conforming to the *2040 Water Resources Policy Plan (WRPP)*. It 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 accepted forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services (MCES). Wastewater generated within the City is conveyed by Council Interceptors 4-NS-523, 4-NS-524, and 8656, to the Metropolitan Council's Metropolitan Wastewater Treatment Plant in St. Paul for treatment. The Plan projects that the City will have 5,500 sewered households and 7,200 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 average day flow projections is given in the Plan and determined appropriate for planning local services. The Metropolitan Council is committing to provide the level of wastewater service based on the sewered 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 Suburban communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in both the local municipal (City) and private property sanitary sewer systems. The Plan states that efforts since 2016 reflect approximately \$400,000 in system rehabilitation in both the public and private collection systems. It also includes a summary of future activity of \$315,000 per year in system inspection, maintenance, and system replacement/rehabilitation as part of the City's annual street reconstruction program. I/I mitigation activities include pipe lining, pipe replacement, manhole structure sealing, casting replacement, private service connection sealing, and abandoning of un-used service leads. The Plan states approximately 90% of the sanitary sewer collection system within the City was built after 1970. However, the Plan does not characterize the percent of private services that were built prior to 1970 that might have utilized clay tile pipe on septic systems, nor to what extent those services were replaced when connection to the public sanitary system was made. In 2019, the City approved a Point-of-Sale program that went into effect in 2020 that requires property owners who are selling or transferring title to property to have their service lateral inspected and rehabilitated, if deemed necessary. The Plan summarizes a 2019-2022 Capital Improvement Plan (CIP) that identifies future repair and upgrading of its trunk sewer system of \$138,000 annually.

The Plan describes the requirements and standards for minimizing I/I and references City Code (Chapter 907, Section 907.06) that prohibits the discharge, or cause to be discharged, into the City sewer system, either directly or indirectly, any roof, surface, ground, sump pump, footing tile, or other natural precipitation, or water discharged from any air conditioning unit condensate. Also, under Subdivision 2 of the same Section, any person, firm or corporation having such connections to the sanitary sewer system must disconnect such connections by November 2004.

The Plan describes the sources, extent, and significance of existing I/I within the entire City 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 collection systems. Using wastewater flow data between 2012 and 2016 to estimate average base flow (winter period dry weather) versus summer period wet weather-related wastewater flow, the Plan states that the City's average annual I/I averages 2%, and peak month I/I (June 2014) was approximately 22%.

### ***Comprehensive Sewer Plan Comments***

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

### ***Advisory Comments***

The Plan states that the City has three areas in which sanitary sewer service is provided through connections with adjacent communities. These are Blaine, Spring Lake Park, and Fridley, and that there is an intercommunity service agreement for only the area served via Fridley. The Plan states that the City is currently working on developing agreements with Blaine and Spring Lake Park and will supply the final executed agreements to the Council when available. When the final executed agreements are available, the City shall submit them as a formal amendment to their Comprehensive Sewer Plan.

### **Surface Water Management**

*Reviewer: Judy Sventek, ES – Water Resources (651-602-1156)*

Mounds View is located within the oversight boundaries of the Rice Creek Watershed District (Watershed). The City submitted a draft Local Water Management Plan (LWMP) update to the Council

in March of 2019. Council Water Resources staff reviewed and sent comments on the draft LWMP to the City and Watershed in a letter dated April 22, 2019. The Council received an updated LWMP for review on October 28, 2020. The revised LWMP fulfills the surface water management requirements for the 2040 Plan. The LWMP is consistent with Council Policy and the Council’s Water Resources Policy Plan. The Council will be sending the City minor comments on the draft LWMP outside of the 2040 Plan for their consideration as they finalize the LMWP with the Watershed.

**Advisory Comments**

The final Plan that the City adopts will need to include the final LWMP as well as the dates that the Watershed approved the LWMP and the date the City adopted the LWMP.

**Consistency with Council Policies**

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City’s Plan and find that it is consistent with the Council’s policies, as detailed below.

**Forecasts**

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

The Plan provides a proposed forecast revision (Table 1-1). Council staff find that recent residential growth in Mounds View has outpaced expectations, and already surpassed the System Statement 2040 forecast. In consultation with the City, Council staff therefore recommend the forecast revision as shown in Table 1 below (changes underlined).

Table 1. City of Mounds View Forecasts

	Census 2010	Estimated 2018	System Statement			City-Proposed Forecast		
			2020	2030	2040	2020	2030	2040
<b>Population</b>	12,155	13,328	12,300	12,300	12,400	<u>13,500</u>	<u>13,700</u>	<u>13,700</u>
<b>Households</b>	4,954	5,223	5,100	5,200	5,200	<u>5,280</u>	<u>5,500</u>	<u>5,500</u>
<b>Employment</b>	6,386	6,968	6,800	7,100	7,200	6,800	7,100	7,200

A sewer-serviced forecast table (Comprehensive Sewer Plan Table 2-2) presents the same proposed forecast show in Table 1 above and indicates that Mounds View is fully-sewer-serviced throughout the forecast period.

With this forecast revision, the 2021-2030 Affordable Housing Need for Mounds View is revised. The new 2021-2030 Affordable Housing Need numbers are: 27 units at <=30% AMI, 11 units at 31-50% AMI; 21 units at 51-80% AMI; 59 units total. This information is found in Table 3-7.

The Council will approve the Affordable Housing Need calculation and the forecast revision above, simultaneous with action on the Plan.

Chapter 2 of the Plan describes and inventories land supply for future development and redevelopment. Table 2-2 describes changes in planned land use; the supply of mixed-use land from 2020 to 2040 is expected to increase 17.3 acres. The City also identifies land that could be redeveloped during 2020-2040. The land guidance and redevelopment sites together more than fully accommodate the growth forecast.

**Advisory Comment**

The City has represented that Mounds View will be fully “built-out” by 2030 (page 2-9 of the Plan). Council staff agreed, last year, to the City’s forecast revision request and did not consider growth beyond 5,500 households. However, the most recent version of the Plan shows additional housing capacity after 2030 (see Tables 2-2 and 2-3 of the Plan). The Council can consider a forecast



adjustment through a future Plan amendment and also in the next planning cycle as the Council prepares a 2050 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 Suburban (Figure 2). Thrive describes Suburban communities as those that experienced their primary era of development during the 1980s and early 1990s as Baby Boomers formed families and entered their prime earning years.

Suburban communities are expected to plan for forecasted population and household growth at overall average densities of at least five units per acre, and target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the TPP. Plans are also required to identify areas for redevelopment, particularly areas that are well-served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing. Mounds View is a thriving suburban community, known as a medical business and industry hub, with medical corporate campuses of Medtronic, Sysco Systems, and MultiTech among major employers.

The existing land uses in Mounds View reflect a fully developed community and are predominantly residential (50%). The majority of the commercial/office (5%), industrial (7%) and institutional (3%) uses are located along Mounds View Boulevard (County Road 10) which bisects the City from the northwest corner to the southeast corner. Approximately 5% of the City consists of parks and open space (Figure 3).

Future residential land use categories include Single Family Detached, Single Family Attached, Multifamily Residential, Manufactured Housing Park, and Mixed Use (Figure 4). The Mixed-Use land use category carries a residential share of 60%.

For the most part, the 2030 and 2040 Plans are similar in terms of land use categories. The 2040 Plan increases the density range of the Mixed-Use land use category from 6-17.4 units per acre to 15-30 units per acre. The Plan states that in the coming years, City staff will study feasibility and alternatives for redeveloping land to function as a town center for Mounds View, using the Mixed-Use land use category to facilitate much of this redevelopment. Land use studies will be done in tandem with transportation studies, as each is largely dependent on the other.

As shown in Table 2 below, the overall planned residential density in the City is between 7.5 and 16.6 units per acre, which is consistent with Thrive for land use and residential density policies for Suburban community designation.

Table 2. Planned Residential Density, City of Mounds View

Category	2018-2040 Change				
	Density		Net Acres	Units	
	Min	Max		Min Units	Max Units
Single Family Detached	1	5	15	15	75
Single Family Attached	1	5	9	9	45
Mixed Use*	15	30	21	315	630
	<b>TOTALS</b>		<b>45</b>	<b>339</b>	<b>750</b>
			<b>Overall Density</b>	<b>7.5</b>	<b>16.6</b>

\*60% residential

## 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 more than 5,300 homes including more than 1,600 multifamily units and approximately 3,100 single-family homes. Approximately 1,700 homes are rented. More than 4,700 housing units are currently affordable to households earning under 80% of Area Median Income (AMI); however, nearly 1,300 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are about 700 units affordable to households with income at or below 30% AMI and more than 500 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including homeowner assistance, preservation of affordable housing, and development/redevelopment of new affordable housing. The City is home to more than 180 units of publicly subsidized housing, including 40 age-restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 59 units; 27 of which are needed at prices affordable to households earning 30% of AMI or less, 11 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 21 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 103 new housing units.

The housing implementation plan component of the Plan describes that the City will consider TIF and tax abatement for projects that offer affordable units affordable at 80% of AMI or below. The Plan also indicates that the City will consider local housing bond, using local EDA powers and partnering with a community land trust to preserve threatened affordable housing and coordinate with others to preserve Low Income Housing Tax Credit properties as affordability requirements expire. The City states that they will consider extending homeownership resources to manufactured home parks and will consider supporting local notice of first sale/first look to provide residents with time to consider cooperative ownership if the park becomes available for sale.

## Water Supply

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

The Plan is consistent with *Water Resources Policy Plan (WRPP)* policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse.

The City has a municipal public water supply system, and the Local Water Supply Plan (LWSP) must therefore be – and is – included as part of the 2040 Plan.

The City prepared a LWSP that was submitted to both the MN Department of Natural Resources (DNR) and the Council on September 18, 2019 and reviewed under separate cover. The DNR included the Council's comments in a letter to the City dated October 29, 2019 asking the City to submit a revised copy of the LWSP. On November 23, 2020, the City submitted a final revision of the LWSP, which was also submitted to DNR. This November 23, 2020 revision of the LWSP included the Council's recommended changes (specifically, consistent population projections in Table 7 and appendices that include a CIP and other required content).

## Advisory Comments

If changes are made to the LWSP resulting from discussion with DNR or from changes during a comprehensive plan amendment, the City will need to provide the Council and DNR with the updated information.

## **Community and Subsurface Sewage Treatment Systems (SSTS)**

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

The Plan indicates that there are no public or privately-owned Community Wastewater Treatment Systems within the community, and only one individual SSTS remaining in the City. All other residences and businesses are connected to the local sanitary sewer system. Section 907.02, subd. 1 and 2, of the Mounds View Code states that all existing buildings adjacent to a sewer main and all new buildings shall be connected to the City sewer system.

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

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

### **Historic Preservation**

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

The Plan addresses historic resources as required by the MLPA. Within Chapter 2, Land Use Chapter, the City of Mounds View includes a land use goal on the redevelopment of historically or culturally significant buildings or sites, with an emphasis on reuse as opposed to removal.

The Plan also states that there are no known historically significant sites in Mounds View. The Mermaid Statue from the Mermaid Event Center (1966) is culturally significant. The statue was removed in 2018 due to damage. The City aims to restore the statue and also protect certain identified buildings that it deems as potentially historically significant.

### **Plan Implementation**

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

The Plan describes the official controls and fiscal devices that the City will employ to implement the Plan. Implementation strategies, responsible staff, and a timeline for implementation are contained within Chapter 7: Implementation, with capital improvements planning detailed in the Appendix C.

## **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:

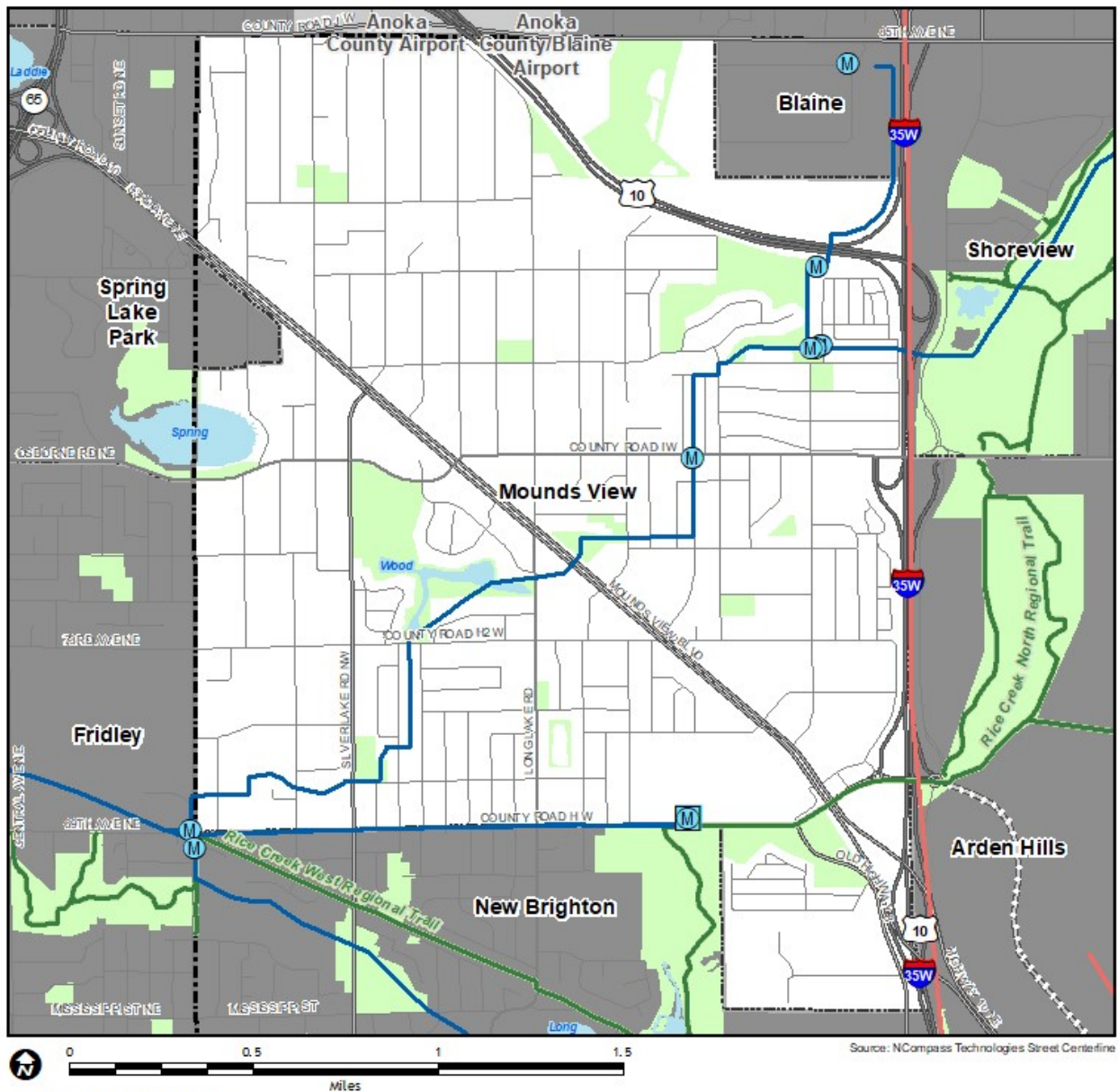
- December 20, 2019: Mounds View 2040 Comprehensive Plan
- March 3, 2020: Revised Local Surface Water Management Plan
- September 25, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items
- October 12, 2020: Updated Local Water Supply Plan

- October 15, 2020: Revised Local Water Supply Plan
- October 20, 2020: Revised Land Use and Housing Chapters
- October 22, 2020: Revised Land Use Table
- October 27, 2020: Revised Sanitary Sewer Plan
- October 29, 2020: Revised Comprehensive Sewer Plan
- October 30, 2020: Revised Local Surface Water Management Plan
- November 5, 2020: Revised Comprehensive Sewer 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**

- 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**

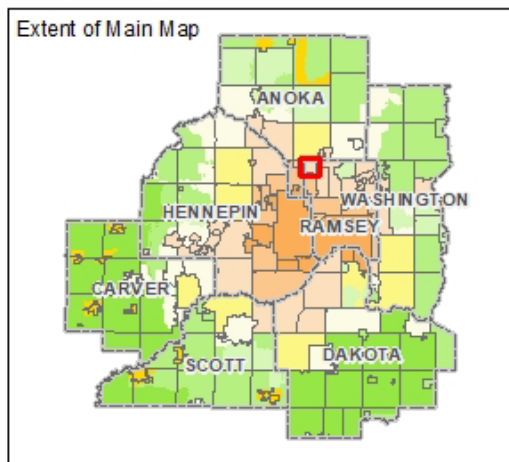
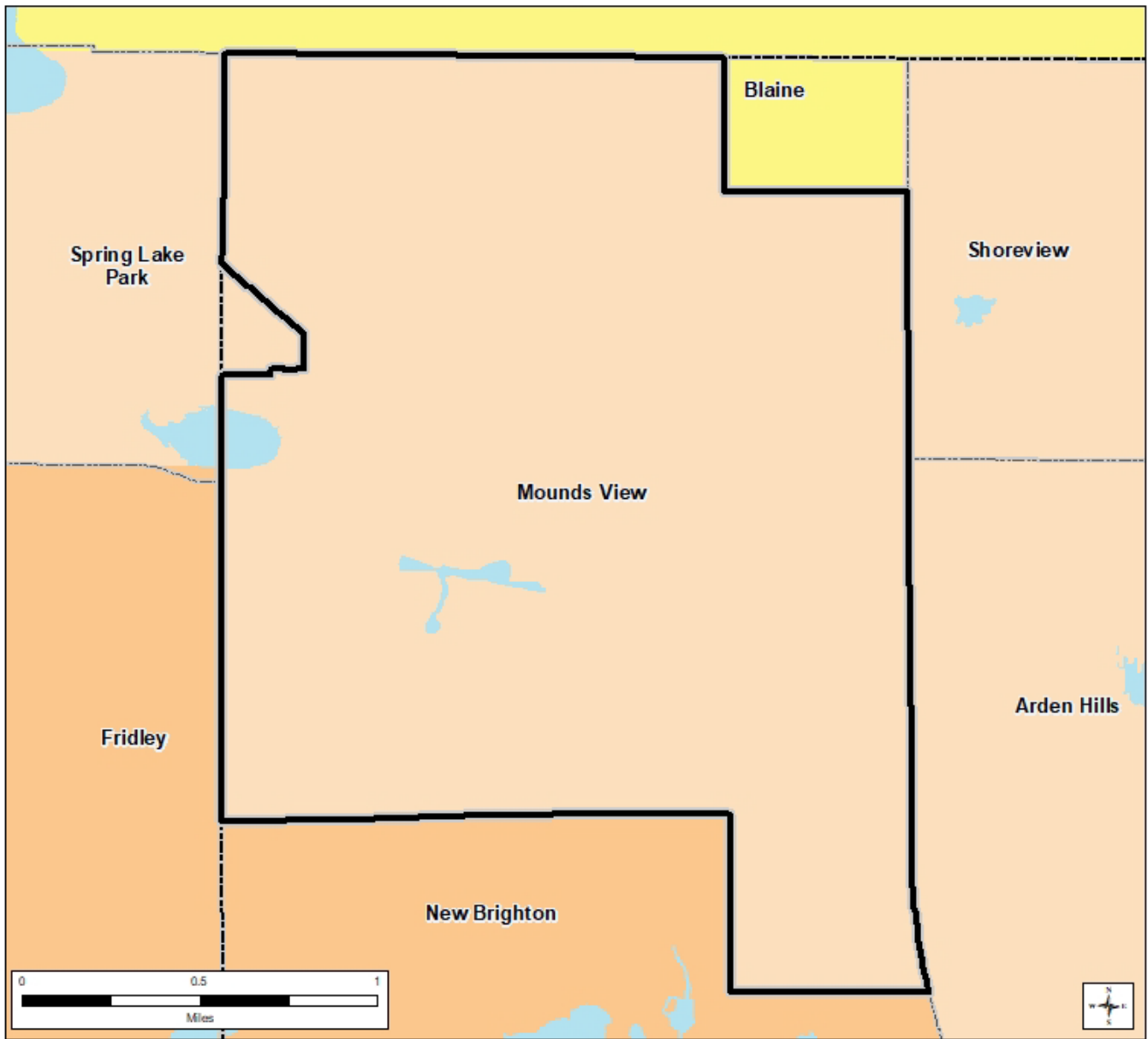
- M Meters
- L Lift Stations
- MCES Interceptors
- MTP MCES Treatment Plants

**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

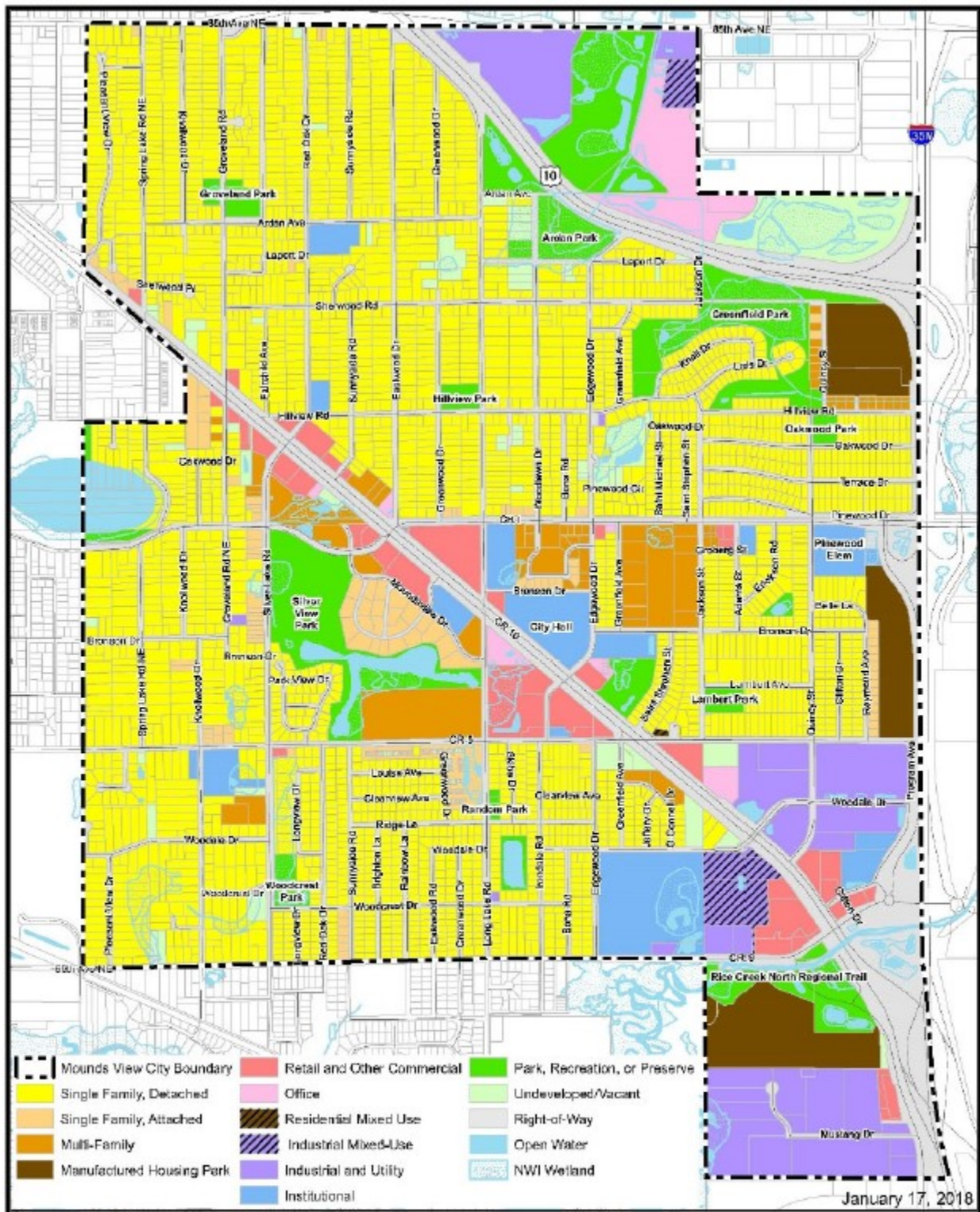


Figure 2-1: Existing Land Use

City of Mounds View

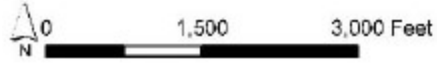


Figure 4. 2040 Future Land Use

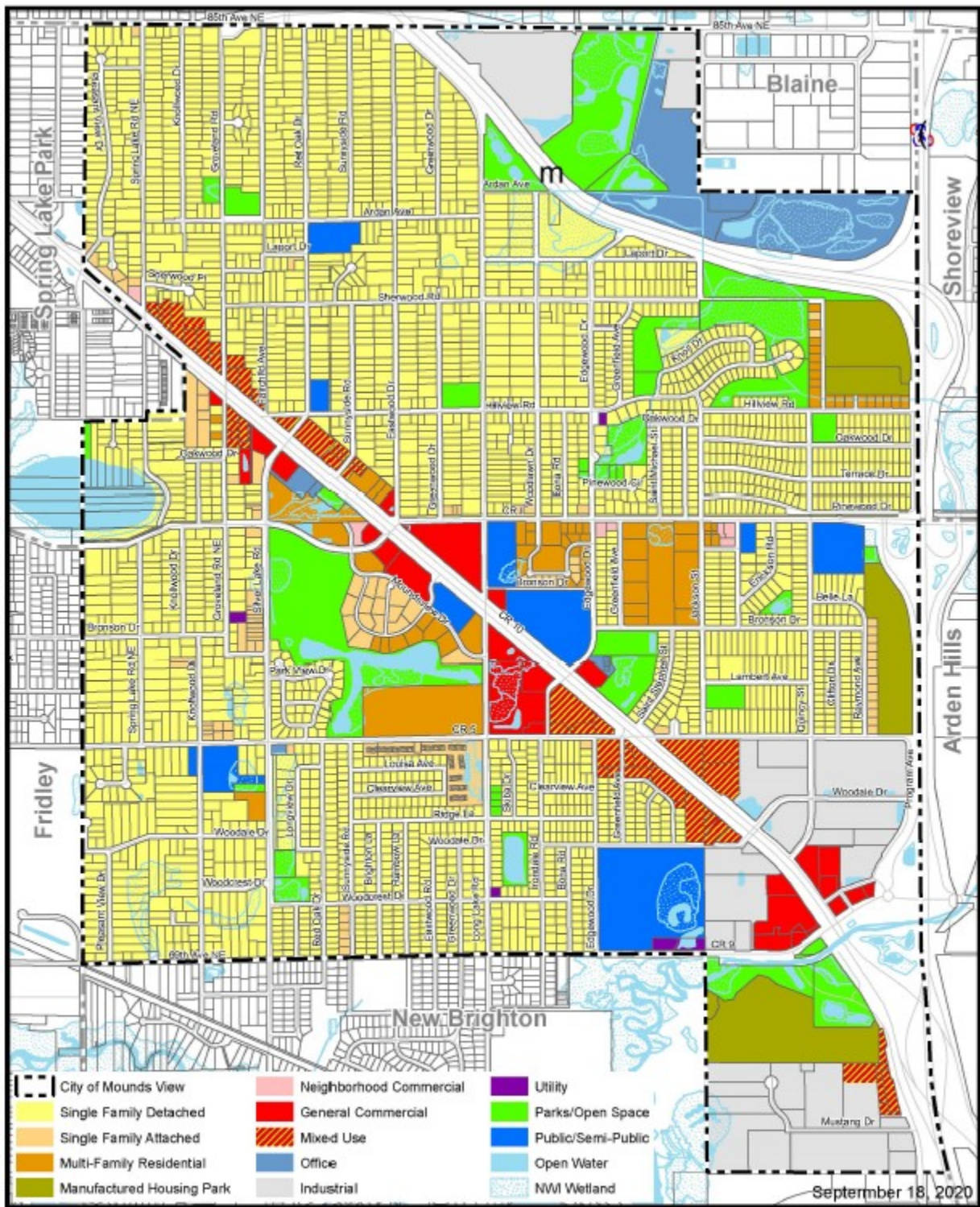


Figure 2-2: Future Land Use  
City of Mounds View

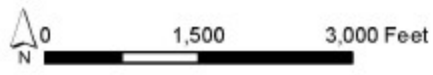




Figure 5. Potential Redevelopment Sites

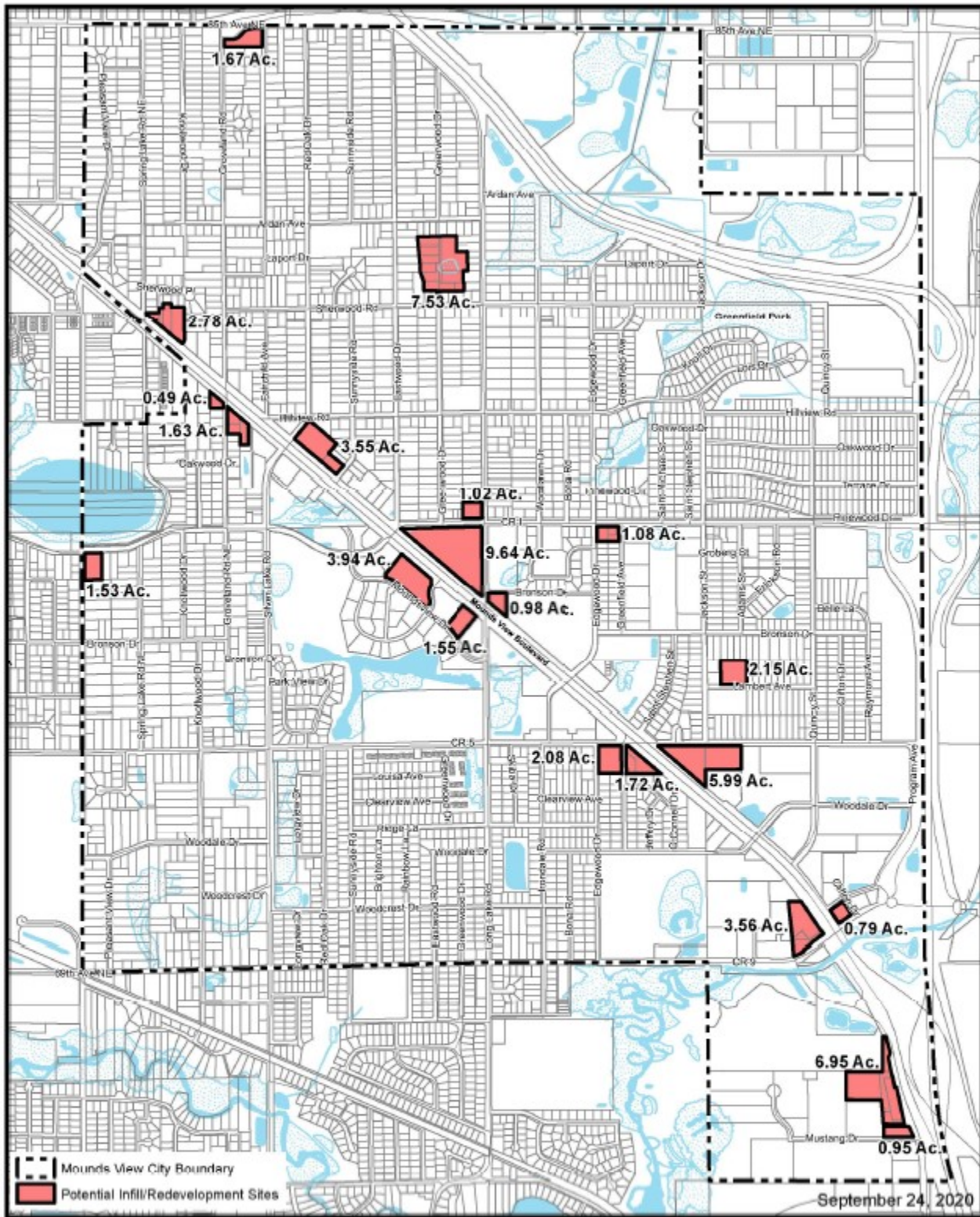


Figure 2-1: Potential Redevelopment Sites  
 City of Mounds View

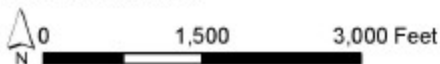


Figure 6. Land Guided for Affordable Housing

## Land Guided for Affordable Housing 2021-2030

### Mounds View

Anoka County

Council Member Peter Lindstrom, District 10

TOTAL 2021-2030 share of regional need for Affordable Housing:	<b>59 units</b>
2021-2030 total regional need for Affordable Housing:	<b>37,900 units</b>

	<b>Available Acres</b>	<b>×</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>×</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>Mixed Use</b>	18.0		15		60%		162
<b>Total</b>	<b>18.0</b>						<b>162</b>

Sufficient/*(insufficient)* total units possible against share of regional need: **103**  
 Affordable units built since 2021: **0**  
 Sufficient/*(insufficient)* units possible adjusted for affordable units built: **103**  
 Number of Comp Plan Amendments approved since Comp Plan Update: **0**

