

Community Development Committee

Meeting date: July 6, 2020

Environment Committee

Meeting date: July 14, 2020

For the Metropolitan Council meeting of July 22, 2020

Subject: City of Apple Valley 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22169-1

District(s), Member(s): District 16, Wendy Wulff

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

Staff Prepared/Presented: Patrick Boylan, AICP, Planning Analyst (651-602-1438)
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 Apple Valley to place its 2040 Comprehensive Plan into effect.
2. Revise the City's sanitary sewer forecasts upward as shown in Table 2 of the attached Review Record.

Recommendation of the Environment Committee

1. Approve the City of Apple Valley's Comprehensive Sewer Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Apple Valley 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 Apple Valley is located in northwestern Dakota County. It is surrounded by the communities of Eagan, Rosemount, Empire Township, Lakeville, and Burnsville.

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
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 Apple Valley 2040 Comprehensive Plan

Review File No. 22169-1, Business Item No. 2020-183 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)*. The Plan conforms to the 2040 Regional Parks Policy Plan for the Regional Parks System element. Dakota County is the Park Implementing Agency for Regional Parks System components in Apple Valley, for which the Plan accurately describes the Regional Parks System components.

Regional Parks, Park Reserves, or Special Recreation Features located within the City include Lebanon Hills Regional Park. Regional Trails located within the City include the North Creek Greenway Regional Trail and the Lebanon Hills-Lake Marion Regional Trail Search Corridor (Figure 1). There are no State or Federal recreation lands within the City.

Regional Transportation, Transit, and Aviation

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

The Plan conforms to the *2040 Transportation Policy Plan (TPP)* adopted in 2015. 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. The Plan is compatible with the plans of adjacent and affected governmental units.

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 accurately reflects the regional functional classification map of A-minor arterials roadways and has delineated major and minor collector roads.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional classification, 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 notes the proposed change of CSAH 23 (Cedar Avenue) from an A-minor arterial to a principal arterial and details how the potential future change to this important corridor was closely coordinated with Dakota County and other jurisdictions.

Transit

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Areas II, III, and IV. Transit service is provided by MVTA and there are three park and ride facilities operating within the City.

The Plan incorporates existing and future transitways that are part of the Current Revenue Scenario in the TPP. These include improvements to the Palomino Station serving the METRO Red Line and an emphasis on higher density housing within a half-mile of transit corridors.

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

Aviation

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

The Plan identifies the MSP International Airport and addresses elements of its long-term comprehensive plan. The Plan addresses issues including the protection of airspace from obstructions.

Bicycling and Walking

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of, and connections to, the Regional Bicycle Transportation Network (RBTN) and regional trails. The Plan proposes preferred alignments for trails connecting to an RBTN corridor.

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to 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 community, including accessibility to freight terminals and facilities. The Plan also identifies issues where facilities may hinder the ability of trucks to service existing retail and industrial buildings.

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 city-wide 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)*. 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 assigned forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services (MCES). The majority of wastewater generated within the City is conveyed by Council Interceptors 3-LV-610, 9601, and 7203 with treatment at the Metropolitan Council's Empire Wastewater Treatment Plant in Empire Township. A smaller portion is conveyed by Council Interceptor 3-BV-35, to the Seneca Wastewater Treatment Plant located in Eagan. The Plan projects that the City

will have 24,880 sewer households and 17,100 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 5-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Metropolitan Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the sewer element of the Plan.

The 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) sanitary sewer systems and private property sources via sump pumps. The Plan includes a summary of activities and programs intended to mitigate I/I in both the public and private property systems including system inspection and evaluation. The City's inspection program schedule includes the inspection of 60 to 70 miles of pipeline and associated MH structures per year. Mitigation work includes manhole and pipeline sealing, and spot repair or replacement of public collection system pipelines. In 2018-2019, the City had scheduled a sump pump inspection program that coincided with a water meter replacement project. The Plan also references a public educational program on sump pump connections through its website and newsletters.

The Plan describes the requirements and standards for minimizing I/I and includes a copy of City Ordinance (51.08) that prohibits the discharge of clear water from sumps, foundation drains, and rain leaders into the sanitary sewer system and requires the disconnection of such connections upon discovery.

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 collection systems. The Plan states that 15% of all residential units within the City were built prior to 1970 when clay tile pipe services were commonly used. The significance of clay tile pipe is that as it ages, it can become more susceptible to I/I. Using wastewater flow data between 2007 and 2016, the City's average annual I/I is less than 1%, and peak month I/I (2014) was approximately 50% I/I.

Sewer Element Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Suburban communities. It was found to be complete and consistent with Council policies and the regional wastewater system plan. Upon adoption of the Plan by the City, the action of the Council to approve the Comprehensive Sewer Plan becomes effective. At that time, the City may implement its Update to alter, expand, or improve its sewage disposal system consistent with the approved Comprehensive Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

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

The Plan is consistent with Council policy requirements and conforms with the 2040 WRPP for local surface water management. Apple Valley lies within the oversight boundaries of the Vermillion River Joint Powers Organization (JPO) and Black Dog Watershed Management Organization (WMO). Apple Valley submitted a draft Local Water Management Plan (LWMP) to the Council in April 2018. Council staff reviewed and commented on the draft LWMP to the City and Watershed Organizations in a letter dated May 25, 2018.

The Plan incorporates a summary of the LWMP in Chapter 9 and the City’s final LWMP as an attachment. The Black Dog WMO approved the LWMP on July 18, 2018 and the Vermillion River JPO approved the LWMP on October 25, 2018. The City adopted the LWMP on November 29, 2018.

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 is consistent with Council forecasts. The Plan includes the Council forecasts for Apple Valley as shown below in Table 1.

Table 1. City of Apple Valley Forecasts

	Census 2010	Estimates 2018	Council Forecasts		
			2020	2030	2040
Population	49,084	53,439	55,500	59,200	63,600
Households	18,875	20,361	21,700	23,300	24,900
Employment	14,279	16,268	15,800	16,400	17,100

Chapter 9 (Table 9.5 and 9.6) provides forecasts for the Seneca and Empire WWTP sewersheds. The tables include minor forecast revisions, with the effect of rounding the numbers to the nearest hundred. (None of the revisions amount to a difference greater than 20 households or 20 jobs.) For reference, the revised sewer-serviced forecast is shown below in Table 2 with changes underlined.

Table 2. Sewer-Serviced Forecast: Apple Valley (served by Empire and Seneca WWTPs)

	Census 2010	City-proposed Forecasts		
		2020	2030	2040
Population	46,686	<u>55,000</u>	<u>59,200</u>	<u>63,600</u>
Households	17,928	21,500	<u>23,300</u>	<u>24,900</u>
Employment	13,714	<u>15,700</u>	16,400	17,100

The Council will approve the City-proposed sewer-serviced forecast simultaneous with action on the Plan.

Chapter 4 of the Plan (Table 4.2) describes land supply for future development and redevelopment. Council staff expect Apple Valley has approximately 21,500 households in 2020. For the remainder of the 2040 planning period, the City identifies 216 acres that, if fully developed and absorbed, will allow for 2,544 (min.) to 4,553 (max.) units of housing at allowed densities. At the high end of the allowed density range, this land supply accommodates the Council households forecast.

Thrive MSP 2040 and Land Use

Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)

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 expects Suburban communities to plan for forecasted population and household growth at average densities of at least 5 units per acre for new development and redevelopment. Thrive also directs these communities to target opportunities for more intensive development in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, near regional transit investments at densities, and in a manner articulated in the TPP.

As illustrated in Figure 3, existing land uses in Apple Valley are dominated by residential (48.8%) land uses. Most of the existing commercial/office and industrial areas (6.1%) are near transportation corridors and approximately 3.7% of the City is sand and gravel mining. The City is home to the Minnesota Zoo and Lebanon Hills Regional Park.

The Plan targets opportunities for more intensive development along the Cedar Avenue. Several redevelopment areas are adjacent to or close to Cedar Avenue which are served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing (Figure 4). One area detailed in the Plan is the Fischer Sand and Gravel Mining Area. This area is planned for new multi-family residential, office, hotel, medical, commercial retail with amenities. The City is working to connect transit with this area, which is approximately 1 mile east of the METRO Red Line stations. The gravel mine area is one of the last mining areas in the City and redevelopment to more intensive development is anticipated between 2020 and 2040. See the large light and dark pink areas of Figure 5.

The City has planned for and is programming local infrastructure needs to implement their Plan. The Plan uses regional forecast growth and plans for average densities expected of at least 8.22 units per acre to a maximum of 19.86 units per acre, as shown in Table 3 below.

Table 3. Planned Residential Density, City of Apple Valley

	2020-2040 Change				
	Density		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	3	6	46.6	139	278
Medium Density Residential	6	12	40.4	242	485
High Density Residential	12	40	27.6	331	1104
Suburban Intensive High Density (SIHD)	24	48	14.4	346	691
TOTALS			128.8	1,058	2,558
	Overall Density			8.22	19.86

Station Area Planning

The Plan is consistent with planned residential densities for transit in station areas. The METRO Red Line Bus Rapid Transit line (BRT) is aligned along Cedar Avenue from Lakeville in the south and travels through Apple Valley to the Mall of America in Bloomington to the north. The TPP requires Suburban communities to achieve a minimum of 10 units per acre for residential uses and also to target densities of 20-40+ units per acre within a 1/2 mile of transitway stations.

The Plan identifies employment and residential development opportunities for the Cedar Avenue corridor. The City has created a new land use category “Suburban Intensive High Density” that has a minimum residential density range of 24 to a maximum of 48 units per acre, which is consistent with Council policy.

Housing

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

The Plan is consistent with the 2040 Housing Policy Plan. As of 2016, the City has 20,700 homes including 4,200 multifamily units, more than 470 manufactured homes and nearly 16,000 single-family homes. About 4,600 homes are rented. Nearly 13,000 housing units are currently affordable to households earning under 80% of Area Median Income (AMI). More than 3,300 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are about

1,000 units affordable to households with income at or below 30% AMI and still about 1,000 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance of existing housing stock, balanced housing supply, and universal design. The City has more than 600 publicly subsidized housing units, including 130 age-restricted for older adults, and more than 80 units for people with disabilities.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 468 units; 221 of which are needed at prices affordable to households earning 30% of AMI or less, 118 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 129 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 636 new housing units.

The housing implementation plan component of the Plan describes that the City will consider TIF, Housing Improvement areas, and a local levy to support maintenance of housing. The Plan also indicates that the City will consider the creation of a local 4d program and continue their focus on “Polishing the Apple,” a program that lessens the tax impact of street and utility improvements on areas with housing stock built between 1990 and 1960. The City states that they will partner with Dakota County CDA to meet many of their housing needs. Apple Valley is unique among plans reviewed in that they focus specifically on Universal Design in new development.

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 2018 that was submitted to both the MN Department of Natural Resources and the Council, and was approved by the Council on April 15, 2019.

Community and Individual Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that there are currently 34 individual residential and two commercial SSTS and no public or privately-owned Community Wastewater Treatment Systems in operation in the City. There are also four holding tanks in the City. The City has responsibility for administering SSTS within the City. City ordinances 51.55 through 51.65 covers the design, permitting, site evaluation, reporting, management, inspection, and repair of SSTS' within the City and complies with MnPCA Standard Rules 7080, 7081, 8082, and its amendments.

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 is consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the development, redevelopment, and preservation of aggregate resources. The Plan identifies, consistent with *Minnesota Geological Survey Information Circular 46* information, the

presence and location of aggregate resource deposits within the City. The last remaining aggregate mining site in the City is Fischer Sand and Aggregate located south of County Road 42, between Flagstaff Avenue and Pilot Knob Road. Redevelopment planning of the site is currently underway and will begin following phasing out of mining and completion of site reclamation.

Historic Preservation

Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)

The Plan supports and states that the City works with the Dakota County Historical Society. In particular, Lebanon Cemetery, which dates to 1863, contains the remains of many early settlers. When there are opportunities to protect valued historical and cultural assets within Apple Valley, the City will partner with the Historical Society to sponsor planning efforts and secure funding.

Plan Implementation

Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)

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

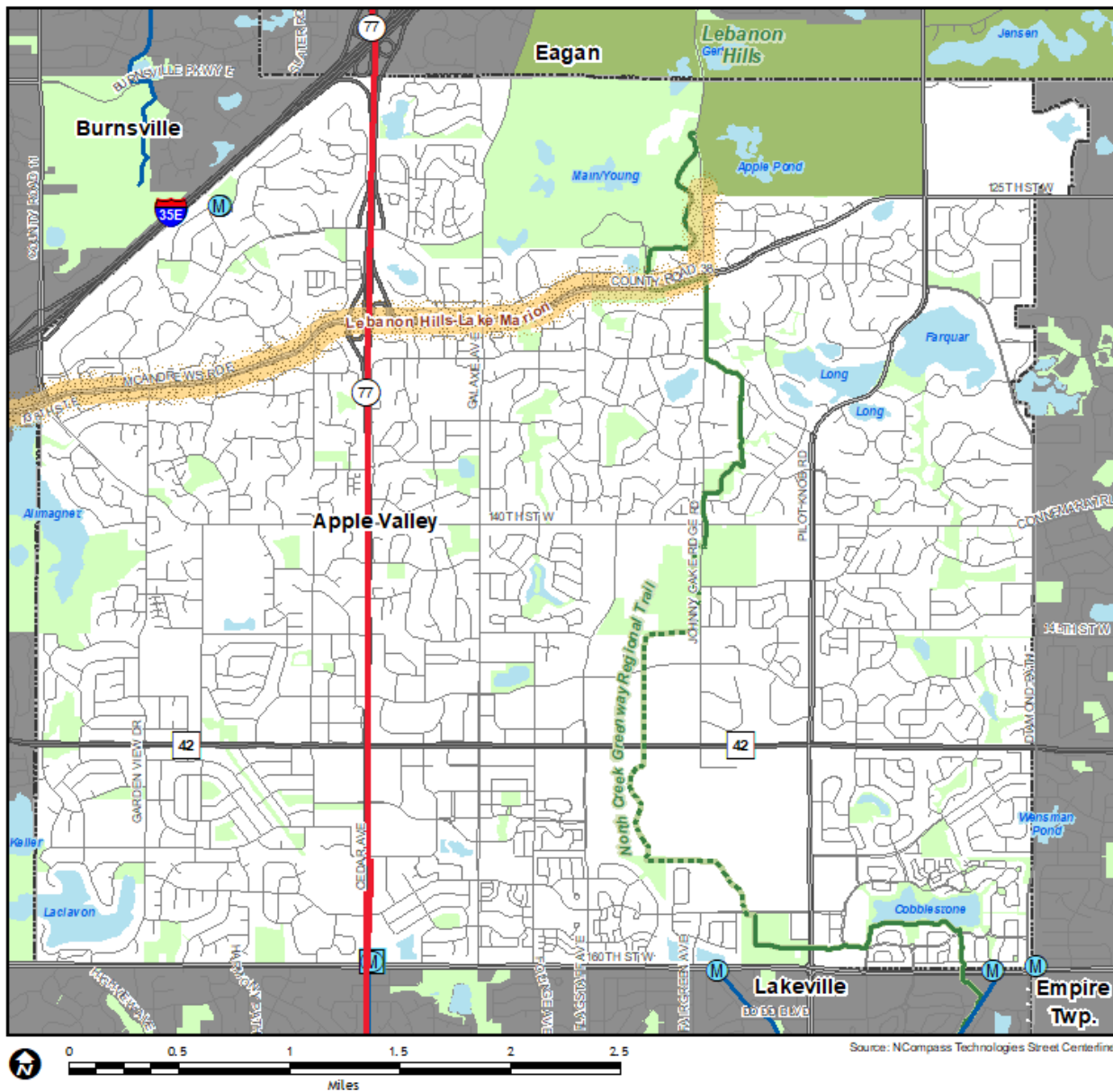
In response to the 2015 System Statement, the City submitted the following documents for review:

- December 28, 2018: Apple Valley 2040 Comprehensive Plan
- January 4, 2019: Local Surface Water Management Plan
- April 5, 2019: Local Water Supply Plan
- April 14, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Transportation, Regional Parks and Trails, Land Use, Forecasts, Housing, Implementation, Special Resource Protection, and Community Wastewater Treatment and Subsurface Sewage Treatment Systems (SSTS)
- April 28, 2020: Local Comprehensive Sanitary Sewer Plan
- May 1, 2020: Revised TAZ Table
- May 21, 2020: Revised Forecasts Table and Future Land Use Map
- June 5, 2020: Revised Land Use Description

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Future Land Use
- Figure 5: Redevelopment Areas
- 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

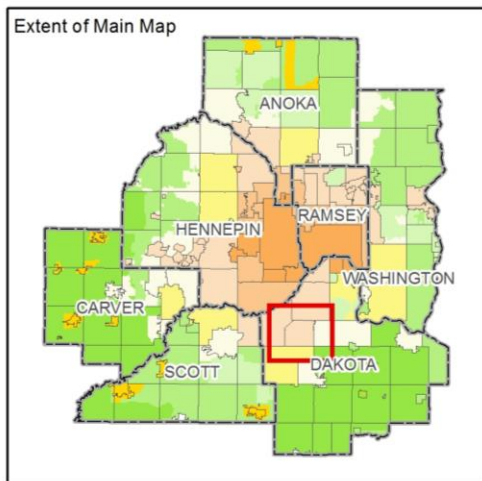
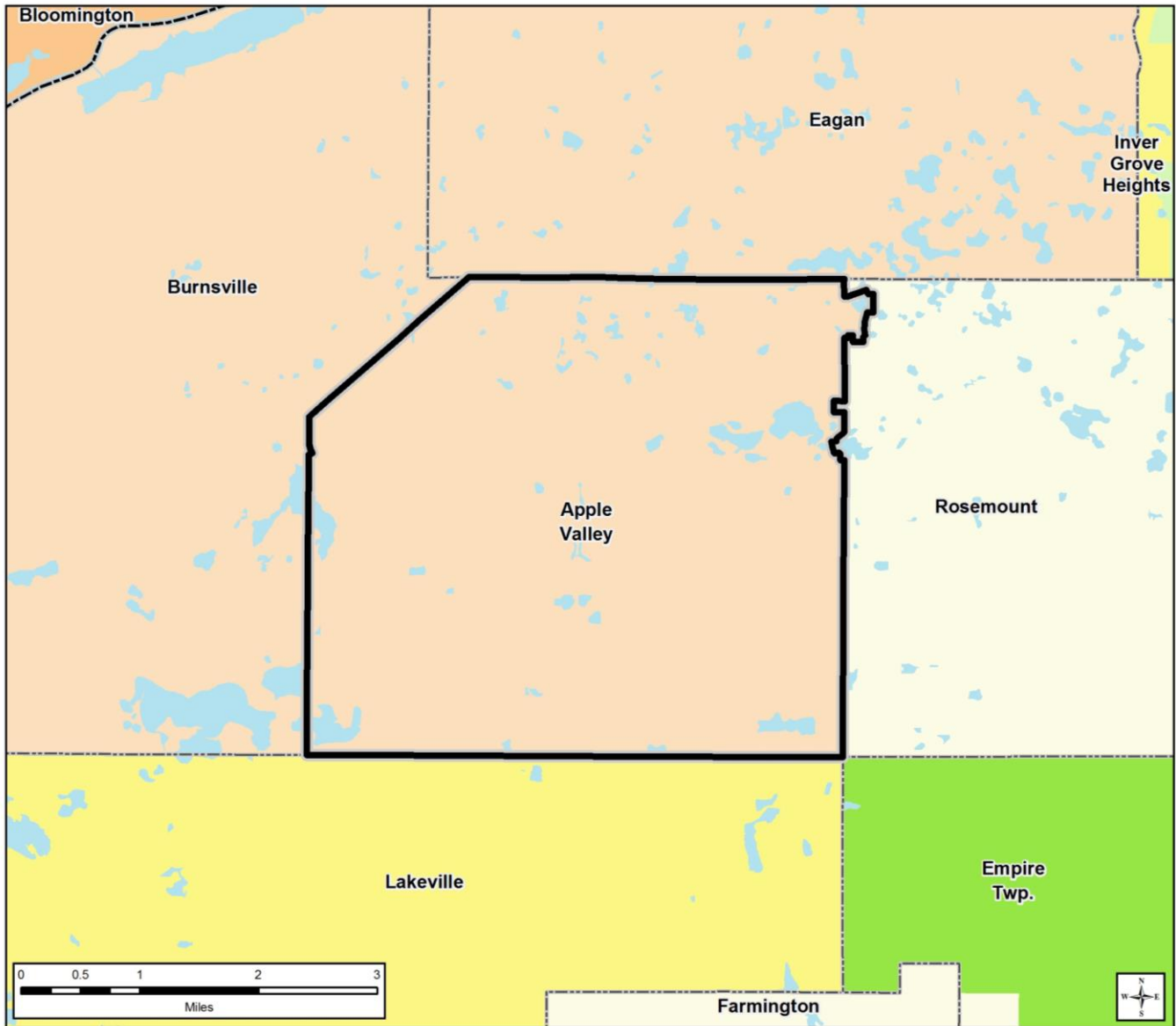
- M Meters
- L Lift Stations
- MCES Interceptors
- MTP MCES Treatment Plants

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

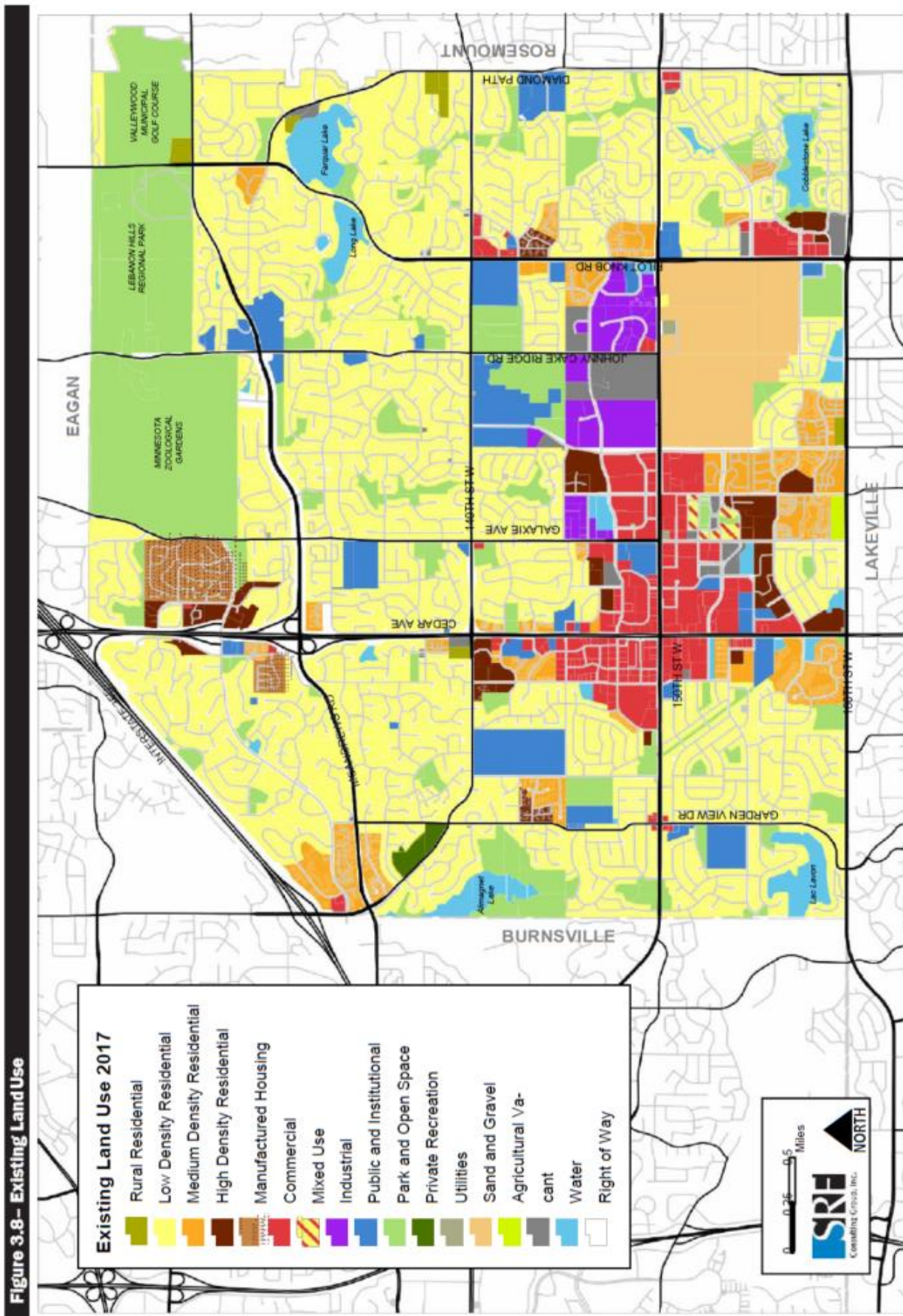


Figure 4. 2040 Future Land Use

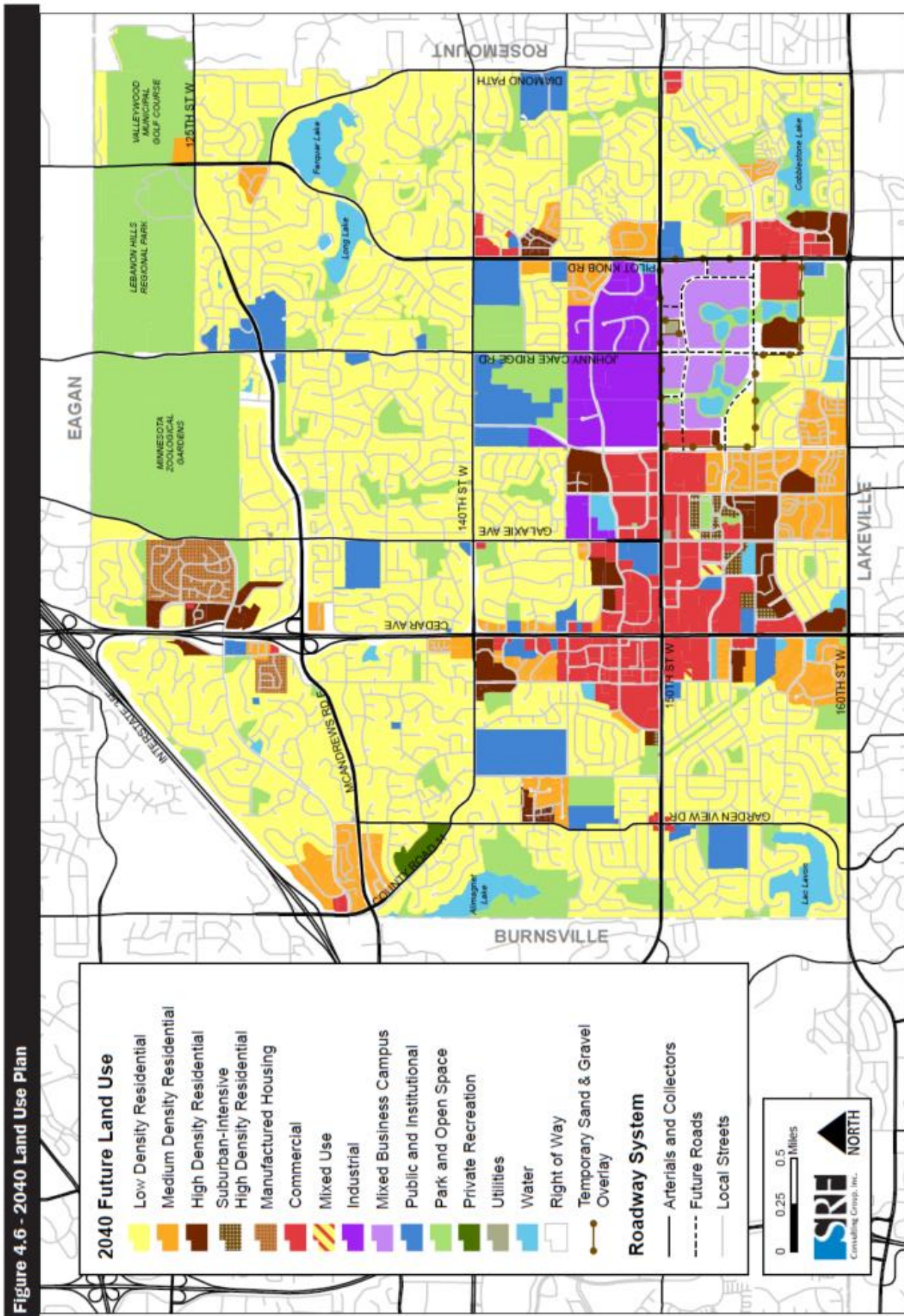


Figure 5: Redevelopment Areas

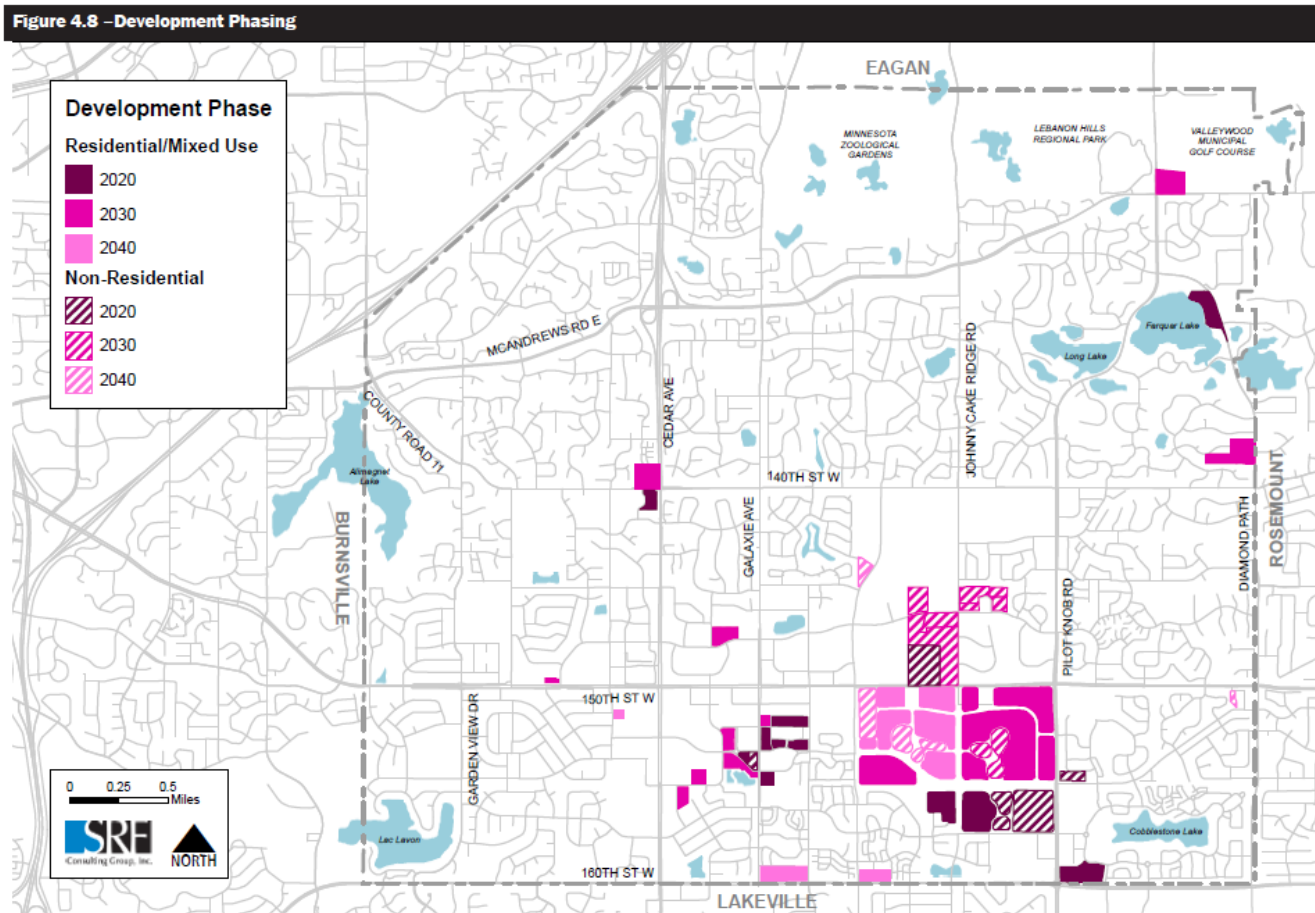


Figure 6: Redevelopment Areas Land Guided For Affordable Housing

2021-2030 share of regional need for Affordable Housing: **468 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	27.60		12		100%		332
Suburban Intensive High Density	7.30		24		100%		176
Total	35						508

Sufficient/(insufficient) units possible against share of regional need: **40**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **40**

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

