

Community Development Committee

Meeting date: September 8, 2020

Environment Committee

Meeting date: September 22, 2020

For the Metropolitan Council meeting of September 23, 2020

Subject: City of Spring Park 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22200-1

District(s), Member(s): District 3, Christopher Ferguson

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

Staff Prepared/Presented: Jake Reilly, Senior Planner (651-602-1822)
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 Spring Park to place its 2040 Comprehensive Plan into effect.
2. Advise the City to:
 - a. When available, provide to the Council the date the City adopted the final Local Water Management Plan as well as a copy of the final adopted Local Water Management Plan.
 - b. Implement the advisory comments in the Review Record for Forecasts and Water Supply

Recommendation of the Environment Committee

1. Approve the City of Spring Park's Comprehensive Sewer Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Spring Park 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 Spring Park is located in southwest Hennepin County. It is surrounded by the communities of Orono, Shorewood, and Minnetrista.

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 \$10,000 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 Spring Park 2040 Comprehensive Plan

Review File No. 22200-1, Business Item No. 2020-230 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)*. Three Rivers Park District is the Park Implementing Agency for Regional Parks System components in Spring Park, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Dakota Rail Regional Trail (Figure 1). 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)* adopted in 2015. It accurately reflects transportation system components of the TPP as well as applicable land use policies. 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, which there are none. 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.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use.

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 IV, and Emerging Transit Market Area II or II

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

The Plan conforms to the Transit system element of the TPP. The Plan acknowledges that the community also has transit services provided are Transit Link dial-a-ride service and various ridesharing services.

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.

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 a Tier 2 alignment for 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 transit, regional trails, and other regional destinations as identified on the RBTN map.

Freight

The Plan is consistent with Freight policies of the TPP.

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 designation and applicable TPP policies for transit station areas.

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). Wastewater generated within the City is conveyed by Council Interceptor 6-MO-650 with treatment at the Metropolitan Council's Blue Lake Wastewater Treatment Plant in Shakopee. The Plan projects that the City will have 1,100 sewered households and 600 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 does not include sanitary flow projections. However, it does reference the projected wastewater flow that is estimated for the City in the WRPP, and states that it agrees with and accepts those estimates. 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 community's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in both the local municipal (city) sanitary sewer system and the private collection system. The Plan includes a summary of activities and programs intended to mitigate I/I in both the public and private property collection systems including inspection, evaluation and mitigation. The Plan identifies a system wide I/I assessment of the City's entire sanitary system that was completed in 2017. It states that approximately 25% of the entire sanitary sewer system is visually inspected by televising each year and that any section of pipe that shows excessive I/I is placed on a lining schedule that year. The Plan states that the City has an on-going manhole rehabilitation program whereby all structures are inspected annually, and that both pipeline and manhole rehabilitation is completed with street improvement projects. The City's Capital Improvement Plan identifies an annual, on-going I/I mitigation effort of \$75,000 for pipe lining. The Plan also identifies activities related to private property I/I mitigation, consisting of sump pump disconnections through periodic inspections, and public education for private property owners highlighting the benefits of inspection and repair of their private services. The Plan states that with most of the attention placed on the public infrastructure, the City feels that the majority of excess I/I originates in the private property part of the collection system. The City plans to utilize City funds in conjunction with MCES I/I Grants to fund future projects.

The Plan describes the requirements and standards for minimizing I/I and references City Ordinance (Chapter 34, Section 113) that prohibits the directing of ground water or storm water drainage through sump pumps, foundation drains and roof leaders, into the sanitary sewer system. The disconnection of these prohibited connections when discovered are required under City Ordinance (Chapter 34, Section 117).

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 approximately 60% of the total residential households within the City was built prior to 1970 when the use of clay tile services was prevalent and suggests that the largest contribution of I/I within the City originates in the private collection system. The significance of clay tile pipe is that as it ages, it can become more susceptible to I/I. Using wastewater flow data between 2012 and 2017 to estimate average base flow (winter period dry weather) versus summer period wet weather related wastewater flow, the Plan suggests that the City's average annual I/I averages 16%, and peak month I/I (2013) was approximately 28% I/I.

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 Update 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.

Surface Water Management

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

Spring Park lies within the oversight boundaries of the Minnehaha Creek Watershed District (WD). The City submitted a draft Local Water Management Plan (LWMP) update on January 31, 2019. Council Water Resources staff reviewed and commented on the draft LWMP to the City and WD in a letter dated March 15, 2019. The LWMP was approved by the WD on April 4, 2019. The Plan is consistent with Council policy requirements and conforms to the Council's 2040 *Water Resources Policy Plan* for local surface water management. The Plan satisfies the surface water management requirements for 2040 comprehensive plans. The Plan incorporates the City's LWMP in Appendix B.

Advisory Comments

When it is available, we request that the City provide to the Council the date the City adopted the final LWMP. We also request that the City provide the Council with a copy of the final adopted 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: Paul Hanson, CD – Research (651-602-1642)

The Plan includes the Metropolitan Council forecast for the City in Table 2 on page 10 of the Plan and as shown for reference in Table 1 below. All forecast tables throughout the Plan are consistent. The inventory and capacity of Spring Park's land supply for 2040 accommodates their forecasted growth.

Table 1. City of Spring Park Forecasts

	Census	Estimated	Council Forecasts		
	2010	2018	2020	2030	2040
Population	1,669	1,649	1,730	1,860	1,950
Households	897	964	960	1,040	1,100
Employment	583	787	600	600	600

Advisory Comments

Council staff find that recent employment growth has exceeded what was expected in the current decade. Note that the current 2018 Household estimate has also exceeded the 2020 Household Forecasts. Council staff recommends the City should consider the following recommended forecast increase for a future revision via a comprehensive plan amendment as shown in Table 2 below.

Table 2. City of Spring Park Suggested Future Forecast Increase

	Census	Estimated	Recommended Revision		
	2010	2018	2020	2030	2040
Population	1,669	1,649	1,730	1,860	1,950
Households	897	964	970	1,040	1,100
Employment	583	787	800	800	800

Thrive MSP 2040 and Land Use

Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)

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 saw their primary era of development during the 1980s and early 1990s as Baby Boomers formed families and entered their prime earning years, 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 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.

The existing land uses in Spring Park are predominately residential (55%), most of the existing commercial/office (21%) and industrial areas (4%) are near transportation corridors. Approximately 12% of the City is parks/open space (Figure 3). Most residential land use in Spring Park consists of single-family homes on small, narrow lots. There are some high-density developments near the commercial hub along County Road 15 in the western end of the City. The City was originally developed for summer homes.

As shown in Figure 4, the Plan continues to carry forward guided land uses for accommodating forecasted residential growth, extending the timeframe out to 2040. The Plan identifies five areas for redevelopment including three mixed use areas where residential is envisioned to intermix with commercial and light industrial land uses. The City has identified a majority mix of residential uses (50% or 70%) in the mixed use categories, but desires to retain the commercial identity of these areas. The Plan includes design guidelines for new construction and redevelopment to ensure that the development goals and strategies are met.

Each of the five redevelopment target areas, shown in Figure 5, offer different opportunities. Del Otero Avenue (Target Area One) is identified for future medium residential development, in keeping with newer twinhomes built in the area. Target Area Two at Black Lake Road and Shoreline Drive is identified as future commercial. Target Area Three at the intersection of Shoreline Drive and Kings Road is currently guided for commercial uses and is identified in the plan as having a potential for a mix of uses. Target Area Four consists of 8 acres guided for a mix of uses, including residential, commercial, and light industrial. Target Area Five is on the north side of Shoreline Drive and is guided for a mix of uses, primarily residential. It is guided for 70% residential uses with 30% commercial uses. Target Areas One, Four, and Five are the areas anticipated to accommodate forecasted growth and included in Table 3.

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 5 units per acre. The City proposes new construction and redevelopment at minimum densities of 6 units per acre in mixed-use areas at or near the intersections of County Roads 15 and 5 and has identified five redevelopment areas for a planned overall density of at least 20.4 units per acre of new residential development through the year 2040.

Table 3. Planned Residential Density, City of Spring Park

Category	Density		Net Acres	2018-2040 Change	
	Min	Max		Min Units	Max Units
Medium Density Residential (Area 1)	6	12	2.6	16	31
Mixed Use (Area 4)*	30	45	4	120	180
Mixed Use (Area 5)**	20	35	3.3	66	115
	TOTALS		9.9	202	326
			Overall Density	20.4	32.9

*50% residential
 **70% residential

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 more than 1,000 homes including nearly 800 multifamily units and 270 single-family homes. More than 800 homes are rented. About 600 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, more than 280 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are fewer than 20 units affordable to

households with income at or below 30% AMI and nearly 100 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance and reinvestment in existing housing stock, variety of housing types for all stages of life, and housing that is affordable to a range of income levels, especially moderate and low income households. The City does not currently have any publicly subsidized housing.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 23 units; 14 of which are needed at prices affordable to households earning 30% of AMI or less, 4 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 5 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 51 new housing units.

The housing implementation plan component of the Plan describes that the City will consider Tax Increment Financing, housing bonds, fee waivers, and tax abatement for projects that meet locally identified needs. The Plan also indicates that the City will continue to refer residents to other agencies for housing needs, including to the Minnesota Homeownership Center for homebuyer assistance programs. The City states that they will continue the rental licensing and inspection program to maintain property quality.

Water Supply

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

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

Because the City has a municipal public water supply system, the Local Water Supply Plan (LWSP) must be – and is – included as part of the 2040 Plan submitted to the Council on January 31, 2019. The LWSP included in the 2040 Plan was reviewed and considered complete by the Council, and a review letter was sent to the Minnesota Department of Natural Resources on February 6, 2019.

Advisory Comments

The LWSP must also be submitted to the Minnesota Department of Natural Resources (DNR) through MPARS, if it has not been already. If changes are made to the LWSP resulting from DNR's review 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, or individual SSTS remaining in operation within the City. All residences and businesses are connected to the local sanitary sewer system. Local flows are conveyed through the City of Mound and by metropolitan interceptor to the Blue Lake wastewater treatment facility in Shakopee for treatment and discharge to the Minnesota River.

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 known aggregate resource deposits within the fully developed City.

Historic Preservation

Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)

The Plan includes a section on Historic Preservation noting that the City does not contain any buildings or structures listed on the National Register of Historic Places or that have been identified by the Minnesota Historical Society as being eligible for the National Register. The Plan is clear that if opportunities arise and funding is available, the City will take the appropriate steps to ensure preservation.

Plan Implementation

Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)

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:

- January 31, 2019: Spring Park 2040 Comprehensive Plan
- January 31, 2019: Local Surface Water Management Plan
- September 23, 2019: Revised Comprehensive Plan Responding to Council Incomplete Items for Transportation, Wastewater, Forecasts, Land Use, Housing, Surface Water Management, and Implementation.
- October 9, 2019: Revised Comprehensive Plan
- July 10, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Forecasts, Land Use, and Housing.

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: Redevelopment Areas
- Figure 6: 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

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

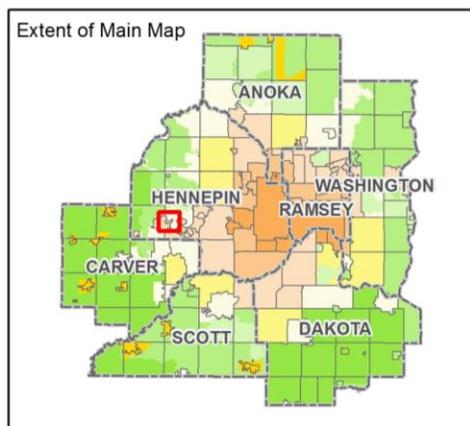
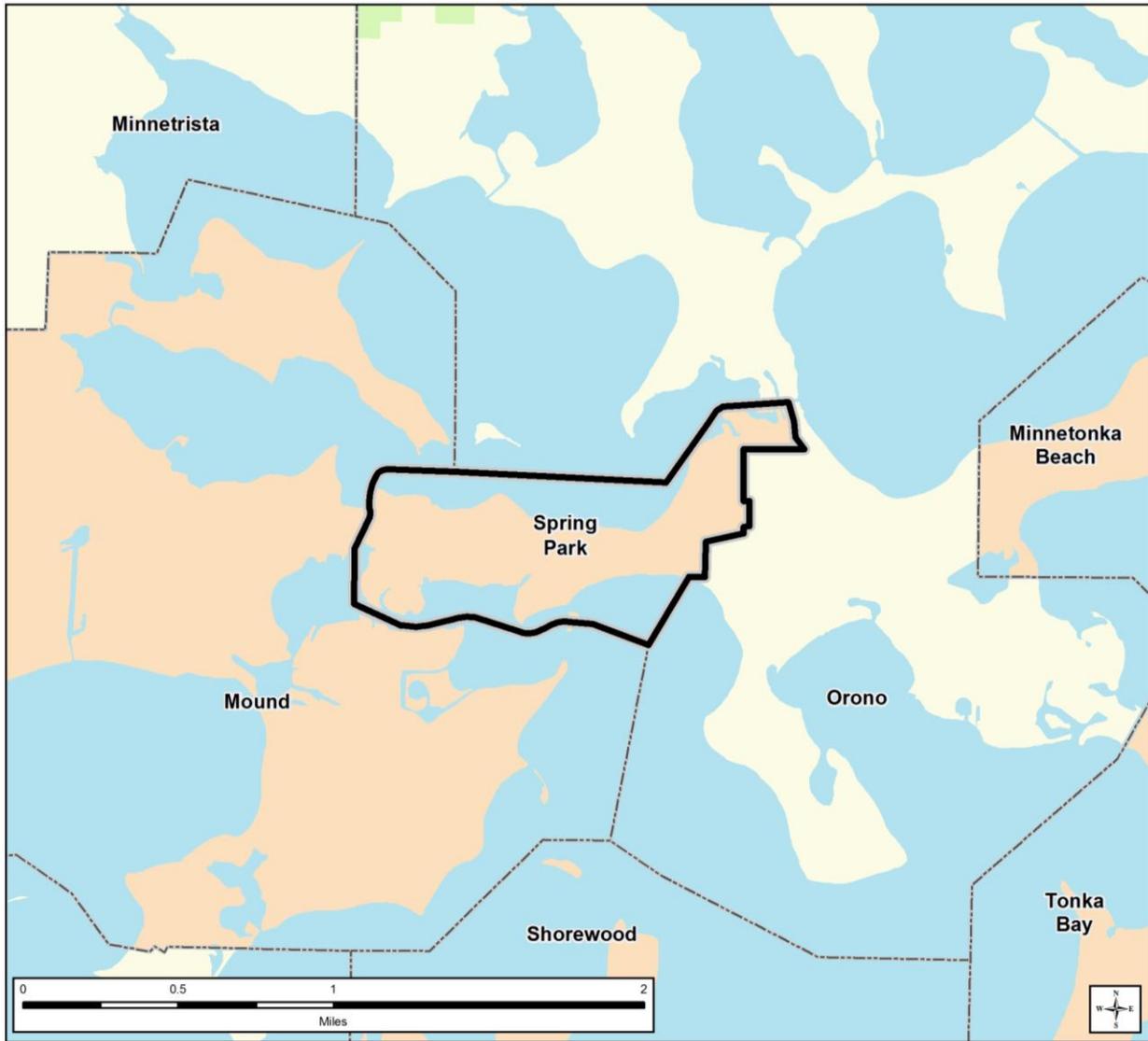
Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors

- 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

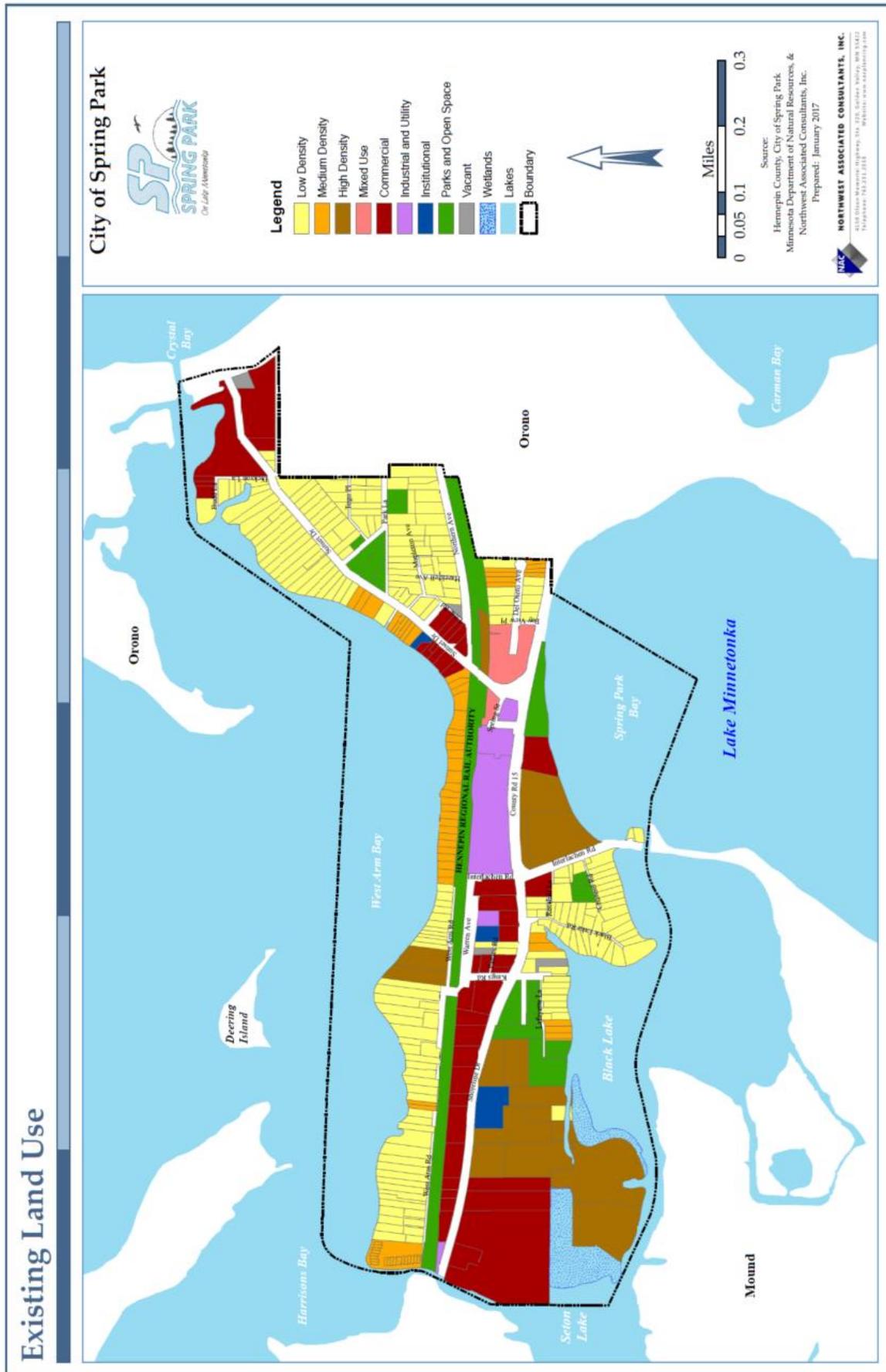


Figure 5. Redevelopment Areas

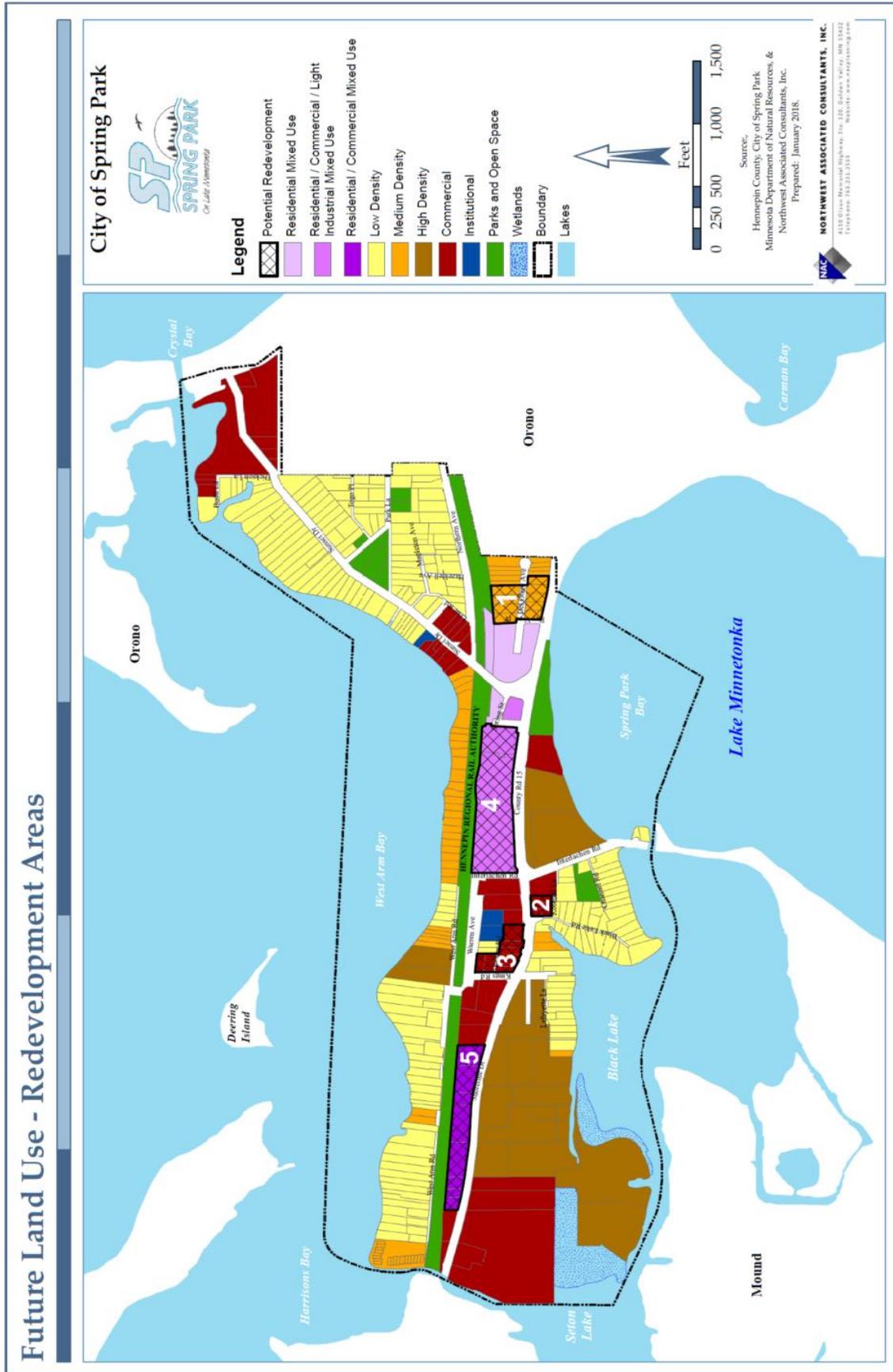


Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **23 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
Residential- Commercial-Light Industrial Mixed Use	3.40		30		50%		51
Total	3.40						51

Sufficient/*(insufficient)* units possible against share of regional need: **28**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **28**

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

