



# Regional Growth Scenarios: Opportunities & Challenges

Land Use Advisory Committee



March 16, 2023

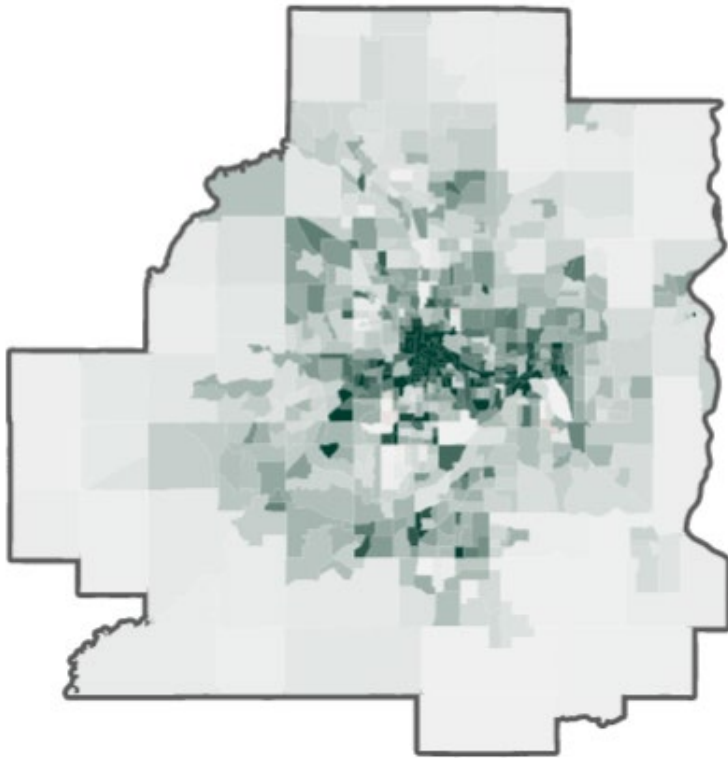
# Overview



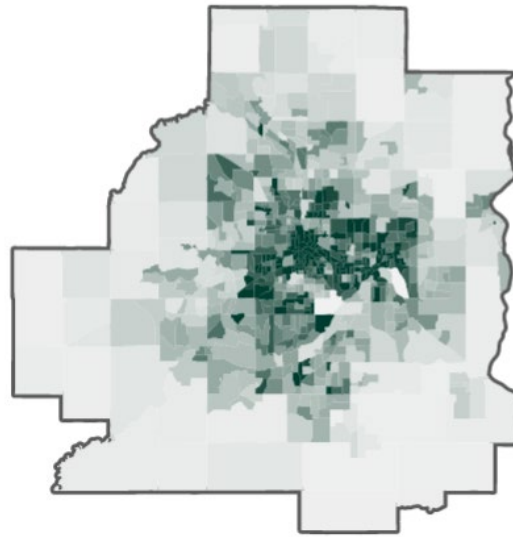
- Scenarios and Cross-Cutting Issues
- Opportunities and Challenges
- Discussion
- Next Steps

# Setting the Stage

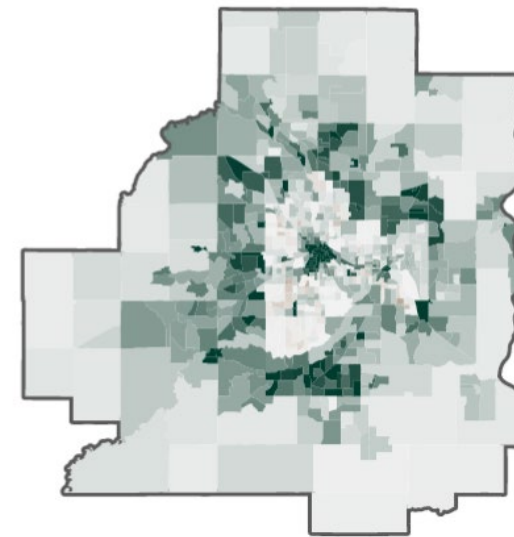
Business as usual



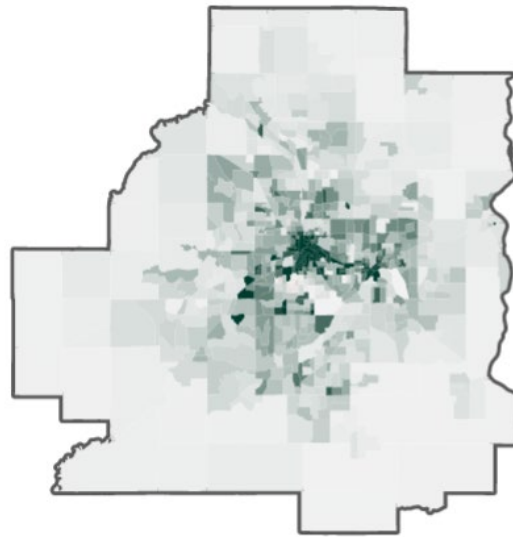
High growth, compact



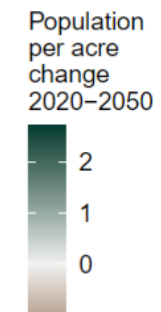
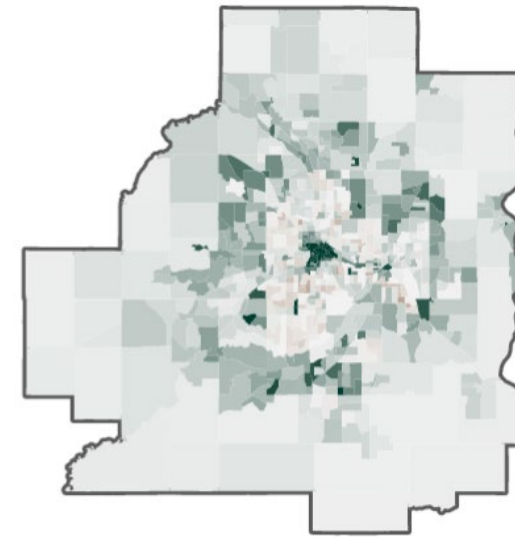
High growth, dispersed



Low growth, compact



Low growth, dispersed



## Regional Growth Scenarios

# Scenarios & Cross-Cutting Regional Issues

## Natural Systems

Natural systems are important assets that are at risk, and their benefits are often shared inequitably.

## Equity

Systemic racism and other inequities have embedded lasting social and economic disparities for our region.

## Climate

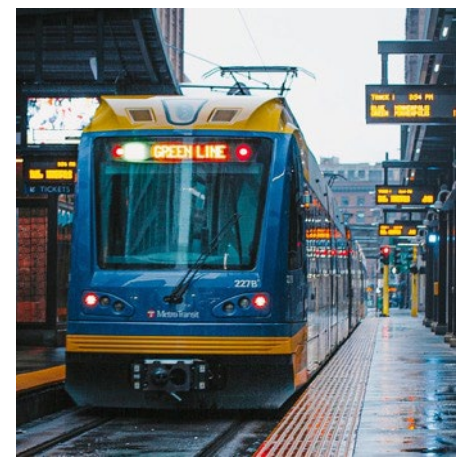
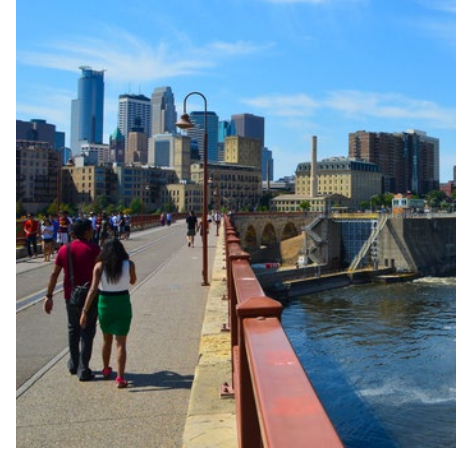
Climate change presents risks for infrastructure, natural systems, and vulnerable communities.

## Public Health, Safety, & Wellbeing

Our built and natural environments can support quality of life, but inequitable or unsafe conditions can result in illness, injury, or death.

# Discussion Questions

- Are we missing any opportunities and challenges?
- What are the critical opportunities and challenges we should address?
- What regional land use policies can help us address these opportunities and challenges to achieve the regional vision?



# Natural Systems: Opportunities

**Themes:** Preservation and/or degradation, Water quality and availability

## High/Compact

- Less demand for greenfield development
- Less new impervious surfaces
- Better preservation of high-quality and contiguous natural areas
- Less loss of ag land

## High/Dispersed

- No opportunities identified

## Low/Compact

- Less demand for greenfield development
- Preservation of high-quality and contiguous natural areas
- Less new impervious surfaces
- Address gaps of rec areas
- Better water supply recharge
- Current capacity of drinking water
- Less loss of ag land

## Low/Dispersed

- Address gaps of rec areas
- Better water supply recharge
- Current capacity of drinking water
- Less pressure on groundwater

# Natural Systems: Challenges

**Themes:** Preservation and/or degradation, Water quality and availability

## High/Compact

- Pressure on park expansion
- Stress on water for water recreation
- Degraded natural resources quality due to overuse
- More impervious surface causing water degradation
- Greater water recharge deficit
- Surface water more susceptible to drought
- Drinking water vulnerability

## High/Dispersed

- Pressure on park expansion
- More new impervious surfaces
- Stress on water for water recreation
- Fragmentation of natural areas
- Pressure for ag land development and unsewered rural growth
- Less land for water recharge

## Low/Compact

- Low tax base and less funding for the parks system
- Drinking water vulnerability
- Increased water pollution in the most compact areas

## Low/Dispersed

- Fragmentation of natural areas
- Low tax base and less funding for the parks system
- Pressure for ag land development and unsewered rural growth
- Less land for water recharge

# Equity: Opportunities

Themes: Housing, Transportation, Parks, Water

## High/Compact

- Affordable housing
- Diverse housing stock
- Transit expansion
- Walkability

## High/Dispersed

- No opportunities identified

## Low/Compact

- Close housing gap
- Less pressure on housing prices
- Affordable housing
- Diverse housing stock
- Access to amenities
- Walkability

## Low/Dispersed

- Close housing gap
- Less pressure on housing prices



# Equity: Challenges

**Themes:** Housing, Transportation, Parks, Water

## High/Compact

- Upward pressure on housing prices
- Increased homelessness
- Displacement and gentrification
- Longer transit travel
- Lowered air quality
- Park degradation
- Wastewater capacity cost

## High/Dispersed

- Upward pressure on housing prices
- Increased commuting costs
- Increased homelessness
- Congestion
- Less conducive to transit
- Wastewater capacity cost

## Low/Compact

- Low tax base and fewer housing subsidies
- Cost of maintaining & upgrading infrastructure in populated areas
- Cost for smaller cities to maintain local infrastructure

## Low/Dispersed

- Low tax base and fewer housing subsidies
- Less conducive to transit
- Cost for smaller cities to maintain local infrastructure

# Climate: Opportunities

**Themes:** Greenhouse gas (GHG) emissions, Environmental quality

## High/Compact

- Reduced GHG due to:
  - Shorter travel distances
  - More efficient building energy use
- Reduced need for new impervious surfaces
- Carbon sequestration from preservation of natural areas

## High/Dispersed

- Less urban heat island effect

## Low/Compact

- Reduced GHG due to less population
- Reduced need for new impervious surfaces
- Carbon sequestration from preservation of natural areas

## Low/Dispersed

- Reduced GHG due to less population and lower number of trips

# Climate: Challenges

**Themes:** Greenhouse gas (GHG) emissions, Environmental quality

## High/Compact

- Increased GHG due to:
  - More population
  - Greater energy needs
  - More freight travel
- Increased urban heat island effect

## High/Dispersed

- Increased GHG due to:
  - More population
  - Greater energy needs
  - Longer travel distances to access goods and services

## Low/Compact

- Increased urban heat island effect

## Low/Dispersed

- Increased GHG due to:
  - Increased VMT and travel time to access goods and services
  - Less efficient building energy use

# Public Health, Safety, and Well-Being: Opportunities

**Themes:** Safety, Access to Goods and Services, Health

## High/Compact

- More people, more activity, safer neighborhoods
- Greater access to goods and public services
- Promotes walkability
- Stronger social support network

## High/Dispersed

- No opportunities identified

## Low/Compact

- More people, more activity, safer neighborhoods
- Greater access to goods and public services
- Promotes walkability
- Stronger social support network

## Low/Dispersed

- No opportunities identified

# Public Health, Safety, and Well-Being: Challenges

**Themes:** Safety, Access to Goods and Services, Health

## High/Compact

- Delayed access to emergency services
- Easier to spread disease in closer proximity
- Increased housing instability impacts job security, mental health, etc.

## High/Dispersed

- Delayed access to emergency services
- Difficult to connect people with local resources
- Difficult to create walkable communities
- Increased water contamination risks

## Low/Compact

- No challenges identified

## Low/Dispersed

- Difficult to connect people with local resources
- Difficult to create walkable communities
- Increased water contamination risks

# Next Steps



## Guiding growth in the region

- Intersections of land use and other policy areas:
  - Transportation
  - Housing
  - Wastewater and Water Resources
  - Regional Parks and Trails
- Continued land use goal and policy development



**Katelyn Champoux**

Planner, CD-Local Planning Assistance  
[katelyn.champoux@metc.state.mn.us](mailto:katelyn.champoux@metc.state.mn.us)

**Baris Gumus-Dawes**

Planning Analyst, CD-Research  
[baris.dawes@metc.state.mn.us](mailto:baris.dawes@metc.state.mn.us)

**Raya Esmaeili**

Planning Analyst, CD-Local Planning Assistance  
[raya.esmaeili@metc.state.mn.us](mailto:raya.esmaeili@metc.state.mn.us)

