



Imagine 2050 Land Use Public Comment Overview

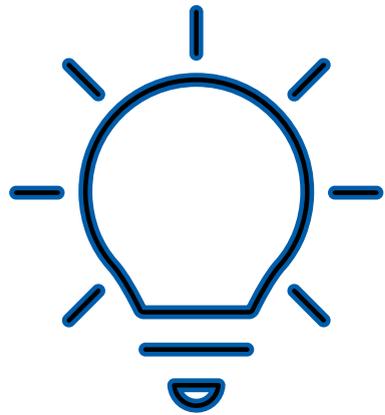
Angela R. Torres, Senior Manager
Local Planning Assistance

Land Use Advisory Committee

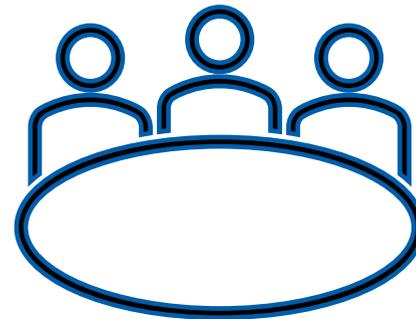
November 21, 2024



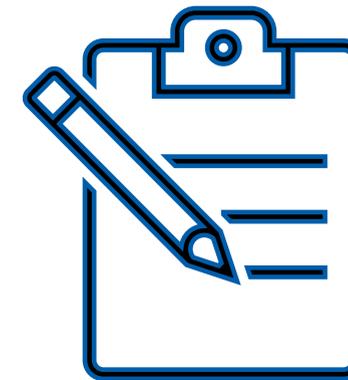
A collaborative, iterative framework



Ideas are brought forward from data, analysis, local government panels, local comprehensive plans, conversations with partners, people in the region, industry experts, surveys, and more.



Advisory committees, technical teams, focus groups, community organizations, young leaders, American Indian communities, and working groups with members from local governments from all geographies, partner organizations, and Met Council members worked together to create solutions.



We created recommended policies together, refined them through engagement and feedback, and adjusted based on experience, data, and additional analysis for over four years.

Imagine 2050 Public Comment Period



Opportunities to submit formal comments

- Public comments for Imagine 2050 (all policy areas) were accepted from **August 15 to October 7**.
- Comments accepted in multiple forms:
 - Online via engage.metrocouncil.org
 - Email
 - Mail
 - In-person (Art + Policy events, community events, and Public Hearing)
- Received more than 1,200 comments from approximately 500 organizations and individuals.

LUAC's contributions

2021

2040 Comp Plan Composite
Travel Behavior Inventory
Regional Travel Demand Management Study
Ecosystem Services and Greenspace
Climate Action Plan
2040 Comp Plan Debrief
Source Water Protection and Connections to Land Use
2020 Generalized Land Use Inventory

2022

2040 Comp Plan Debrief
Community Designations (6x)
RDG Vision, Values, Goals (2x)
2050 RDG Timeline and Milestones
Scenario Planning

2023

Community Designations
Scenario Findings: Land Use
Regional Forecasts
Scenario Findings: Transportation & Housing
Density Analysis
Scenario Findings: Water
Scenario Findings: Water & Regional Parks and Trails
Land Use Objectives
Minimum Density Requirements
Imagine 2050 Engagement Update and Findings

2024

Density & Land Use Approaches
Updated Land Use Objectives
Scenario Consolidated Findings
Land Use Policies/Actions for 8 objectives: Growth Mgmt, Transportation, Community Connection, Natural Systems, Housing, Equity, Climate, Economic Wellbeing (2x)
Local Forecasts
60% Draft Land Use Policy
RDG Equity Frameworks
MUSA Expansion Criteria
Transit Station Area Densities

Who have we heard from?



Overall public comment participation data

Overall participation data

- 7 counties
- 58 cities
- 12 non-profit/advocacy organizations
- 2 state agencies
- 1 federal agency
- 2 regional parks agencies (in addition to cities and counties)

For more information on overall results view the November 13, 2024, Met Council meeting video (39:00):

Info Item: Imagine 2050 Public Comment Update

<https://metrocouncil.org/getdoc/28c74929-be95-4ec2-abfe-0c700aaeaa0c/Agenda.aspx>

Other details

- In person comments – 133
- Public hearing testifiers – 12
- Online portal contributors (people) – 240
- Online portal contributions – more than 1,000
- Online portal plan downloads – more than 3,200
 - More than 100 in each of the major policy areas

High Level Themes – Residents



Across all of Imagine 2050

- Generally supportive of the regional vision, values, and goals – comments on whether vision, values and goals resonated with them and their lived experiences.
- Residents wanted to make sure that the needs of disabled people, elders, and youth were served by 2050 policies.
- Overwhelming support for climate change mitigation from the Council.
- Cost and affordability were important, including financial access to housing, transportation, and other necessities.
- Residents want the region to be accessible to people with disabilities and in compliance with ADA requirements.
- A smaller number of residents provided feedback about specific policy areas, especially Land Use and Transportation. The most frequently commented on policy chapters were Land Use and Transportation.

High Level Themes – Non-Profit / Advocacy Organizations



Across all of Imagine 2050

- Support for the "direction the Met Council was heading" - particularly around climate and housing.
 - Some organizations encouraged the Council to "go further".
- Provided more high-level comments about support or lack thereof for policies. They provided recommendations to strengthen policies from the lens of their organization's mission.
- Often offered specific actions for neighborhood/local-level implementation.
 - Offered insight around tools, funding strategies, and statutes that the Met Council could leverage to further equity-related policies outlined in policy plans.
- While some organizations provided comments by separate policy areas, many advocacy organizations took a more integrated, intersectional approach.
 - Described intersections between the different policy areas and encouraged internal collaboration.

What did we hear
about Land Use
Policy from local
governments?



Land Use Policy – Organizational support



Advocacy Organizations

High-level supportive comments about density:

- Increasing minimum density requirements will be better for climate change mitigation efforts
- Increasing minimum density requirements will be better for affordable housing options
- Increasing minimum density requirements will better support anticipated growth in the region

Recommendations for density requirements implementation include:

- Allowing flexibility in density requirements
- Building higher density housing near transit stations, job centers, and areas with access to infrastructure and amenities
- Set performance metrics and indicators
- Streamline and guaranteed approval of affordable development permits

High Level Themes – Local Governments



Across all of Imagine 2050

Overall support / alignment with regional goals and values

Requests for:

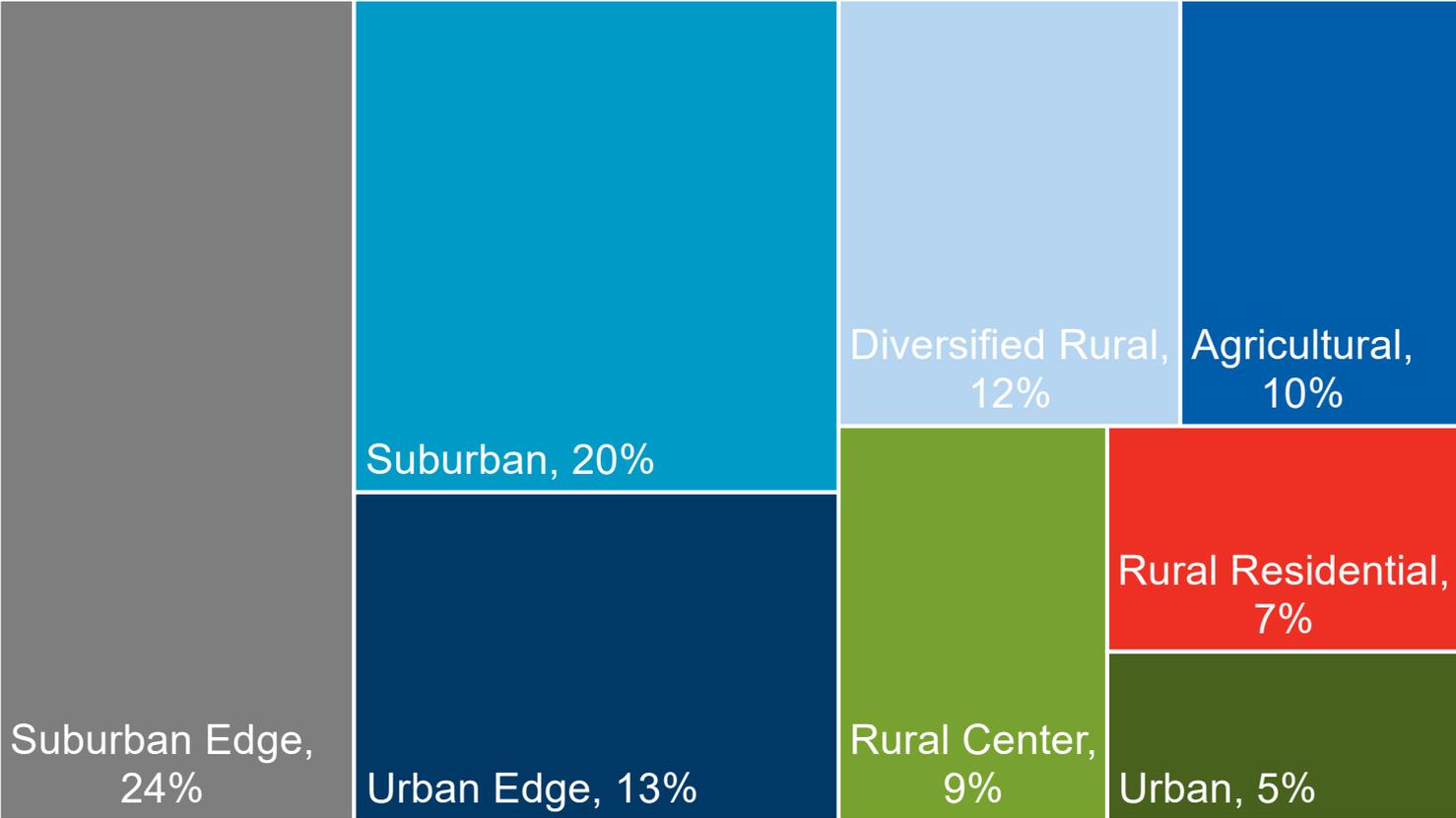
- Clarification of terms and what is required
- Technical assistance / funding support
- Flexibility in implementation
- Collaboration with suggested additional government partners

Concerns:

- Policies are burdensome to communities - local constraints on capacity/funding
- Policies are outside of Council authority and take away local control
- More expensive costs for development and housing
- Impacts to historical character or local community character
- Policies are disadvantageous to suburban/rural communities
- External factors beyond local community control make implementation difficult

Land Use Policy – local gov't participation

Regional make-up by Community Designation



Summary of Public Comment Period Engagement only:

- 29% of cities and townships submitted formal public comments (53 of 181).
- Levels of participation:
 - High: 57% of Suburban Edge communities submitted letters
 - Medium: Rural Centers (25%), Suburban (33%), Urban Edge(29%), and Urban (22%) communities submitted a letter.
 - Low: Less than 10% of Agricultural, Rural Residential, and Diversified Rural communities submitted a letter.
- 10 communities met with Sector Reps. but did not submit a public comment letter.

Land Use Policy – local gov't support



Most common supportive comments

Indicated **appreciation** for:

- Flexible application of density requirements (most common of all comments)
- Collaboration and engagement efforts
- Connections made across Council systems in planning (e.g., land use and transportation)

They were **supportive** of:

- The Met Council taking a role in resolution of annexation issues
- The goal of mixed-use development and walkability
- Well-articulated details such as how MUSA expansion will be evaluated
- Efforts to protect natural systems
- The goal of more and diverse types of housing, including affordable housing
- Climate resiliency goals
- Generally, the vision of Imagine 2050
- The support of historically marginalized and vulnerable communities is strategically important for the region

Land Use Policy – local gov't participation



Comments on land use and density

- Of communities that submitted a public comment letter, 93% submitted comments on land use policy.
 - Land use and transportation were the most mentioned.
- 82% of communities across the region did not express opposition to the density requirement changes.
 - 16 (of 53) communities that submitted letters did not oppose density changes.
 - Including 52% of Suburban Edge communities
- Within the comment letters, Agricultural, Rural Center, Urban Edge and Urban communities expressed less opposition to density requirement changes.
- 31 communities (21 from Suburban Edge) expressed concern or opposition to the minimum density requirements.
 - The communities expressing concern or opposition represent 17% of all communities in the region.
- Rural Residential, Diversified Rural, and Suburban Edge expressed more concern about density policy than other communities.
- Suburban communities were about evenly divided as it related to density policy.

Land Use Policy – local gov't concerns



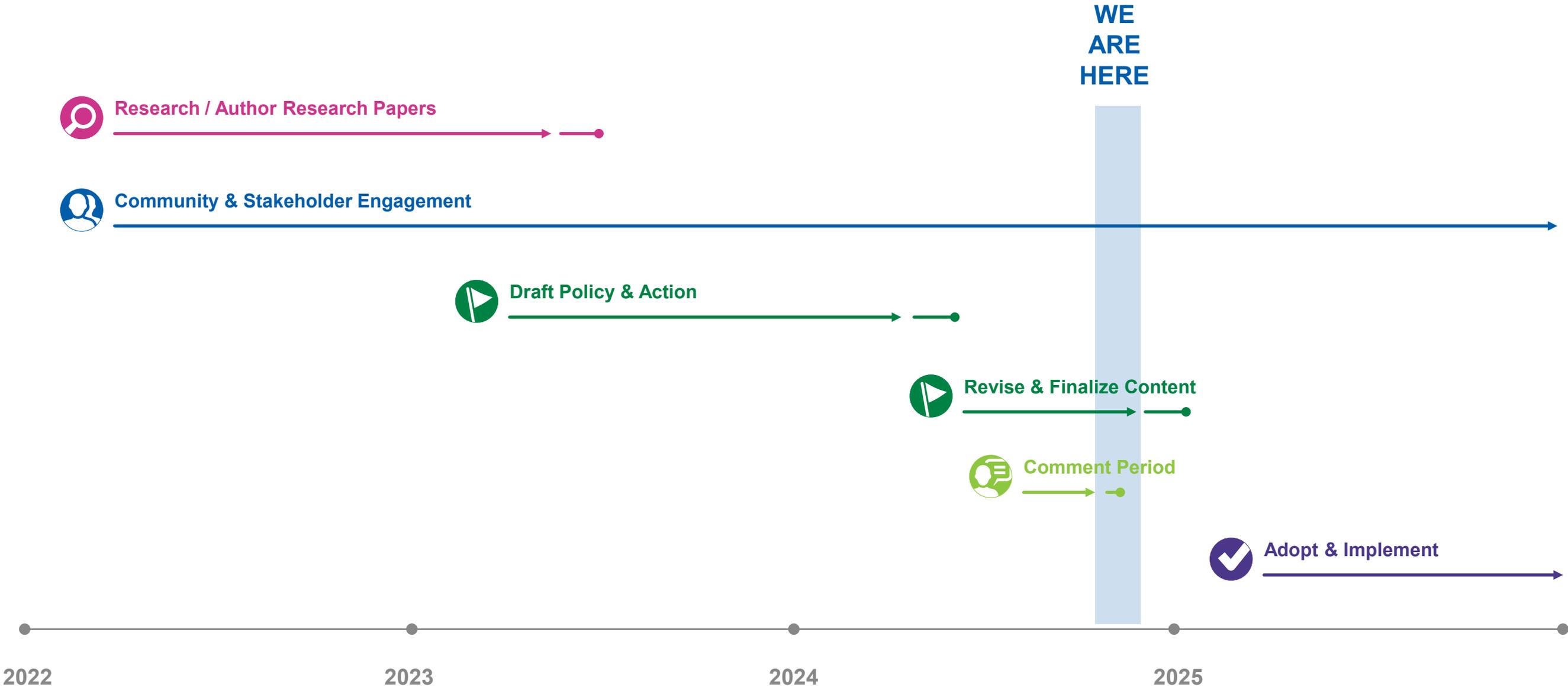
Most common concerns expressed:

- Inadequate infrastructure or services for required density.
- Density requirements will harm community character.
- New density requirements will not work in current forecasted, market, and/or political conditions.
- Density requirements should allow flexibility.
- New density requirements will have negative outcomes.

Next steps and timeline



Plan Timeline



OCTOBER

NOVEMBER

DECEMBER

JANUARY

FEBRUARY

11/8 Housing Work Group considers comments

11/20 RDG Work Group considers RDG & Land Use comments

11/7 MPOSC considers Parks comments
11/18 CDC considers Parks comments

11/6 TAC reviews TPP
11/14 TAC Planning reviews TPP
11/20 TAB reviews TPP

10/23 MAWSAC considers public comments on MWSP

11/13 MC update on public comment process

12/2 CDC considers Housing comments

12/2 CDC considers RDG & Land Use comments

12/5 MPOSC continued (if needed)

12/4 TAC reviews TPP
12/9 TC reviews TPP

12/10 EC considers public comments
12/11 MAWSAC approves MWSP

12/18 COW update on local forecasts

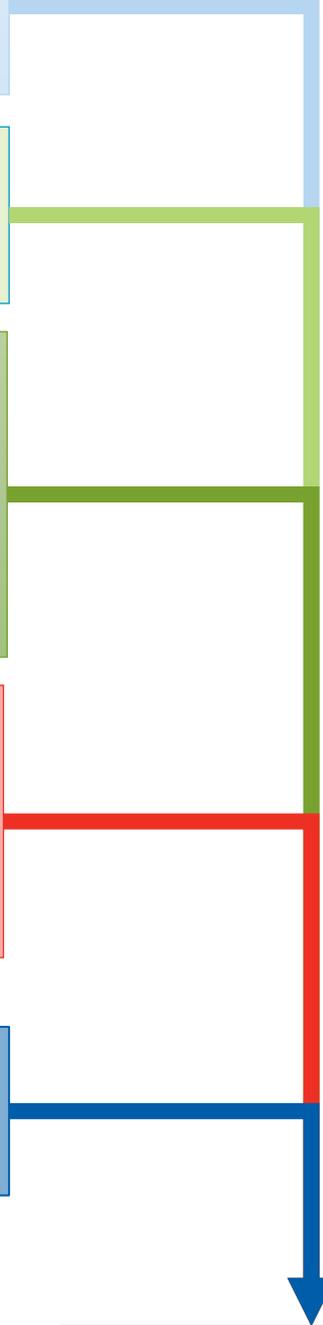
1/21 CDC recommends Housing adoption

1/21 CDC recommends RDG & Land Use adoption

1/9 MPOSC recommends Parks adoption
1/21 CDC recommends Parks adoption

1/15 TAB recommends TPP adoption
1/27 TC recommends TPP adoption

1/21 EC recommends WPP



2/12 Council adopts Imagine 2050



Learn More

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