

Information Item

Land Use Advisory Committee



Meeting Date: November 21, 2024

Topic

Update to 2050 Community Designations

District(s), Member(s):	All
Policy/Legal Reference:	Bylaws of the Metropolitan Council Land Use Advisory Committee, Art. I. B.1(a).
Staff Prepared/Presented:	Angela R. Torres, Senior Manager, Local Planning Assistance (651-602-1566)
Division/Department:	Community Development/Regional Planning

Proposed Action

At its meeting on November 21, 2024, the Land Use Advisory Committee (LUAC) will review the proposed changes to the Committee's initial 2022 Community Designation recommendations. The proposed changes will be incorporated into the final draft Land Use Policy Chapter and adopted as part of the Imagine 2050 regional development guide. No action is needed. This is for informational purposes only.

Background

Regional land use policies are framed around common characteristics of communities, which are the basis for community designations. Community Designations are part of the regional development guide that work in conjunction with land use policies in furthering regional policy outcomes at the local level, setting direction of growth based on level of urban services, establishing density expectations, and protecting agricultural and natural areas. The update sought to evaluate and update community designations for use in the 2050 regional planning process and policy development. The project included examining current Thrive community designations, identifying areas for improvement, and compiling proposals for new community designations.

The LUAC provided feedback and participated in detailed discussions throughout its 2022 Work Plan. The project team also engaged with an external focus group of local planners and an internal group of Met Council technical staff to gather additional feedback for new community designations. LUAC and other stakeholders were closely engaged in the project, providing feedback on analysis throughout the process, and evaluating proposals for community designations.

Through this engagement process, LUAC recommended:

- Only considering updates to the designations within the Metropolitan Urban Service Area (MUSA).
- Retaining the same designations outside of MUSA as identified in *Thrive MSP 2040* (Thrive).
- Variables that include intersection density, age of housing (a proxy for age of infrastructure), and planned residential densities (based on local 2040 comprehensive plans).
- Reducing the number of designations within MUSA from five categories to four categories.

LUAC discussed and recommended preliminary 2050 community designations by consensus at its

meeting on January 19, 2023. The Community Development Committee further recommended the proposal at its meeting on February 6, 2023, and the Metropolitan Council endorsed the draft Community Designations for use during the Imagine 2050 planning process on March 15, 2023.

Community Designations Update

The Met Council released the draft of Imagine 2050 for a public comment period between August 15, and October 7, 2024, where many local governments provided comments on community designations. Additionally, Sector Representatives engage with local government staff every Fall (and Spring) in a concerted effort beyond their daily conversations to meet face-to-face with local planning staff to discuss issues of importance. One of the main points of conversation were regional planning and land use policy, specifically density recommendations and community designations.

It was necessary to update the analysis of the Community Designations by local government following publication of the Density Analysis Recommendations in May 2024, and after the land use policy recommendations were conformed for public comment at various Met Council Committees. The subsequent analysis and review, including consultation with local governments, review of the adopted variables, existing built environment, and anticipated forecasts, resulted in the proposed changes identified in Table 1 and reflected in Figure 2.

Table 1. 2050 Community Designations Changes Proposed for Adoption

	City	Thrive Designation	Thrive Density	90% Draft Designation	Imagine 90% Density	100% Proposed Designation	Imagine 100% Density	Change from 90% to 100% Proposal
1	Birchwood Village	Suburban	5	Urban Edge	14	Suburban	7	↓
2	Blaine	Suburban Edge	3-5	Suburban	7	Suburban Edge	4	↓
3	Excelsior	Suburban	5	Urban Edge	14	Suburban	7	↓
4	Gem Lake	Suburban	5	Suburban Edge	4	Suburban	7	↑
5	Landfall	Suburban	5	Urban Edge	14	Suburban	7	↓
6	Long Lake	Suburban	5	Urban Edge	14	Suburban	7	↓
7	Loretto	Suburban	5	Suburban	7	Suburban Edge	4	↓
8	Medicine Lake	Suburban	5	Suburban	7	Suburban Edge	4	↓
9	Mounds View	Suburban	5	Urban Edge	14	Suburban	7	↓
10	Osseo	Urban	10	Urban	25	Urban Edge	14	↓
11	Savage	Suburban	5	Suburban Edge	4	Suburban	7	↑
12	Shorewood	Suburban	5	Suburban Edge	4	Suburban	7	↑
13	South St. Paul	Urban Center	20	Urban Edge	14	Urban	25	↑
14	Spring Lake Park	Suburban	5	Urban Edge	14	Suburban	7	↓
15	West St. Paul	Urban Center	20	Urban Edge	14	Urban	25	↑

ATTACHMENTS

Figure 1: Endorsed 2050 Community Designations (2023) for planning purposes

Figure 2: 2050 Community Designations (2024) for adoption



Figure 1. Endorsed 2050 Community Designations (2023) for planning purposes

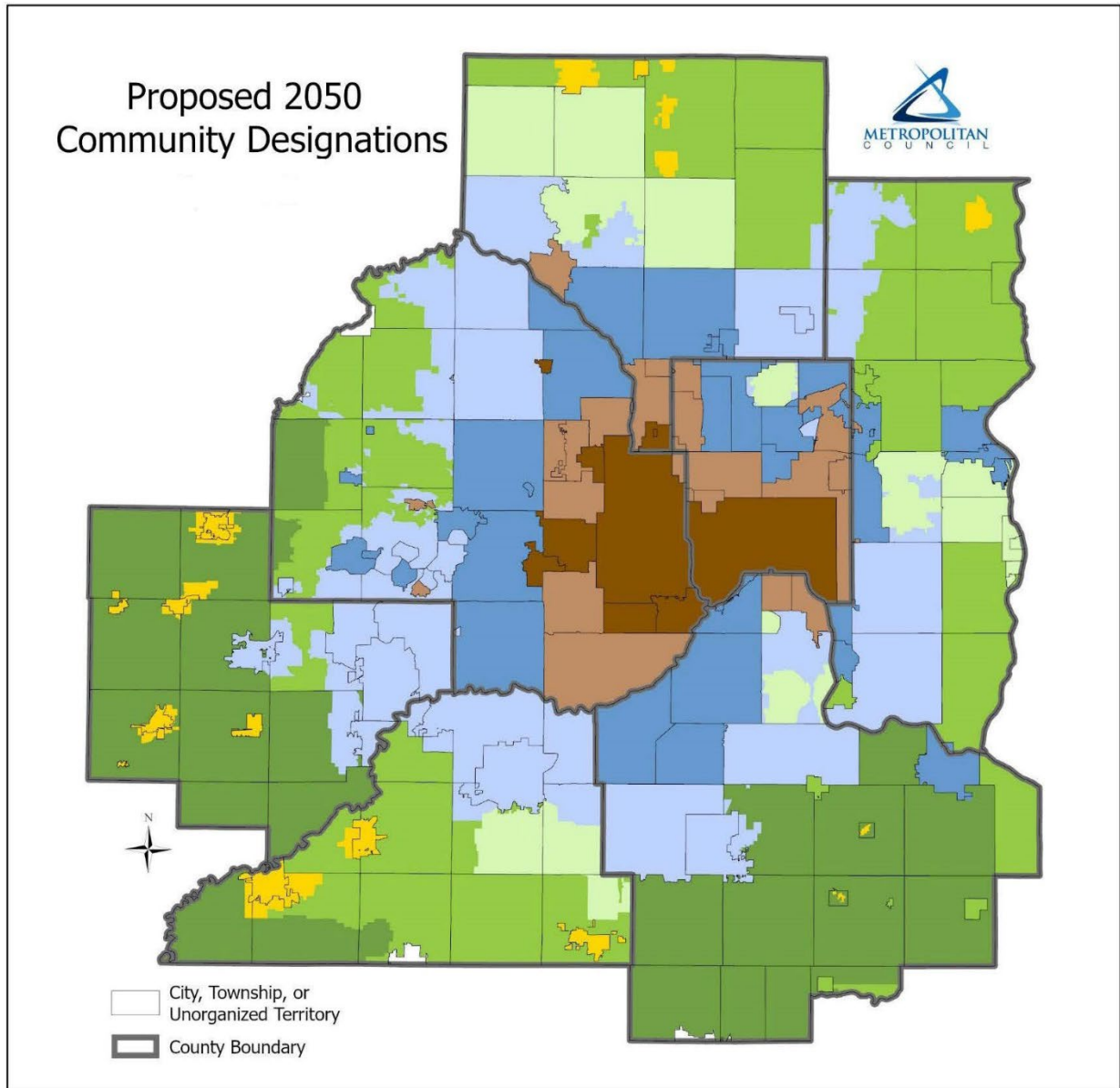


Figure 2. 2050 Community Designations (2024) for adoption

