

August 28, 2013

Recommendation of Land Use Advisory Committee on Geographic Planning Areas

Committee of the Whole



Why planning areas matter

- Use planning areas to effectively plan and implement policies at the local level
- Apply different policies tailored for different areas
 - Recognize context for applying different policies
 - Make different expectations clear for different communities

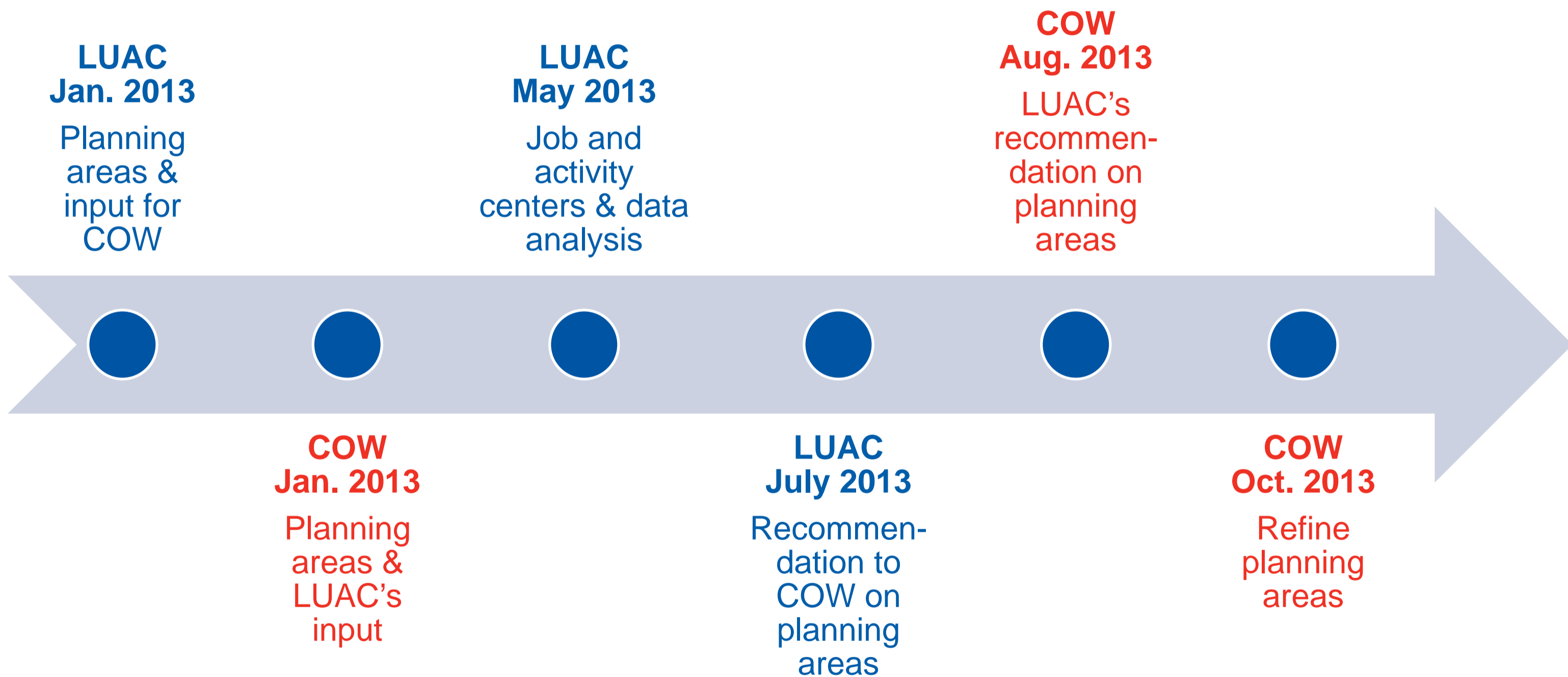
Overview

- Objectives
- Time frame for planning areas
- Recap of COW meeting on January 30
 - Role of planning areas
 - Land Use Advisory Committee (LUAC)
- LUAC's recommendation
- Discussion

Objectives

- Confirm that the Council will develop new planning areas for *Thrive MSP 2040*
- Discuss Land Use Advisory Committee's recommendation & affirm general concepts
- Provide guidance for refining planning areas as policy discussions continue

Time frame for planning areas



Recap of COW on January 30

- Importance of geographic planning areas
- History of planning areas
- Other geographies used for implementation
- Role of Land Use Advisory Committee
- Input from Land Use Advisory Committee
 - Main messages and themes on planning areas

LUAC's role

- As requested by the Council, LUAC gives advice and assistance on:
 - metropolitan land use (Metropolitan Land Planning Act);
 - comprehensive planning (system statement hearings); and
 - matters of metropolitan significance
- Half of members are locally elected officials

LUAC members

(vacancies in two Council Districts)

Jon Commers, Chair	Ginny Black, elected official (District 1)	Tami Diehm, elected official (District 2)	Kim Kang (District 3)
Greg Boe, elected official (Carver County, District 4)	Jon Ulrich, elected official (Scott County, District 4)	Bill Neuendorf (District 5)	Kathi Hemken, elected official (District 6)
Andrew Hestness (District 7)	Chip Halbach (District 8)	Amy Ihlan (District 10)	Phil Klein, elected official (District 11)
Kristina Smitten (District 12)	Elizabeth Wefel (District 14)	Elizabeth Kautz, elected official (District 15)	Bill Droste, elected official (District 16)





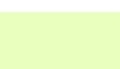





Why change planning areas?

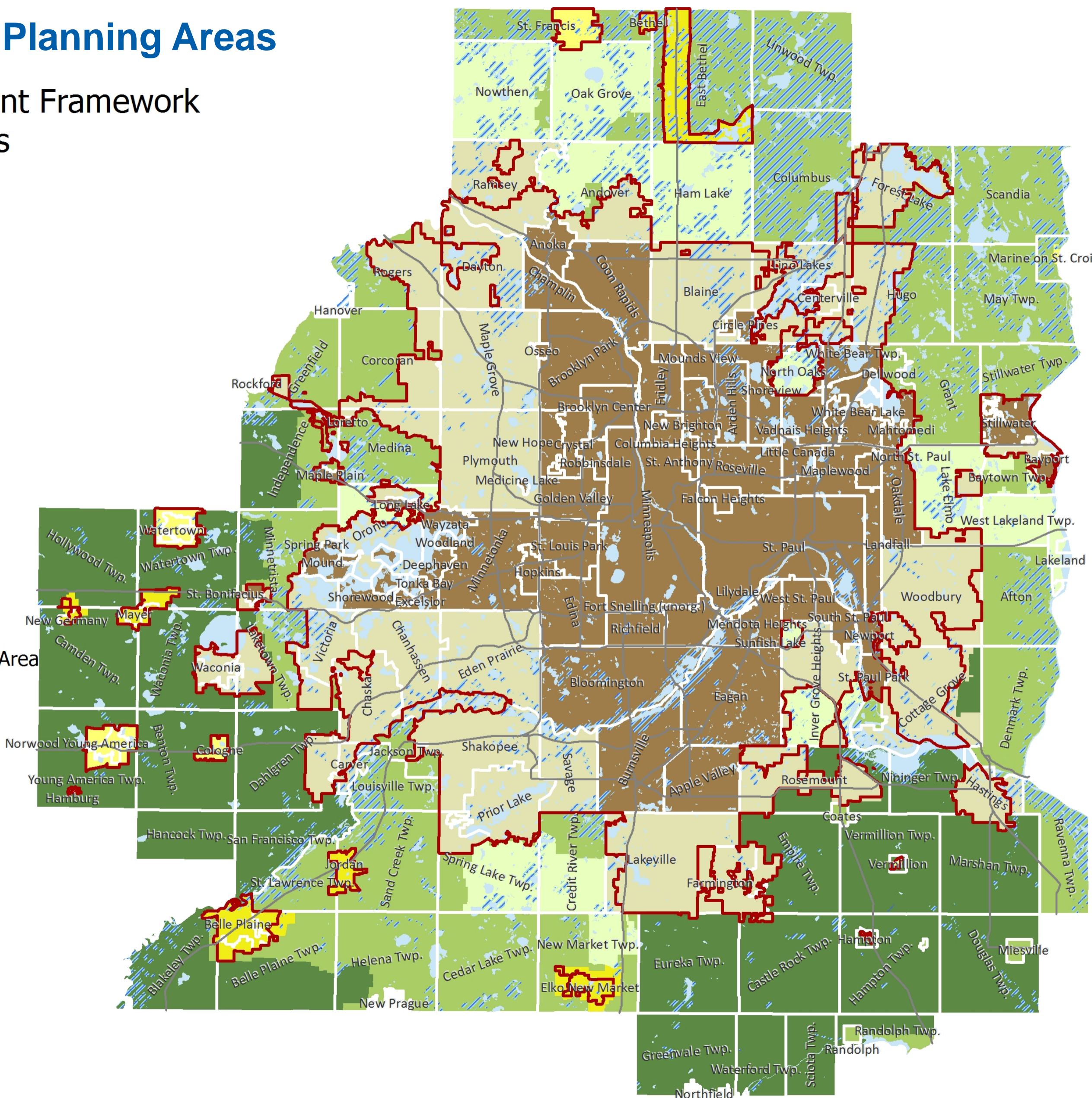
- Reflect changes in conditions and priorities since the *Regional Development Framework*
- Redefine “Developed” and “Developing” areas for more effective policy implementation
- Recognize commonalities that tie communities together

Current Geographic Planning Areas

2030 Regional Development Framework Geographic Planning Areas

Geographic Planning Areas - 2011

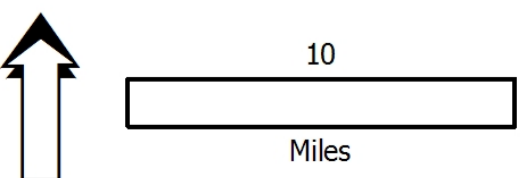
-  Developed Area
-  Developing Area
-  Rural Growth Center
-  Rural Center
-  Rural Residential
-  Diversified Rural
-  Agricultural Area
-  Non Region
-  Regional Natural Resource Areas
-  2030 Metropolitan Urban Service Area



Geographic Planning Areas were updated in 2011 to reflect changes made during review of the 2008 local comprehensive plans.

Sources: Metropolitan Council

May 15, 2013



LUAC's recommendation

- Conceptual in nature
 - Does not specify definitions, policies, boundaries, or names for planning areas
- Based on:
 - input from LUAC and the COW;
 - Metropolitan Council's statutory authority; and
 - staff research and review







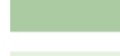



Recommendation includes

- Characteristics at the community level
 - Keeps characteristics of current planning areas
 - Adds intersection density and age of housing
- Features that transcend community borders
 - Existing job & activity centers
 - Transportation corridors
 - Potential for redevelopment, reuse and infill
 - Groundwater recharge potential




LUAC Recommendation

This map illustrates the concepts that the Land Use Advisory Committee (LUAC) recommends be included in forming geographic planning areas for Thrive MSP 2040. Category names, boundaries, and specifics are expected to be refined pending the outcomes of Committee of the Whole policy discussions.

RDF w/Intersection Density & Age of Housing




-  Developed, Higher Connectivity, Older Housing
-  Developed, Moderate Connectivity, Post War Housing
-  Developed, Moderate Connectivity, Newer Housing
-  Developing, Moderate Connectivity, Newer Housing
-  Developing, Lower Connectivity, Newer Housing
-  Rural Center
-  Rural Growth Center
-  Diversified Rural
-  Rural Residential
-  Agricultural
-  Non Region

Existing Job & Activity Centers








-  Major (> 50,000 Jobs)
-  Regional (> 15,000 Jobs)
-  Subregional (> 7,000 Jobs)

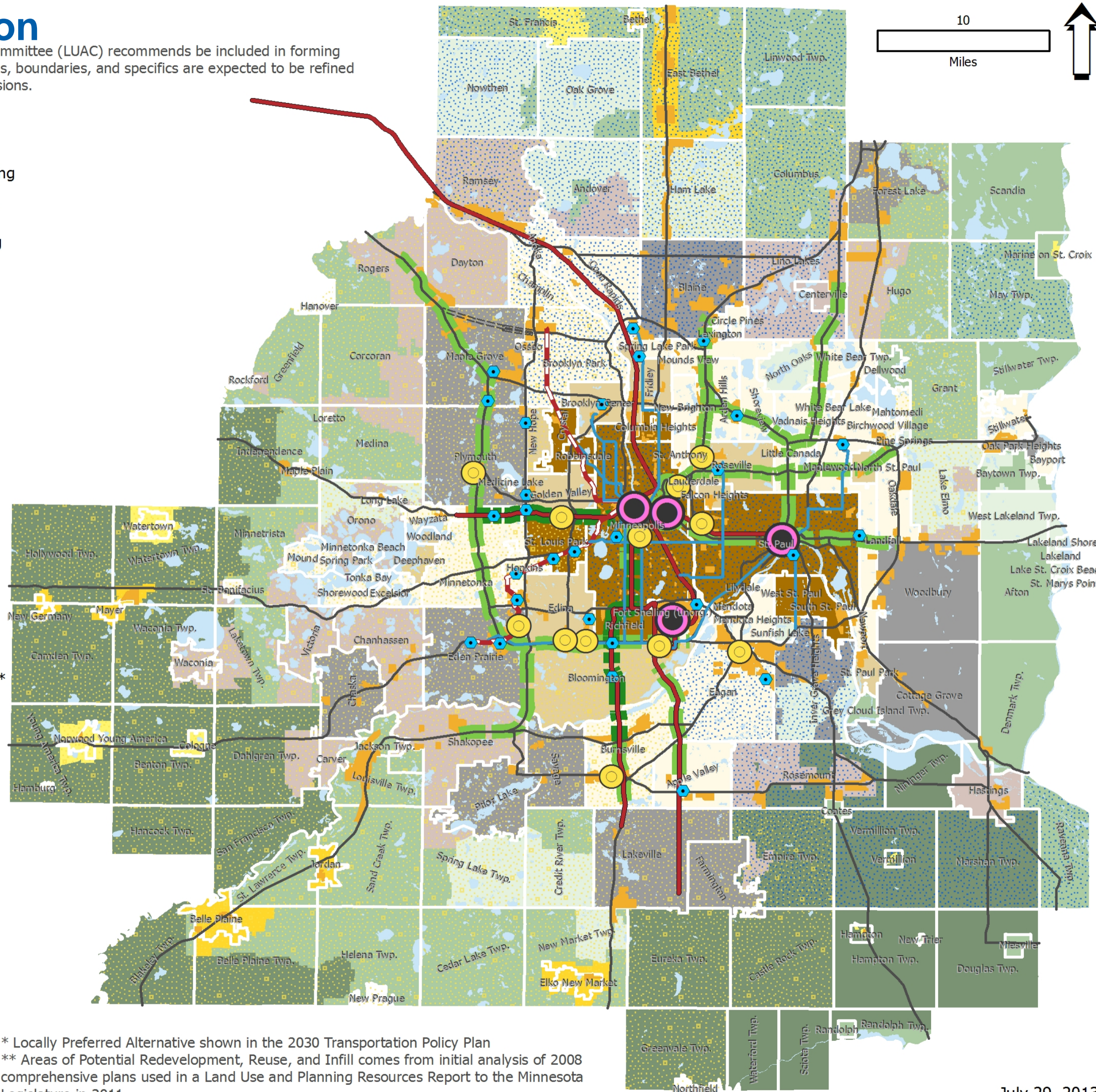
Areas of Potential Redevelopment, Reuse, & Infill**

Groundwater Recharge Potential

-  High Recharge Potential
-  Mix of Recharge Potential Extreme: High & Low
-  Low Recharge Potential

Transportation Corridors

-  Metropolitan Highway System
-  Future Metropolitan Highway System
-  Completed Transitway
-  Developing Transitway*
-  Arterial BRT
-  Existing Managed Lane
-  Future Managed Lane



* Locally Preferred Alternative shown in the 2030 Transportation Policy Plan
 ** Areas of Potential Redevelopment, Reuse, and Infill comes from initial analysis of 2008 comprehensive plans used in a Land Use and Planning Resources Report to the Minnesota Legislature in 2011

Community-level characteristics

- Characteristics retained
 - Long-Term Wastewater Treatment Service Area
 - Metropolitan Urban Service Area (MUSA)
 - Percentage of developable land committed to urban uses
 - Used more than 85% developed as threshold to define developed area in *Regional Development Framework*

Community-level characteristics

- Information added
 - Intersection density
 - Addresses connectivity, accessibility and walkability, urban form and character of development
 - Age of housing
 - Serves as proxy for age of infrastructure, maintenance needs and general development patterns

Features that transcend borders

- Existing job & activity centers
 - Shows major, regional and sub-regional centers
- Transportation corridors
 - Shows corridors adopted in the *Transportation Policy Plan* (existing, have locally-preferred alternative or are committed to)

Features that transcend borders

- Potential for redevelopment, reuse and infill
 - Shows planned 2030 land use for commercial-industrial, institutional or mixed-use development within ½ mile of transitway and within ½ mile of highway corridor
- Groundwater recharge potential
 - Shows areas of high, low, mixed and moderate potential for water recharge

Rationales for recommendation

- Emphasize environmental sustainability
- Enhance economic competitiveness
- Reflect character of communities and infrastructure
- Maximize efficient use of infrastructure
- Provide efficient transportation
- Show areas of development and redevelopment
- Recommend concepts important for whole region
- Support best option for planning

LUAC's different viewpoints

- Some LUAC members:
 - preferred another option for planning areas;
 - expressed concerns about reflecting water supply in planning areas;
 - valued other concepts; and
 - How do socio-economic conditions, such as racially concentrated areas of poverty (RCAPs), connect?
 - shared ideas for additional analysis

Discussion

- Confirm that will develop new planning areas for *Thrive MSP 2040*
- Affirm general concepts in LUAC's recommendation
- Provide guidance for refining planning areas

Recommendation of Land Use Advisory Committee on Geographic Planning Areas

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