

Community Development Committee

Meeting of June 17, 2019

Environment Committee

Meeting of June 25, 2019

For the Metropolitan Council meeting of July 10, 2019

Subject: City of St. Louis Park 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22095-1

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 St. Louis Park to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Surface Water Management, Forecasts, and Water Supply.

Recommendation of the Environment Committee

1. Approve the City of St. Louis Park's Comprehensive Sewer Plan.
2. Advise the City to implement the advisory comments in the Review Record for Wastewater.

Summary of Committee Discussion/Questions

Community Development Committee

Senior Planner Raya Esmaeili presented the staff's report to the Committee. Sean Walther, Planning/Zoning Supervisor from the City of St. Louis Park, was in the audience. Councilmember Lindstrom inquired about specific changes between the existing and future land uses of the City. Esmaeili responded that the changes in land uses include not only different land use guiding but also the definition and uses allowed within each land use category.

The Community Development Committee unanimously recommended approval of the proposed action with no questions or discussion at its meeting on June 17, 2019.

Environment Committee

No comments or questions. The Environment Committee approved the proposed action on consent agenda at its meeting on June 25, 2019.

Community Development Committee

Meeting date: June 17, 2019

Environment Committee

Meeting date: June 25, 2019

For the Metropolitan Council meeting of July 10, 2019

Subject: City of St. Louis Park 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22095-1

District(s), Member(s): District 6, Lynnea Atlas-Ingebretson

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

Staff Prepared/Presented: Raya Esmaeili, Senior Planner, Local Planning Assistance (651-602-1616)
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

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Recommendation of the Environment Committee

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2. Advise the City to implement the advisory comments in the Review Record for Wastewater.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of St. Louis Park (City) 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. Stats. §§ 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 St. Louis Park is located in eastern Hennepin County. It is surrounded by the communities of Golden Valley, Minneapolis, Edina, Hopkins, Minnetonka, and Plymouth.

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

None.

Known Support / Opposition

There is no known local opposition to the 2040 comprehensive plan.

REVIEW RECORD

City of St. Louis Park 2040 Comprehensive Plan

Review File No. 22095-1, Business Item No. 2019-151-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) for the Regional Parks System element. Three Rivers Park District is the regional park implementing agency for Regional Parks System components in the City (Figure 1), for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Cedar Lake LRT Regional Trail, North Cedar Lake Regional Trail, and CP Rail Regional Trail Search Corridor. There are no state or federal recreation lands within 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 for regional transitways. 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. The Plan is compatible with the plans of adjacent and affected governmental units.

Roadways

The Plan conforms to the Highways system element of the TPP. The City's Plan accurately accounts for the metropolitan highway system of principal arterials, (I-394, Trunk Highway (TH) 169, TH 100 and TH 7) and A-Minors including Excelsior and Minnetonka Boulevards, and Cedar Lake Road.

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 was done 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 Areas II and III.

The Plan incorporates existing and future transitways that are part of the Current Revenue Scenario in the TPP. This includes the METRO Green Line Extension. For transitways that are in service or in advanced stages of planning, the Plan incorporates guiding land use for station areas that meet the minimum density targets of the TPP. Additional comments on station area planning are included in the Land Use section of this report.

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 of Urban Center, as well as the opportunities and challenges related to its Transit Market Areas. The Plan strengthens the existing transit system and lays the groundwork for improved transit services by planning to construct a walkable and connected mobility network near the METRO Green Line Extension station areas, including smaller block sizes and pedestrian and bicycle connections.

Aviation

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions, and addresses heliports and noise impacts from aviation facilities.

The Plan identifies the MSP Airport, as well as Flying Cloud and Crystal Airport. The Plan addresses issues including land use compatibility, noise sensitivity, and the protection of airspace from obstructions.

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 shows both alignments and corridors for the RBTN. Tier 1 corridors and alignments run both east-west and north-south. The east-west corridor and alignments include connecting to the North Cedar Lake Regional Trail south of Cedar Lake Road and Minnetonka Boulevard. The Tier corridors and alignments run through the City in all directions. Tier 2 alignment in the northern portion of the City along Texas Avenue and Franklin Avenue and connects to the Cedar Lake LRT Regional Trail.

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, regional job concentrations, and other regional destinations as identified on the RBTN map.

Freight

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the City, including accessibility to freight terminals and facilities. The City has three active rail lines: one BNSF line and two CP lines. Key freight rail issues for the City are safety with the products being transported, noise and vibration, and sidewalk, trail and street crossings. All industrial areas in the City are located with adequate access to the metropolitan highway system.

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 Council's city-wide forecast totals for all forecast years. See additional comments in the Forecasts section.

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 City's *Thrive* community designation of Urban Center, 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). The Plan 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 forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through the following Council Interceptors: 8041, 1-GV-461, 1-GV-461R, 1-SP-470, and 1-MN-341. All flow is treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 25,700 sewered households and 46,700 sewered employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's forecasted growth.

The Land Use Plan reflects an overall minimum residential sewered density guiding of 34.43 units per acre, thus satisfying the Council's policy for future sewered residential densities for Urban Center communities.

The Plan provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Council is committing to provide the level of wastewater service needed to serve the sewered forecasts as stated in the sewer element of the Plan.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) mostly in the local municipal (city) sanitary sewer system. The Plan outlines the City's program of annual televised inspection of the public collection system in which the entire system is inspected every 4 years. During these inspections the presence of clear water from private services are noted. The Plan does not summarize what corrective actions, if any, are taken if clear water is observed coming from a private service. Approximately 75% of all private service "connections" have been inspected under this method. Included in its annual maintenance program is \$400,000 for sewer main lining and \$50,000 for maintenance hole inspection and repair. The City also plans to continue systematic investigation of areas of concern identified through flow monitoring.

The Plan describes the requirements and standards for minimizing I/I and references a City Code (Section 32-96) that prohibits discharge of clear water from sump pumps, foundation drains, and rain leaders to the sanitary sewer system and requires the disconnection of such connections if discovered.

The Plan describes the sources, extent, and significance of existing I/I within the entire collection system. It neither provides a breakdown nor characterizes the differences between the public collection system and private property sources. The Plan provides information that estimates that over 60% of the total housing units in the City were built prior to 1970. Private services for homes built prior to this time are at or over a half-century in age, generally consist of clay tile pipe, and in many cases are nearing their normal life expectancy. The City should evaluate the potential impact that this portion of the collection system has on I/I.

Sewer Element Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Urban Center communities. It was found to be complete and consistent with Council policies and the regional wastewater system plan. 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 Plan to alter, expand, or improve its sewage disposal system consistent with the approved Comprehensive Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Council for its records.

Advisory Comments

Once approved, the City shall submit to the Council a copy of the final adopted Ordinance that requires the disconnection of any identified prohibited discharges to the sanitary sewer system.

Surface Water Management

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan is consistent with Council policy requirements and in conformance with the Council's WRPP for local surface water management. St. Louis Park lies within the oversight boundaries of the Minnehaha Creek Watershed District and the Bassett Creek Watershed Management Commission. The City submitted a draft Local Water Management Plan (LWMP) update on October 23, 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated November 30, 2018. The Plan includes a summary of the City's LWMP in Chapter 4 and the draft LWMP update in an Appendix.

Advisory Comments

When available, the City should provide to the Council the dates that the Watersheds approved the LWMP, and the date the City adopted the final LWMP. The City should also provide a copy of the final adopted LWMP that will be included in the final Plan document that the City adopts if it differs from the version submitted to the Council on April 3, 2019.

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: Todd Graham, CD – Research (651-602-1322)

The Plan includes the Council's forecasts for the City (Plan tables 2.3, 4.23, 5.3, and 6.8). For reference, the Council's forecasts are shown below in Table 1.

Table 1. City of St. Louis Park Forecasts

	Census	Estimated	Council Forecasts		
	2010	2017	2020	2030	2040
Population	45,250	48,920	48,200	49,600	51,800
Households	21,743	23,241	23,600	24,800	25,700
Employment	40,485	41,438	43,400	45,200	46,700

Council staff find that recent population growth has exceeded what was expected in the current decade. Council staff recommended higher population forecasts. The City prefers not to revise the forecast at this time.

A summary of potential development and redevelopment sites is provided, including 62 acres for mixed-residential or transit-oriented development (TOD) use, 29 acres for medium-density residential, and 3 acres for high-density residential (table 5.5). If fully developed and absorbed, at the mid-point of allowable density ranges, this land supply could accommodate 4,718 housing units. Council staff find this land supply accommodates the growth forecast.

The Council requires 2010-2040 forecasts assigned to transportation analysis zones (TAZ). The TAZ allocation is found in table 6.9 of the Plan. Council and City staff have discussed possible errors in the TAZ allocation table included in the Plan and that the City staff will provide a replacement table.

Advisory Comments

The City should correct inconclusive allocations or errors in the TAZ allocation table and provide a replacement table to the Council prior to final adoption of the Plan.

Thrive MSP 2040 and Land Use

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The 2040 comprehensive plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Urban Center. Thrive describes Urban Center communities as the largest, most centrally located, and economically diverse communities in the region. They are experiencing growth mostly through redevelopment.

Urban Center communities are expected to plan for forecasted population growth at overall average densities of at least 20 units per acre for new development and redevelopment, 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. They are also expected to identify opportunities for land assembly to prepare sites that will attract future private reinvestment, especially in Areas of Concentrated Poverty (ACPs) and Areas of Concentrated Poverty where at least half the residents are people of color (ACP50s).

St. Louis Park is a fully developed community with only 1% undeveloped land. Approximately 40% of the City is residential as illustrated in Figure 3. Another 40% is comprised of public land in the form of public right of way, parks and open space, and other public spaces. The remaining areas of the City mainly include commercial, office, and industrial uses.

The Plan identifies development and redevelopment areas at densities that exceed the Urban Center density policy minimums. As shown in Table 2 below, the expected overall density of planned residential growth is 34.43 units per acre. This planned density is consistent with regional Urban Center land use policies that require an average net residential density of at least 20 units per acre in areas of new development and redevelopment.

Table 2. Planned Residential Density, City of St. Louis Park

Category	2018-2040 Change				
	Density		Net Acres	Min Units	Max Units
Min	Max				
RL - Low Density Residential	3	10	0	0	0
RM - Medium Density Residential	6	30	18.7	112	561
RH - High Density Residential	30	75	3.01	90	226
MX - Mixed Use *	20	75	6.91	138	518
TOD - Transit Oriented Development*	50	125	38.82	1,941	4,853
COM - Commercial**	20	50	0.68	14	34
OFC - Office**	50	125	3.24	162	404
TOTALS			81.55	2,457	6,596
			Overall Density	34.43	92.44

*75-85% residential

**10% residential

Most of the focus of the future land use plan, as illustrated in Figures 4 and 5, is redevelopment and intensification of uses around main transportation corridors. The 2040 land use plan includes a variety of mixed-use designations that allow for both residential and other uses within the development. These

new mixed-use categories that allow for a variety of shares of residential use and higher residential densities, as shown in Table 2, are: Mixed Use (MX), Transit Oriented Development (TOD), Commercial (COM), and Office (OFC).

Station Area Planning

The Plan recognizes the METRO Green Line Extension that will run through the City with three planned stations of Beltline Boulevard, Wooddale Avenue, and Louisiana Avenue. The Plan is consistent with policies in the TPP for incorporating station area planning and for targeting the most intense mix of uses near transit.

The TPP calls for Urban Center communities with planned light rail transit (LRT) to guide an average minimum of 50 residential units per acre and target 75-150+ units per acre within the LRT station area (area within 10-minute walk or 1/2 mile). The Plan accordingly determines priority redevelopment areas around these future stations, as shown in Figure 5. The residential densities of areas identified for redevelopment around the stations is consistent with the minimum density required in the TPP. Land use designations identified within the station areas are TOD around Beltline and Wooddale Avenue stations and OFC around the Louisiana Avenue station, with minimum residential densities of 50 units per acre. The Plan addresses the guideline for activity levels in the TPP for station areas, which is a minimum mix of 7,000 residents, employees, and/or students in each station area.

Housing

Reviewer: Hilary Lovelace, CD – Housing (651-602-1555)

The Plan is consistent with the *2040 Housing Policy Plan*. The City currently has nearly 24,500 homes including more than 11,200 multifamily units and more than 13,200 single-family homes. Approximately 11,200 homes are rented. More than 3,900 housing units are currently affordable to households earning under 50% of Area Median Income (AMI), however, nearly 3,100 households earning 50% of AMI or below are paying more than 30% of their income toward housing costs. Notably, there are more than 1,000 units affordable to households with income at or below 30% AMI and more than 1,700 cost-burdened households with incomes at or below 30% AMI. The City has nearly 11,000 units affordable to households with income between 51 and 80% AMI. The City has more than 780 publicly subsidized housing units, 200 of which are age-restricted for seniors and 110 of which are for people with disabilities. The Plan identifies existing housing needs ranging from racial equity and housing that responds to the Plan's climate action plan to the demand for life-cycle housing.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 439 units; 229 of which are needed at prices affordable to households earning 30% of AMI or less, 132 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 78 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 1,030 new housing units.

The housing implementation plan component of the Plan describes programs that the City is considering and continuing the use of beyond what the Council suggests every community consider. These programs include Kids in the Park Shallow Rent Subsidy to help families with children attending local schools stay in the community, hosting a communitywide forum for rental property owners and managers, and adopting an inclusionary housing policy. The Plan also indicates that the City will work to preserve naturally occurring affordable housing, continue offering a local 4d program, and issue housing bonds to meet the need for affordability for households earning between 31 and 50% AMI. The Plan states that the City will continue to partner with many local non-profits and Hennepin County in addressing housing needs and challenges. The Plan reflects a deep and innovative commitment to solving housing issues not only in the present but for decades to come.

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.

The City prepared a draft Local Water Supply Plan in 2017 that was submitted to both the Minnesota Department of Natural Resources (DNR) and the Council and reviewed separately. Council comments were shared with the DNR on January 6, 2018.

Advisory Comments

The use of cooperative or other agreements will document emergency water supply partnerships with neighbors such as Plymouth, Minnetonka, Golden Valley, Hopkins, and Edina. The Minnesota Rural Water Association has developed a sample municipal emergency water supply agreement that could be adapted for the City's purposes (<http://www.mrwa.com/Sample%20Emergency%20Connection%20Agreement.pdf>). If and when agreements are adopted, the City should submit copies to the Metropolitan Council to support plan implementation.

Community and Subsurface Sewage Treatment Systems (SSTS)

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates that the only public or privately-owned Community Wastewater Treatment Facilities remaining in operation in the City are one residence and one business – the Minneapolis Golf Club – which continue to utilize SSTS. The City has adopted Hennepin County SSTS Ordinance 19 and Minnesota Pollution Control Agency Chapter 7080-7083 Rules by reference to oversee these two remaining systems in the City, consistent with the Council's WRPP requirements.

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 four required solar planning elements.

Aggregate Resource Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that the City contains several small isolated aggregate resource deposits. It is unlikely that any of the resource areas will ever be mined, however, due to their relatively small size, proximity to bodies of water, and extent of development in the City.

Historic Preservation

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan includes a Historic Resources section within A Livable Community chapter. The Plan indicates that the City has an independently funded Historical Society, founded in 1971. The Society's mission is the collection, preservation, and dissemination of knowledge about the history of the City. There are also two structures within the City that are on the National Register of Historic Places (NRHP) including the NordicWare tower and the restored Railroad Depot, representing the City's industrial and railroad history. The Plan also includes goals and strategies for creating an inventory of historically significant structures and educating students and residents about historical assets.

Plan Implementation

Reviewer: *Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)*

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

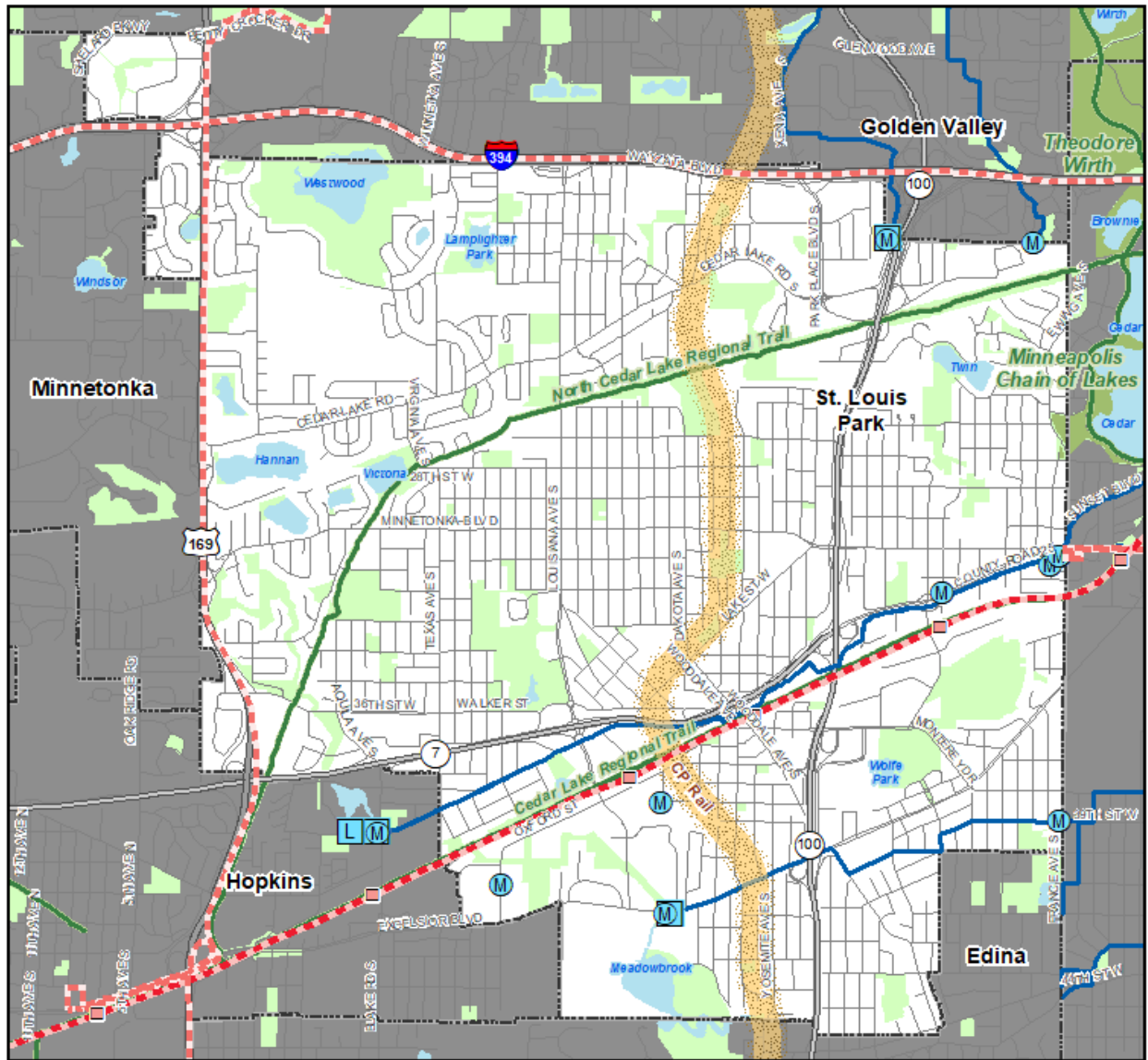
In response to the 2015 System Statement, the City submitted the following documents for review:

- September 26, 2018: St. Louis Park 2040 Preliminary Plan
- December 31, 2018: St. Louis Park 2040 Comprehensive Plan
- January 22, 2019: Updated wastewater plan
- March 15, 2019: Response to comments related to wastewater, parks, land use, housing, and surface water management
- April 3, 2019: Draft Surface Water Management Plan
- April 3, 2019 through April 22, 2019: Revised information on parks, sanitary sewer, land use, and redevelopment

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use 2017
- Figure 4: 2040 Future Land Use
- Figure 5: Priority Redevelopment Areas
- Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Source: NCompass Technologies Street Centerline

Regional Systems

Transportation

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Local Streets

Transitways

- Existing Fixed Guideway Alignments
- Existing Bus Rapid Transitways
- Planned Fixed Guideway Transitways
- Planned Bus Rapid Transitways
- Existing Fixed Guideway & BRT Stations
- Planned Fixed Guideway Stations

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

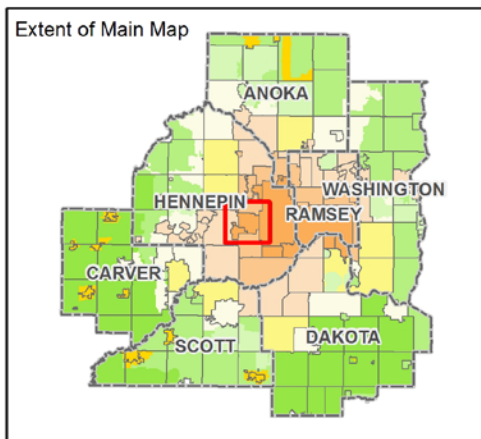
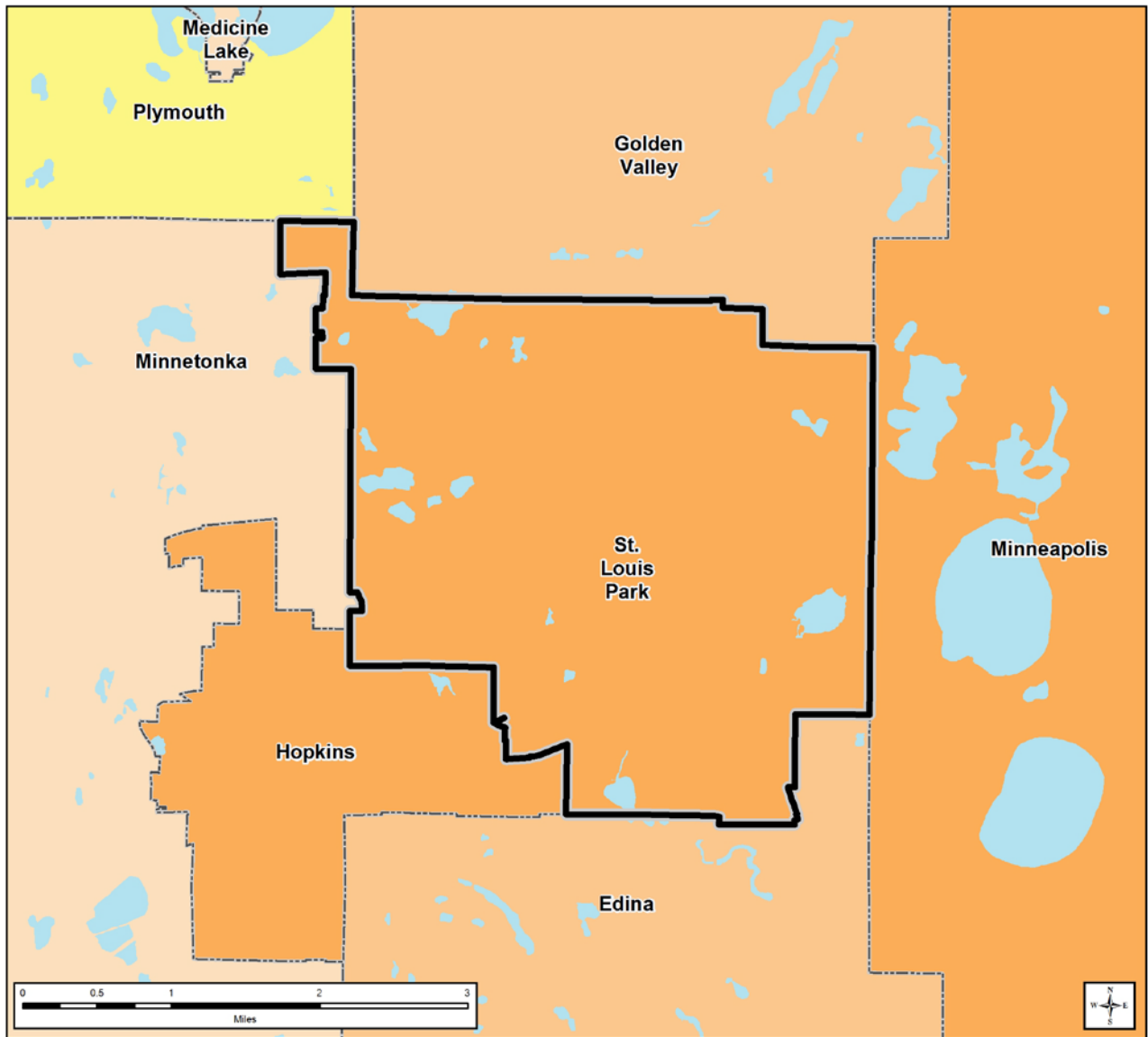
Wastewater

- 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
- Other Parks, Preserves, Refuges and Natural Areas
- Existing State Trails

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 2017

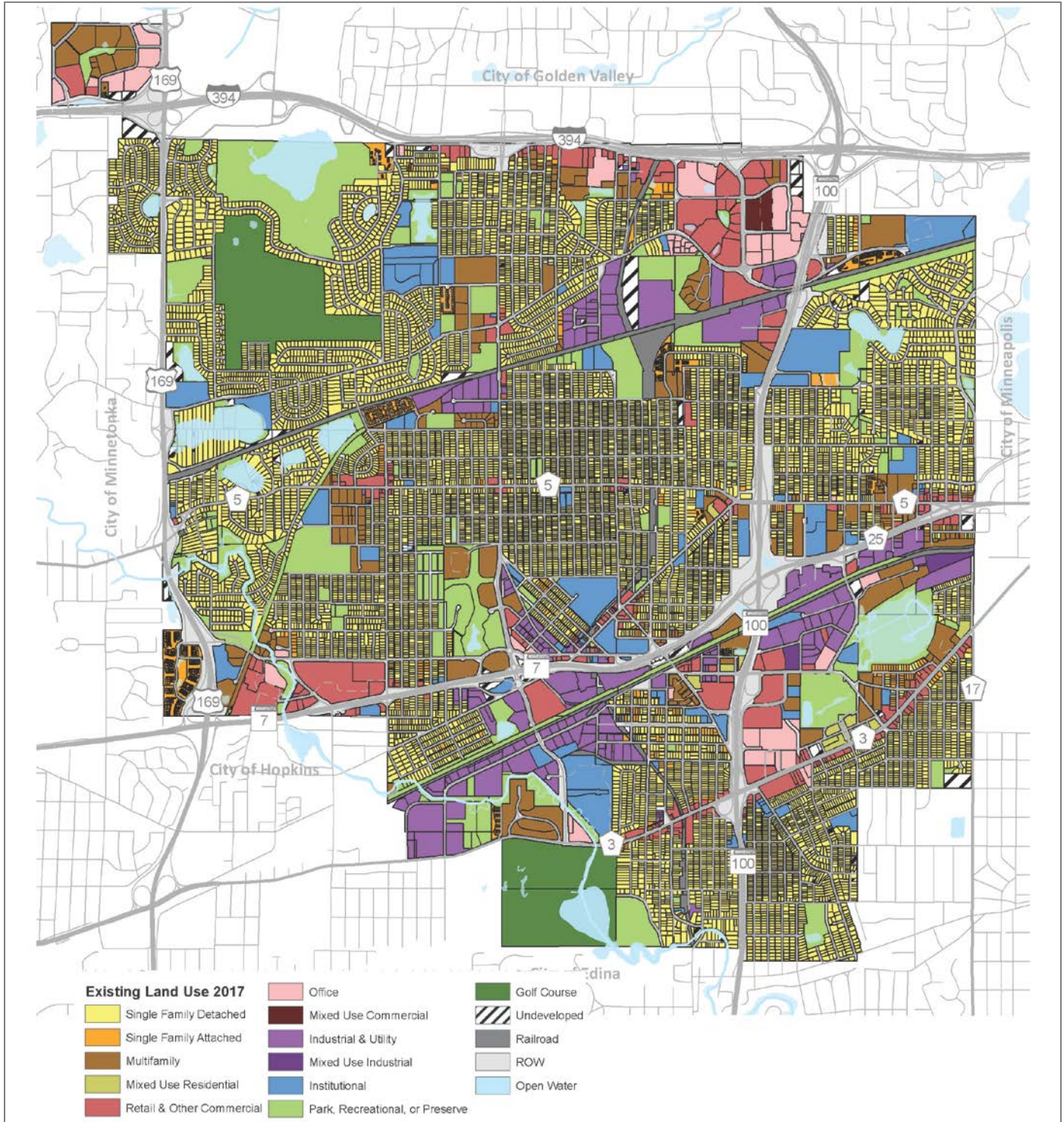


Figure 4. 2040 Future Land Use

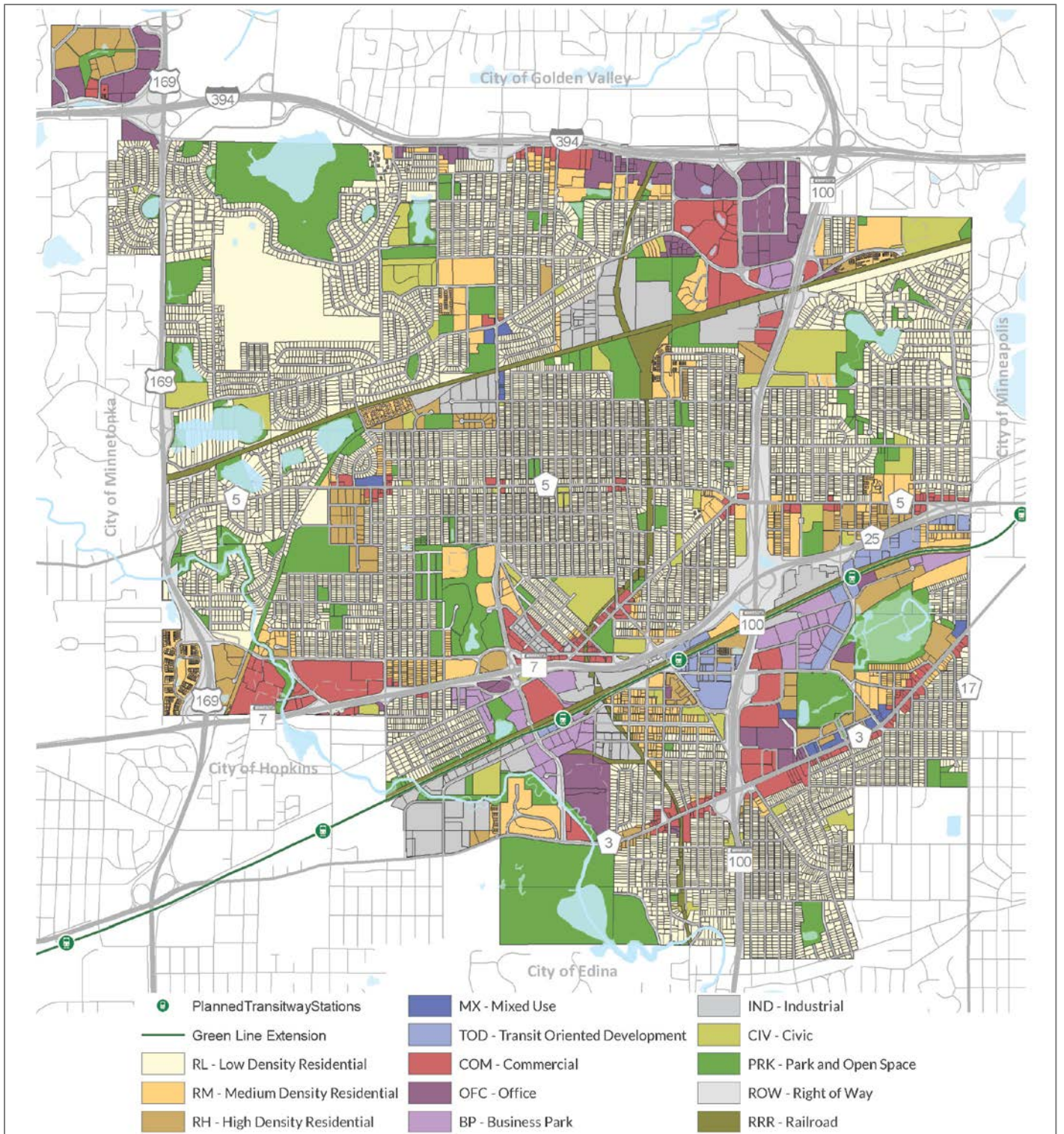


Figure 5. Priority Redevelopment Areas

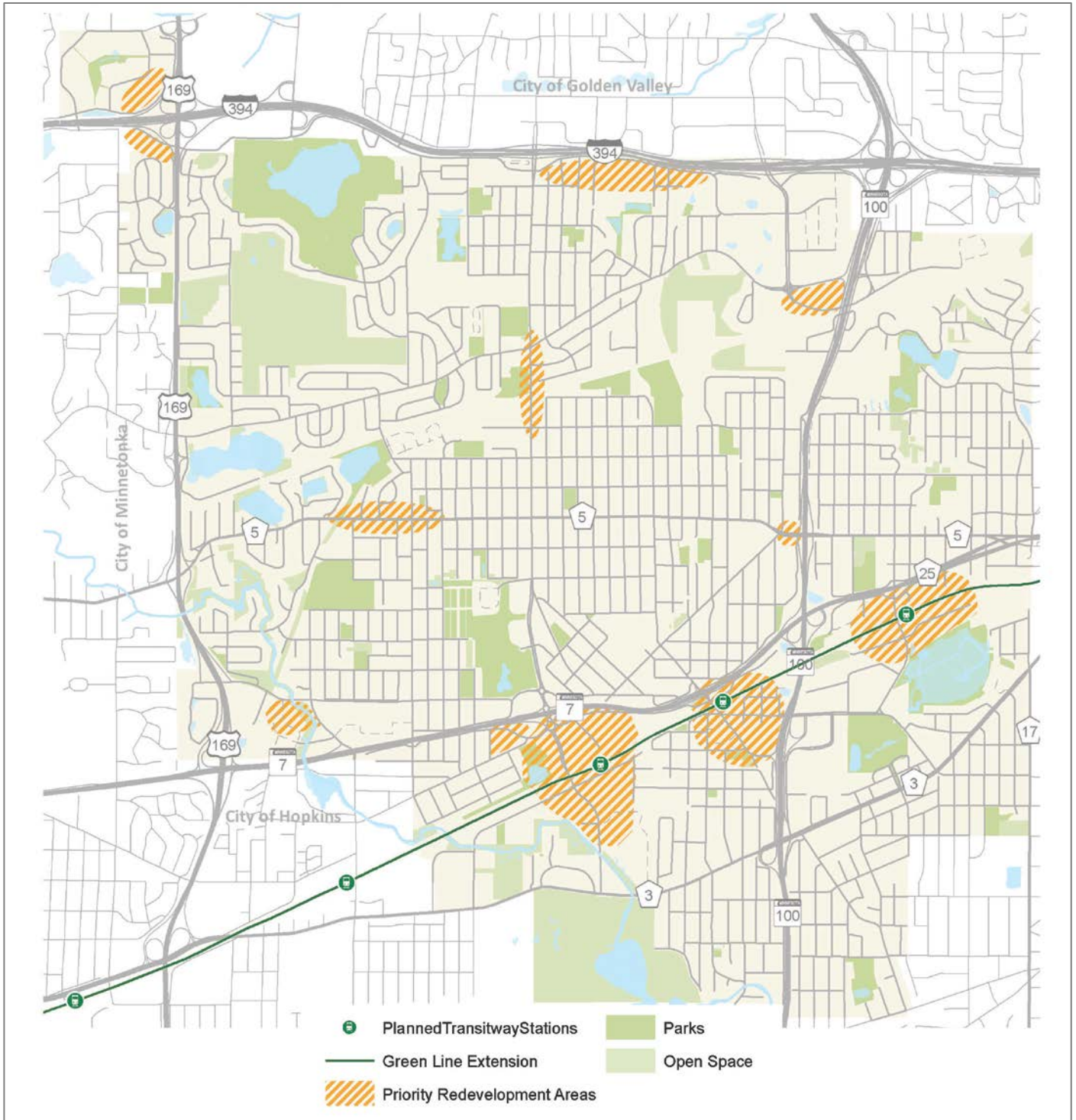


Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **439 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<i>Available Acres</i>	<i>×</i>	<i>Minimum Density</i> <i>(units per acre)</i>	<i>×</i>	<i>Expected % Residential</i> <i>(if mixed use)</i>	<i>=</i>	<i>Minimum Units Possible</i>
High Density Residential	0.00		30		100%		0
Mixed Use	5.19		20		75%		78
TOD	24.54		50		75%		921
Commercial	6.79		20		10%		14
Office	3.27		50		10%		17
Total	37						1,030

Sufficient/*(insufficient)* units possible against share of regional need: **591**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **591**

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