

C	Community Development Committee	Item 2007-212
	Meeting date: June 18, 2007	Consent
ADVISORY INFORMATION		
Date	June 7, 2007	
Subject	City of Maplewood Comprehensive Plan Amendment Gladstone Neighborhood Redevelopment Review No. 18153-3	
Districts, Members	District 11, Georgie Hilker (651-426-1750)	
Prepared by	Bob Mazanec, Principal Reviewer (651-602-1330) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566) Mark Vander Schaaf, Dir., Planning & Growth Management (651-602-1441) Guy Peterson, Director, Community Development (651-602-1418)	
Division/Department	Local Planning Assistance / Planning & Growth Management	
BACKGROUND		
<ul style="list-style-type: none"> • Located in eastern Ramsey County the City of Maplewood is adjacent to the cities of Landfall, Little Canada, Newport, North Saint Paul, Oakdale, Saint Paul, Vadnais Heights, White Bear Lake, and Woodbury. • The <i>2030 Regional Development Framework</i> designates Maplewood as a <i>developed area</i>. • In 2000 the City's population was 35,258 with 13,758 households and 29,961 jobs. According to its metropolitan systems statement in 2030 the population is expected to be 39,300 with 17,500 households and 44,500 jobs. 		
REQUEST SUMMARY		
<p>The City of Maplewood proposes to incorporate the recently adopted <i>Gladstone Neighborhood Redevelopment Plan</i> into its citywide comprehensive plan. It reflects numerous land use changes for approximately 100 acres of a larger 196-acre study area. The changes would potentially increase growth forecasts, lower trip generation, and increase citywide sewer flows.</p>		
PROPOSED ACTION		
<p>Staff recommends that:</p> <p>The Metropolitan Council allow the City of Maplewood to put the Gladstone Neighborhood Redevelopment Comprehensive Plan Amendment into effect with no required modifications.</p> <p>The City of Maplewood's future planning and 2008 comprehensive plan update should reflect revisions of metropolitan systems statement forecasts contained in the Development Framework and Water Resources Management sections of this report as the most current forecasts for the City.</p>		
ISSUES		
None		
OVERVIEW		
Conformity with Regional Systems	<p>The amendment conforms with Regional System Policy Plans for Parks, Transportation and Water Resources Management (wastewater, water supply, and surface water) and does not represent "more likely than not" substantial impacts or departures. This CPA changes the City's 2020 and 2030 sewer service forecasts slightly.</p>	

Consistency with Council Policy	The amendment is consistent with the Council's <i>2030 Development Framework</i> . This CPA changes the City's 2020 and 2030 household and population growth forecasts slightly.
Compatibility with Adjacent Community Plans	The amendment is compatible with the plans of adjacent communities. No negative comments were received from adjacent communities or affected school districts.
PREVIOUS COUNCIL ACTIONS	

- Council review of Maplewood's last comprehensive plan update in 2002 raised no issues concerning regional plans and policies. This is the first plan amendment.
- In 2005 and 2007 Council staff reviewed the draft and final *Gladstone Redevelopment Area Alternative Urban Areawide Review* documents. Council staff found both reports complete and accurate with respect to regional concerns; neither raised major issues of consistency with Council plans and policies.
- Since 2002 the City has submitted other project-specific environmental documents; none raised regional issues.

ANALYSIS AND FINDINGS

Metropolitan Development Framework (Bob Mazanec, 651-602-1330)

The *2030 Regional Development Framework* designates Maplewood as a *developed area*. As such, the City is expected to pursue strategies that encourage reinvestment and revitalization and that reclaim, infill and redevelop underutilized lands and structures.

The Gladstone Neighborhood comprehensive plan amendment (CPA) is consistent with these strategies. It reconfigures approximately 100 acres of land use within the larger, 196-acre study area to promote redevelopment of obsolete/underutilized lands and structures. It also improves the City's residential mix, including more housing for seniors near trails and natural amenities, by potentially adding as many as 650 new housing units. The plan embraces the neighborhood's proximity to regional trails, makes pedestrian connectivity a priority with street and sidewalk improvements, and provides the opportunity for multi-modal linkages with surrounding areas. In particular, it establishes an interconnected network of local open spaces, parks, trail corridors, and green streets that key on nearby Lake Phalen and Keller Regional Parks and the Munger and Bruce Vento Regional Trails.

Growth Forecasts (Todd Graham, 651-602-1322)

In this CPA the City indicates redevelopment as planned will increase growth 217 households by 2010 and 650 households by 2020. The city assumed the forecast base to which this new growth would be added is what was shown in its approved 1998/2002 comprehensive plan update. Council review of that update showed a 2010 household forecast of 15,000 and a 2020 forecast of 16,000.

The September, 2005 systems statement forecast for Maplewood is 15,600 in 2010 and 16,500 in 2020. All households are assumed to be sewer-served. Consequently, most of the growth associated with this Comprehensive Plan Amendment is already programmed and already included in the Council's System Statement forecasts.

The City's Comprehensive Plan should reflect 15,600 households and 37,500 population in year 2010 to reflect Maplewood's systems statement. However, the Amendment raises year 2020 systems statement forecasts to 16,650 households and 38,500 population (an increase of +150 sewer-served households and +400 population). Likewise, year 2030 forecasts would

increase to 18,150 households and 40,900 population (+650 and +1600 respectively).
Employment forecasts are unaffected.

The City of Maplewood's future planning and 2008 comprehensive plan update should reflect the following revision of metropolitan systems statement household and population forecasts as the most current growth forecasts for the City:

	2005	2010	2020	2030
Population	36,279	37,500	38,500	40,900
Households	14,436	15,600	16,650	18,150
Employment	---	36,600	41,000	44,500

Water Resources Management (Roger Janzig, 651-602-1119)

This comprehensive plan amendment potentially increase growth forecasts an additional 217 Residential Equivalent Connections (RECs) by the year 2010, and then another 433 by the year 2020 for a total of 650 new REC's. The Metropolitan Disposal System that provides service to this project location has adequate capacity for the growth increase represented by this amendment.

The City of Maplewood's future planning and 2008 comprehensive plan update should reflect the following revision of metropolitan systems statement sewer service forecasts as the most current metropolitan service forecasts for development within the City:

	2010	2020	2030
Sewered Population	37,500	38,500	40,900
Sewered Households	15,600	16,650	18,150
Sewered Employment	36,600	41,000	44,500
Average Annual Wastewater Flow (MGD)	4.57	4.65	4.81
Allowable Peak Hourly Flow (MGD)	10.97	11.16	11.54

Also, Maplewood has been identified as a community with excessive peak hourly flow during wet weather occurrences. As such the community has an identified Inflow and Infiltration (I/I) reduction goal that applies to a specific part(s) of the community or to the community as a whole. The community will need to include a description of it's I/I program in its 2008 Comprehensive plan update.

Regional Parks and Trails (Jan Youngquist, 651-602-1029)

As noted by the City, the development area is near Phalen-Keller Regional Park, the Bruce Vento Regional Trail and the Gateway State Trail. Council staff suggests that the City of Maplewood encourage safe accesses to these regional park facilities as this area redevelops. Greg Mack, Director of Parks & Recreation for Ramsey County, is the contact person for Regional Park System facilities in Maplewood. He can be reached at 651-748-2500 for issues that the redevelopment will have on the regional parks and trails. The Gateway State Trail is managed by the Department of Natural Resources. For more information about this DNR facility call 651-296-6157.

ATTACHMENTS

Map: Gladstone Neighborhood Future Land Use

Gladstone Neighborhood Future Land Use

