

**C** Community Development Committee  
Meeting date: September 21, 2009

**E** Environment Committee  
Meeting date: August 25, 2009

**ADVISORY INFORMATION**

<b>Subject:</b>	City of Columbia Heights 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20605-1
<b>District(s), Member(s):</b>	District 2, Councilmember Tony Pistilli
<b>Policy/Legal Reference:</b>	Minnesota Statute Section §473.175
<b>Staff</b>	Victoria Dupre, Principal Reviewer (651-602-1621)
<b>Prepared/Presented:</b>	Phyllis Hanson, Local Planning Assistance Manager (651-602-1566) Kyle Colvin, Engineering Services Asst. Manager (651-602-1151)
<b>Division/Department:</b>	Community Development / Planning and Growth Management Environmental Services / Engineering Services

**Proposed Action**

That the Metropolitan Council adopts the attached Review Record and takes the following actions from each committee:

**Recommendations of the Community Development Committee:**

1. Authorize the City of Columbia Heights to put its 2030 Comprehensive Plan Update into effect.
2. Advise the City to:
  - a. Participate in Council activities to monitor redevelopment and infill in developed communities.
  - b. Implement the advisory comments noted in the Review Record.
  - c. Update and provide the water resources management plan to the Council for review and comment at the same time it is submitted to the watershed organizations for review and approval once completed in 2011 or 2012.

**Recommendations of the Environment Committee:**

Approve the City of Columbia Heights' Tier II Comprehensive Sewer Plan.

## ADVISORY COMMENTS

### City of Columbia Heights 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20605-1 – Council Business Item No. 2009-303

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update (“Update”) and approving the City’s Tier II Comprehensive Sewer Plan:

#### Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the City must take the following steps:
  - (a) Adopt the Update in final form after considering the Council’s review recommendations; and
  - (b) Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.
  - (c) Submit to the Council a copy of the City Council resolution evidencing final approval of the Update.
2. The Council’s *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, local governments should incorporate those recommended changes into the plan or respond to the Council before “final approval” of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3).
3. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after 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. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans. (Minn. Stat. § 473.865, subd. 3).

#### Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective only after the Update also receives final approval by the City’s governing body. After the Update receives final approval by the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

## Background

The City of Columbia Heights (City) is located in Anoka County, bordered by Fridley, New Brighton, Minneapolis and Saint Anthony. Columbia Heights surrounds the City of Hilltop. (See Figure 1)

The Metropolitan Council's (Council) January 2004-adopted 2030 Regional Development Framework (RDF), identifies Columbia Heights as a "Developed" community. Figure 2 shows the designation and regional systems serving the City and surrounding area.

The City submitted its 2030 Comprehensive Plan (Update) to the Council for review on May 29, 2009 to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council's 2005 Systems Statement requirements.

## Rationale – Standard of Review & Findings

1. Does the proposed Update conform to Regional Systems Plans?
2. Is the Update consistent with Council policies?
3. Is the Update compatible with plans of adjacent governmental units and plans of affected special districts and school districts?

### Conformance with Regional Systems Plans:

- |   |     |
|---|-----|
| 1. Regional Parks   | Yes |
| 2. Transportation including Aviation  | Yes |
| 3. Water Resources Management<br>(Wastewater Services and Surface Water Management) | Yes |

### Consistent with Council Policy Requirements:

- |  |     |
|--|-----|
| 1. Forecasts   | Yes |
| 2. Housing   | Yes |
| 3. <i>2030 Regional Development Framework</i> & Land Use | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) Program    | Yes |
| 5. Water Supply  | Yes |

### Compatible with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- |                                |     |
|--------------------------------|-----|
| 1. Compatible with other plans | Yes |
|--------------------------------|-----|

## Funding

The Council provided no financial assistance to the City.

## Known Support / Opposition

There is no known opposition.

# **REVIEW RECORD**

## **Review of the City of Columbia Heights 2030 Comprehensive Plan Update**

### **STATUTORY AUTHORITY**

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plan updates and amendments to the Council for review and comment (Minn. Stat. §473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes 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 Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. §473.513).

### **CONFORMANCE WITH REGIONAL SYSTEMS**

#### **Regional Parks**

##### ***Parks and Trails***

*Reviewer: Jan Youngquist, CD – Regional Parks System Planning, (651-602-1029)*

The Update is in conformance with the *Parks Policy Plan*. There are no existing or proposed regional parks facilities in the City.

#### **Transportation**

##### ***Roads and Transit***

*Reviewer: James Andrew, MTS – Systems Planning, (651-602-1721)*

The Update is in conformance with the *Transportation Policy Plan (TPP)*, adopted in 2004, and addresses all transportation and transit requirements. The City is not served by any principal arterials, but by two "A Minor Arterials" Trunk Highway 47 (University Avenue) and TH 65 (Central Avenue). The City is in Transit Market Area II which provides services that include regular-route local buses, all-day express buses, small vehicle circulators, special needs paratransit (ADA, seniors), and ridesharing.

## ***Aviation***

*Reviewer: Chauncey Case, MTS – Systems Planning (651-602-1724)*

The Update is in conformance with the *TPP's* Aviation System Plan and is consistent with the Council's aviation policy.

## **Water Resources Management**

### ***Wastewater Service***

*Reviewer: Roger Janzig, ES – Engineering Services (651-602-1119)*

The Update is in conformance with the *Water Resources Management Policy Plan (WRMPP)*. It summarizes the City's vision for the next 20 years or to year 2030, and 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 the Metropolitan Council Environmental Services. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant located in St. Paul. The City's wastewater conveyance service is provided by Council Interceptor's 1-MN-305, 1-MN-306, and 4-FR-440. The Update projects 9,300 sewer households and 7,000 sewer employees by 2030. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth needs.

The Update provides sanitary flow projections in 5-year increments. The rationale for the projections is given in the Update and determined appropriate for planning for local services.

Columbia Heights has been identified as a community impacted by wet weather occurrences, and is included in the Council's list of communities having a clear water inflow and infiltration (I/I) reduction goal. The City has committed to mitigate excessive I/I at levels equal to the Council's Surcharge amount. The City's I/I reduction plan includes televised inspection and regular maintenance of the sanitary sewer system. The City's ordinance also prohibits the discharge of sump pumps and foundation drains into the sanitary sewer system.

### ***Tier II Comments***

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for developed communities, and was found consistent with Council policies. Upon adoption of the Update by the City, the action of the Council to approve the Tier II Plan becomes effective. At that time, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

## ***Surface Water Management***

*Reviewer: Judy Sventek, ES – Water Resources Assessment (651-602-1156)*

The Update is in conformance with the *WRMPP* requirements for local surface water management. Columbia Heights lies within the Rice Creek and Six Cities watersheds. The Rice Creek Watershed District and the Six Cities Watershed Management Organization’s latest watershed management plans were approved by the Board of Water and Soil Resources (BWSR) in 1997. Columbia Heights prepared a Water Resources Management Plan (WRMP) in 2000.

Both watershed organizations are in the process of updating their watershed management plans and intend to have new plans in 2010. The Update states that the City intends to revise its WRMP in response to the new watershed management plans. In addition the Update includes adequate interim information related to local surface water management to meet the Council’s *WRMPP* requirements and is therefore consistent with Council policy on local surface water management.

***Recommendations***

When completed in 2011 or 2012, the City needs to send its new WRMP to the Council for review and comment at the same time it is submitted to the watershed organizations for review and approval.

**CONSISTENCY WITH COUNCIL POLICY**

**Forecasts**

*Reviewer: Dennis Farmer, CD - Research, (651-602-1552)*

The Update and forecasts are consistent with Metropolitan Council forecasts for Columbia Heights, shown below.

**Table 1: Columbia Heights’ Forecasts**

	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b><i>Chg 2010- 2030</i></b>
<b>Households</b>	8,033	8,600	9,200	9,300	700
<b>Population</b>	18,520	20,000	21,400	21,700	1700
<b>Employment</b>	6,419	6,600	6,800	7,000	400

**2030 Regional Development Framework and Land Use**

*Reviewer: Tori Dupre, CD – Local Planning Assistance (651-602-1621)*

The Update is consistent with the *2030 Regional Development Framework (RDF)*, which identifies Columbia Heights as a community in the “Developed” geographic planning area. The *RDF* goals and policies for “Developed” communities support forecast growth through reinvestment at appropriate densities (five-plus units in

developed areas), and target higher density development in locations with convenient access to transportation corridors and with adequate sewer capacity.

The Council expects the City to meet densities of at least five units per acre through redevelopment and infill. The Council is developing a monitoring program, similar to the plat monitoring program for developing areas and encourages the City to participate by reporting redevelopment information.

The City is 2,250 acres in size, approximately 3.5 square miles, and is fully developed. The City's largest existing land use is residential, occupying 53 percent of the City's total area, followed by highway right-of-way, at 23 percent. Another notable land use feature is the City of Minneapolis-owned water works facility that occupies 60 acres.

The City was a developing suburb in the 1970's and became a fully developed community in the 1980's. While the City's population declined since the 1980's, it grew by 267 housing units between 1990 and 2000, and added 467 residential units according to 2001 to 2008 residential building permit data. The City's existing residential density is 6.7 dwelling units per acre.

The City's Future Land Use responds to trends that include an aging housing stock, infrastructure and population, increased population diversity, and redevelopment opportunities. The City's future land uses create a mix of uses along transportation corridors including University Avenue, Central Avenue Northeast and 40<sup>th</sup> Avenue. The Update identifies seven "*areas of opportunity*" where the City will redevelop into mixed uses that are oriented toward transit to accommodate approximately 700 residential units from 2010 to 2030.

From 2000 to 2030, the City's residential land use increases over six acres, while the commercial and industrial (C/I) use decrease and shift 97 acres from C/I to Mixed Use. The Update also includes an analysis of these areas of opportunity and their redevelopment potential, including future housing units and residential density (Table 3).

These redevelopment areas offer a potential for approximately 697 future housing units at an expected density of 21.43 units per acre. They demonstrate the City's efforts to achieve the 2030 household forecast, and to provide an opportunity for the City to meet its affordable housing requirements.

**Table 2: Existing (2000) and Future (2030) Land Use (net acres)**

Land Use Categories	Existing Acres (net)	Future Acres (net)	Change
Residential	1,199.31	1,205.79	6.48
Commercial & Industrial	180.40	82.60	(97.8)
Mixed Use	0	94.06	94.06
Public & Semi Public	706.69	703.95	(2.74)
Minneapolis Water Works	59.33	59.33	0
Water & Wetlands	104.21	104.21	0
<b>Total Acres</b>	<b>2,249.95</b>	<b>2,249.95</b>	<b>0</b>

**Table 3: Redevelopment/Infill by Area of Opportunity**

Redevelopment Area	Density Average	Net Acres	Potential Units
Stinson and 37th TOD	25.0	2.15	53.75
Stinson and 37th HDR	0		50.00
Central Avenue at 40th TOD	25.0	2.09	52.25
Circle Terrace HDR	25.0	4.70	117.50
Grand Central Commons TOD			170.00
Grand Central MDR	8.5	20.37	173.15
Central Ave W TOD	25.0	3.20	80.00
<b>TOTALS</b>		<b>32.51</b>	<b>696.65</b>
<b>Overall Density</b>	<b>21.43</b>		

## Housing

Reviewer: Linda Milashius, CD – Livable Communities (651-602-1541)

The Update is consistent with the Council’s housing policy and meets the affordable housing planning requirements of the Metropolitan Land Planning Act (MLPA). The



Update acknowledges the City's share, 231 units, of the region's affordable housing need for the 2011 to 2020 period.

As a fully developed community with very little vacant developable land, the Update provides opportunities to meet the affordable housing need mainly through redevelopment and infill efforts. The Update guides 12 acres of land for high density residential development, with an average density of 25 units per acre, and guides approximately 20 acres for medium density residential, with an average density of 8.5 units per acre.

The Update provides the implementation tools and programs the City will use to promote opportunities to address its share of the region's housing need. The City will continue to work with Anoka County to offer programs that provide financial resources and education to address affordable and life cycle housing needs. The City will also develop master plans for redevelopment areas to identify areas for life cycle and affordable housing, will partner with employers and the school district to attract workers to live in the city, implement an inspection program to ensure that the housing stock remains safe, livable and marketable, and reinvest in older multifamily complexes through the use of Housing Improvement Areas or other innovative financing methods. Columbia Heights is a participant in the Livable Communities Local Housing Incentives Account program, and has applied for and received nearly \$3 million in grants.

### **Individual Sewage Treatment Systems (ISTS) Program**

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

The Update is consistent with the *WRMPP* requirements for ISTS. The Update indicates that the City has no remaining ISTS, and all residences and businesses are connected to the local sanitary sewer system which flows by MCES interceptor to the Metropolitan Wastewater Treatment Facility in Saint Paul for treatment and discharge to the Mississippi River.

### **Water Supply**

*Reviewer: Sara Smith, ES – Water Supply Planning (651-602-1035)*

The Update is consistent with the *WRMPP* requirements for water supply planning. The Council encourages the City to continue to implement water conservation programs and practices to promote the efficient water use.

### **Resource Protection**

#### ***Historic Preservation***

*Reviewer: Tori Dupre, CD – Local Planning Assistance (651-602-1621)*

The Update contains a section on Historic Preservation as required by the MLPA.

#### ***Solar Access Protection***

*Reviewer: Tori Dupre, CD – Local Planning Assistance (651-602-1621)*

The Update contains a section on Solar Access Protection as required by the MLPA.

## Aggregate Resources Protection

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

The Update indicates, consistent with *Minnesota Geological Survey Information Circular 46*, that there are no viable aggregate resource deposits in the fully developed community.

## PLAN IMPLEMENTATION

Reviewer: Tori Dupre, CD – Local Planning Assistance (651-602-1621)

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code NA
- ISTS Codes NA
- Housing Implementation Program Yes

## COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

The City submitted the Update to adjacent local units of government, school districts, counties and special districts for comment on November 11, 2008. The City received responses from Fridley, Anoka County, Rice Creek Watershed District, Minnesota Department of Transportation, and Hennepin County. The Update appears compatible with the plans of adjacent governmental units, affected special districts and school districts.

## DOCUMENTS SUBMITTED FOR REVIEW:

- City of Columbia Heights *2030 Comprehensive Plan Update* dated May 2009
- City of Columbia Heights Appendix B: CIP
- 2008 Comprehensive Plan Update Transmittal Form received May 29, 2009
- Supplemental Information dated July 14, 2009
- Distribution notices to and responses from adjacent and affected jurisdictions

## ATTACHMENTS

- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use Map
- Figure 4: 2030 Land Use Plan

Figure 1. Location Map Showing Regional Systems  
**Columbia Heights**

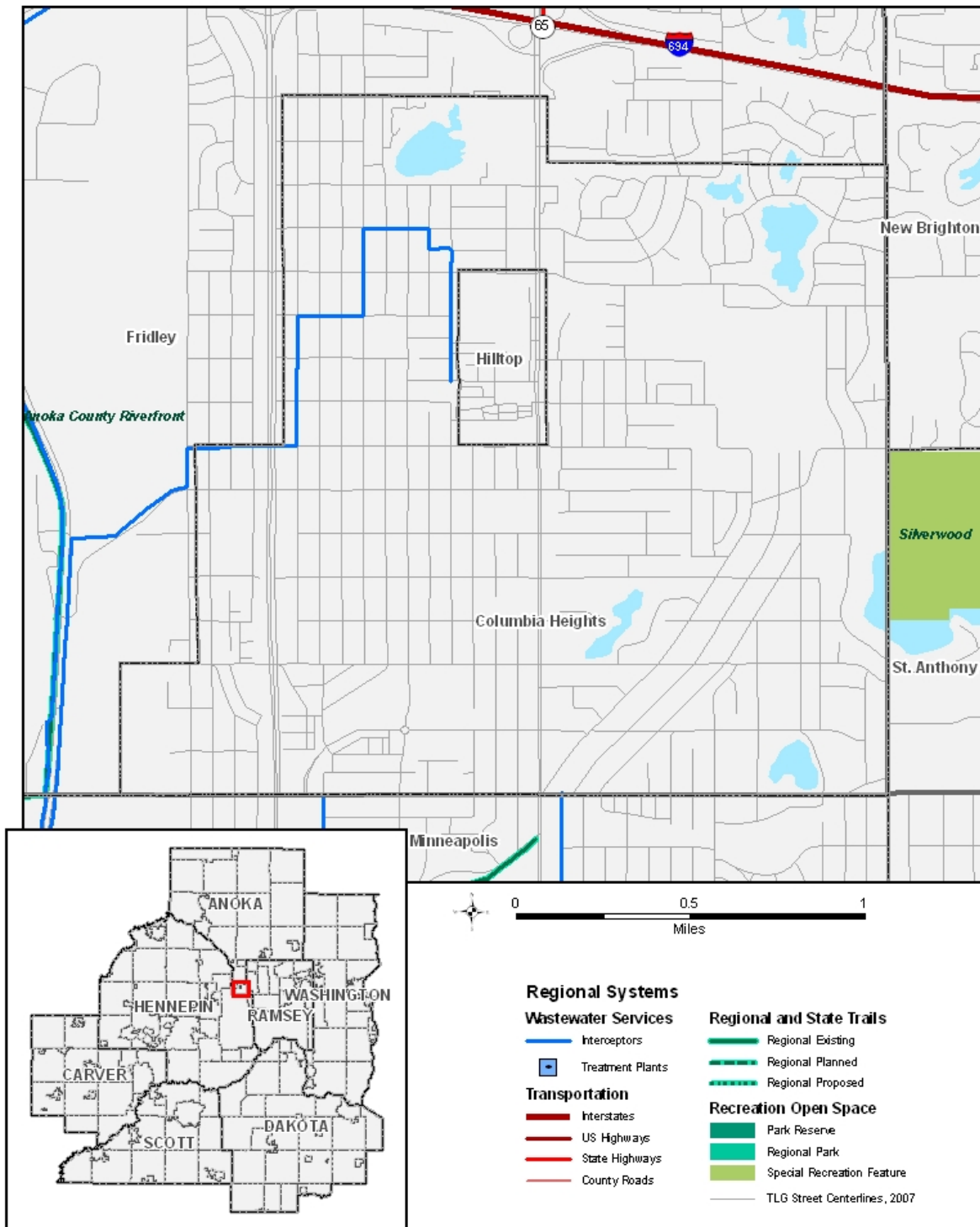


Figure 2. 2030 Regional Development Framework Planning Areas

### Columbia Heights

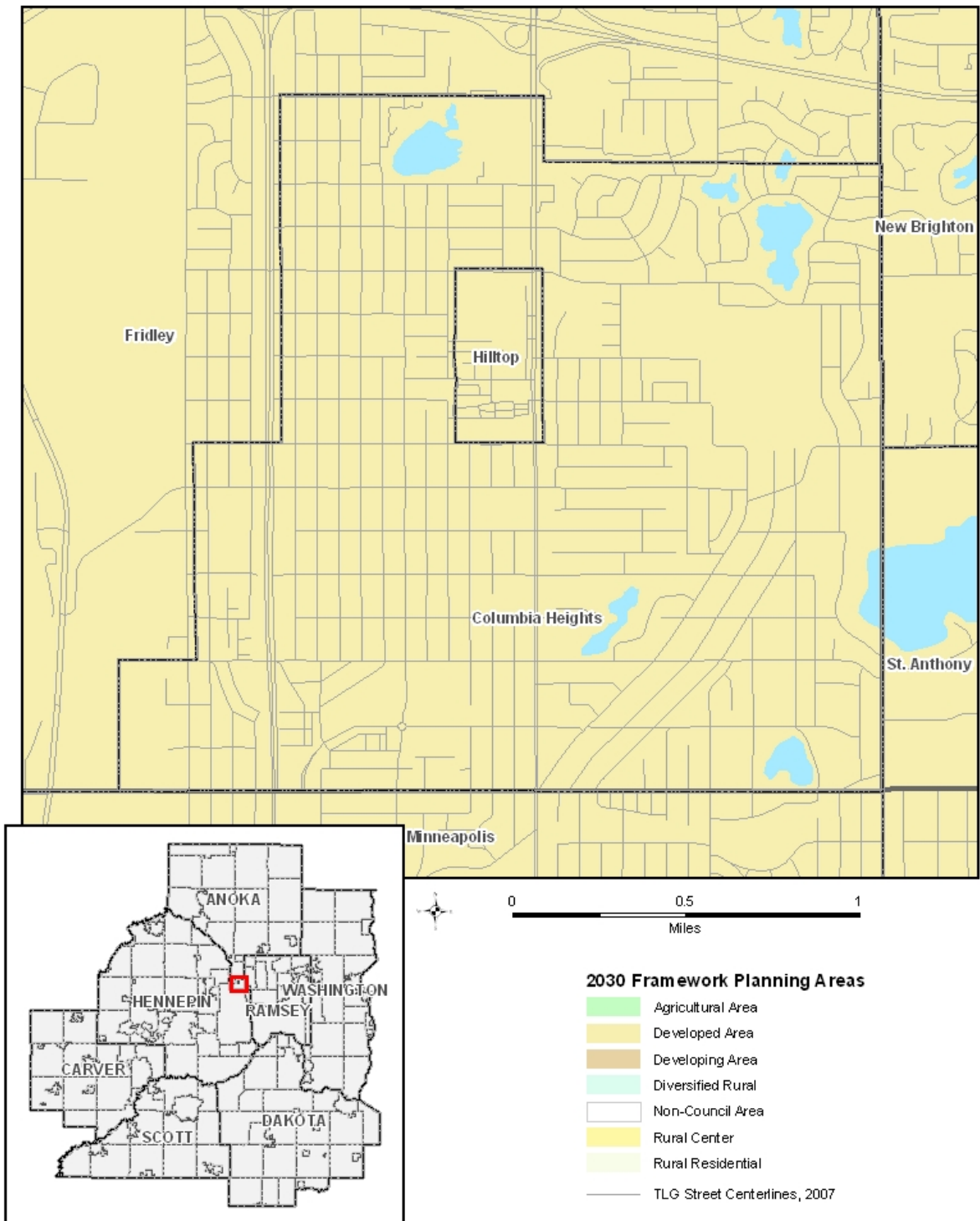


Figure 3: Existing Land Use

2030 Comprehensive Plan  
City of Columbia Heights, Minnesota

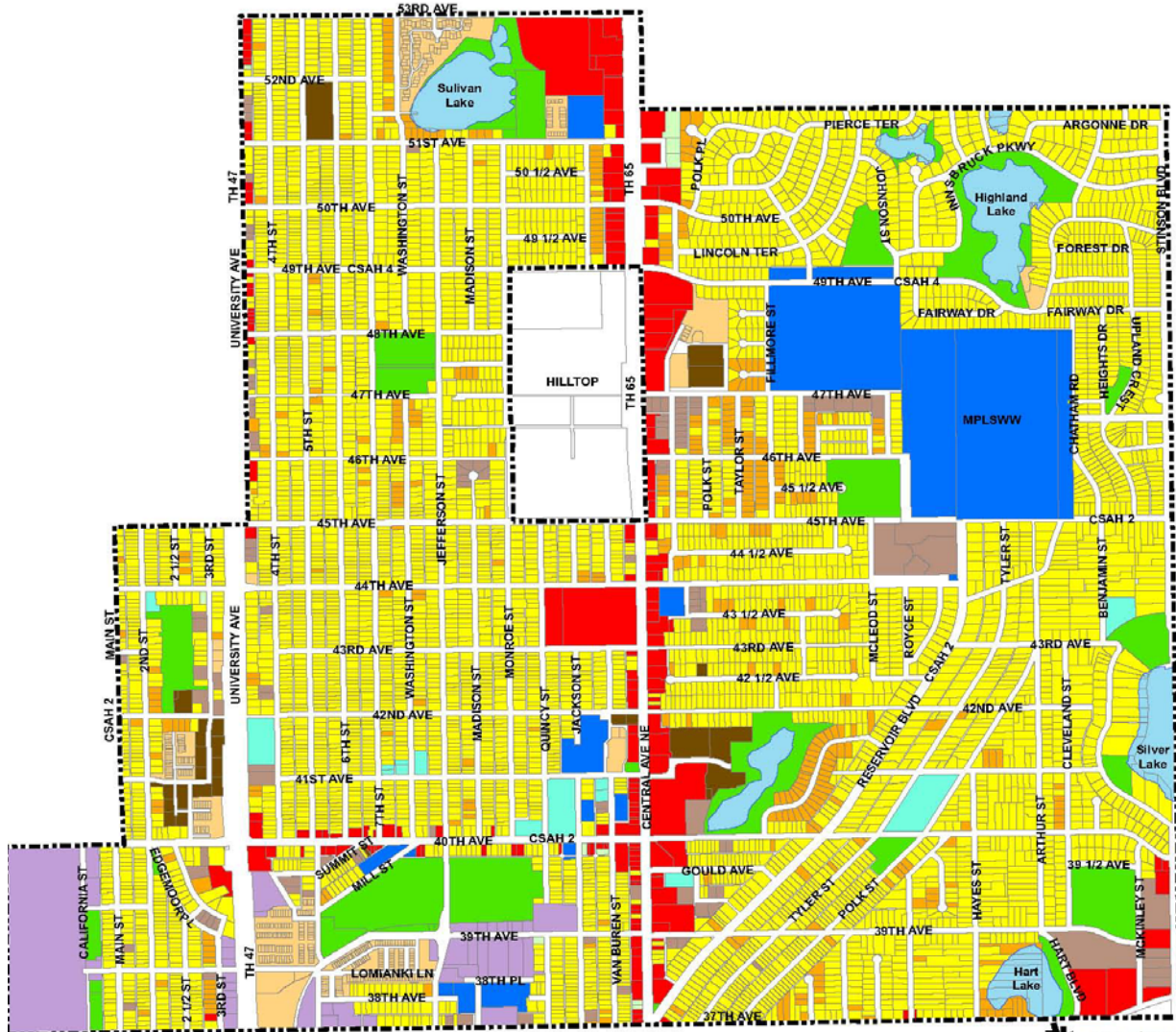
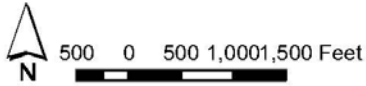


Figure 4: 2030 Land Use Plan

2030 Comprehensive Plan  
City of Columbia Heights, Minnesota

