

J Community Development Committee Environment Committee

For the Metropolitan Council meeting of May 13, 2009

ADVISORY INFORMATION

Date Prepared: May 5, 2009

Subject: City of Bloomington 2030 Comprehensive Plan Update
Review File No. 20427-1
Tier II Comprehensive Sewer Plan

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

Recommendation of the Community Development Committee:

1. Authorize the City of Bloomington to put its 2030 Comprehensive Plan Update into effect;
2. Advise the City to:
 - a. Adopt the revised forecasts for population, households and employment.
 - b. Submit the Airport South District Plan, when completed, to the Council as a comprehensive plan amendment.
 - c. Participate in Council activities to monitor redevelopment in developed communities.
 - d. Implement the advisory comments noted in the Review Record for Roadway Functional Classification, Highways, Land Use and Water Supply.

Recommendation of the Environment Committee:

1. Approve the City of Bloomington's Tier II Comprehensive Sewer Plan.
2. Advise the City to submit its updated Sanitary Sewer Policy Plan, when completed, to the Council as an amendment to the Tier II Sewer Plan.

Summary of Committee Discussion / Questions

Community Development Committee

Local Planning Assistance staff member Denise Engen presented the report and the proposed actions to the Community Development Committee. Ms. Engen also presented information on the City's residential density definitions, in response to a question from the Chair. Council Member Pistilli inquired if there was anything unique to consider in the Update with respect to the airport. Ms. Engen responded that the City is now preparing a study of the Airport South area, (note: this is outside the boundaries of MSP) that will provide more detailed information than is currently presented in the Update. Chair Steffen noted that the Committee's approval process includes a provision that the Council expects to review the *Airport South District Plan* as a comprehensive plan amendment.

The Committee unanimously adopted the proposed actions.

Environment Committee

Council Member Leppik asked if the City's Policy plan needed to be part of the Tier II plan when it was submitted. Staff stated that the information contained in the Tier II Plan was of sufficient detail to allow the Council to plan for the short term needs of the City. Therefore, it satisfies the requirements of the Tier II Plan. The Policy Plan includes more specific detailed information related to the long term service needs of the City and this information will allow the Council to plan for future system improvements.

Council Member Wittsack asked for an explanation about the differences in employment figures shown in the business item, and asked about the accuracy of the Council's projections in the past. Staff responded that the reduction in commercial and industrial land uses is more than offset with increases in office-type land uses. The change in these uses is primarily located along the I-494 and Highway 100/Normandale Boulevard corridors. It is this replacement of commercial industrial use with offices that is reflected in the overall forecasted employment growth. Staff briefly described the process for regional growth forecasting which begins each decade with the receipt of U.S. Census data and regional forecasts. Historically the Council's projections have been fairly accurate on a sub-regional standpoint.

Motion was made, seconded and passed unanimously by the Environment Committee to approve the City of Bloomington's 2030 Tier II Comprehensive Sewer Plan and advise the city to submit its updated sanitary sewer policy plan, when completed, to the council as an amendment to the Tier II Sewer Plan.

C Community Development Committee
Meeting date: April 20, 2009

E Environment Committee
Meeting date: April 28, 2009

ADVISORY INFORMATION

Subject:	City of Bloomington 2030 Comprehensive Plan Update Review File No. 20427-1
District(s), Member(s):	District 5, Councilmember Polly Bowles
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Denise P. Engen, Principal Reviewer (651-602-1513) Phyllis Hanson, Local Planning Assistance Manager (651-602-1566) Kyle Colvin, Engineering Services Asst. Manager (651-602-1151)
Division/Department:	Community Development / Planning and Growth Management Environmental Services/ Engineering Services

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ADVISORY COMMENTS

City of Bloomington 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan Review File No. 20427-1, Council Business Item No. 2009-88

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.

A copy of the City Council resolution evidencing final approval of the Update should be submitted to the Council.

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 Bloomington (City) is located in southeastern Hennepin County, bordered by Richfield, Edina and Ft. Snelling Unorganized Territory to the north, Eden Prairie to the west, Shakopee to the southwest, Savage and Burnsville to the south and Eagan to the east, (Figure 1).

The 2030 Regional Development Framework (RDF), as adopted by the Metropolitan Council (Council) in January 2004, identified Bloomington as within the “Developed Community” geographic planning area, (Figure 2).

The City submitted its 2030 Comprehensive Plan (Update) to the Council for review 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 Metropolitan 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
(Wastewater Services and Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|---|-----|
| 1. Forecasts | Yes |
| 2. Housing | Yes |
| 3. 2030 Regional Development Framework and 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 |
|--------------------------------|-----|

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

City of Bloomington 2030 Comprehensive Plan Update

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans and plan 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 Metropolitan 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 *Regional Parks Policy Plan* (RPPP). The Update acknowledges Hyland Bush Anderson Lakes Park Reserve and the proposed Nine Mile Creek Regional Trail, South Hennepin (East) Regional Trail and South Hennepin (West) Regional Trail.

TRANSPORTATION

Roads and Transit

Reviewers: Connie Kozlak (651-602-1720), Karen Lyons (651-602-1703) and Bob Paddock (651-602-1340) MTS – Systems Planning; John Dillery– Metro Transit (612-349-7773)

The Update is in conformance with the *Transportation Policy Plan* (TPP), addresses all the applicable transportation and transit requirements and is consistent with transportation policy. Bloomington has one east-west principal arterial, I-494, and is served by four north-south principal arterials, TH 77 (Cedar Avenue), I-35W, TH 100, and TH 169. New bus rapid transit corridors will soon serve Bloomington, on I-35W BRT and Cedar Avenue BRT.

Transit. The transit component is in conformance with transportation system requirements. The eastern portion of Bloomington is located in Transit Market Area II. This area is served by Hiawatha LRT, regular route local and all-day express services, small vehicle circulators, special needs paratransit (ADA, senior) and ridesharing. The western portion is located in Transit Market Area III. It is served by peak-only express bus service.

Advisory comments:

Roadway Functional Classification. The Update map of the functionally classified roadways within the city contains discrepancies relative to roadway classification. These include:

- 82nd Street between Lyndale Avenue and Penn Avenue is a “Major Collector” not an “A-Minor Reliever”.
- East Bush Lake Road from 84th Street southward to Co. Road 1, West Old Shakopee Road and American Boulevard is a “Major Collector” not a “B-Minor Arterial”.

To have the classification of these roadways changed, the City needs to submit a formal request through the Transportation Advisory Planning Committee, which is a process outside of the Comprehensive Plan Update effort. Submittal forms and instructions are available on the Council website. The map also identifies a number of “collector” roadways that currently are not on the TAB-adopted Functional Classification Map. If the City wishes for these “collector” roadways to be included in the TAB map, it must formally request their inclusion through the TAC-Planning Committee.

Highways. The Mall of America/Airport South Area requires transportation facilities and services that are significantly different from other areas because of its compact land uses and great number of trip destinations. Therefore, the Council requires that the transportation plans of municipalities with such areas include an analysis of and strategies for moving people and freight into, out of, and within these areas. Once the Airport South District Plan and Alternative Urban Area Review (AUAR) are completed, the Council will expect to review those documents for consistency with Council policy via the comprehensive plan amendment (CPA) and environmental review processes.

Aviation

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

The Update is in conformance with the Aviation policies of the *Transportation Policy Plan*. Council review of the Airport South District Plan (see comments for Highways above) will allow for future assessment of potential interactions with the aviation system plan and coordination with development of a long-term comprehensive plan update (LTCP) for the Minneapolis-St. Paul International Airport.

WATER RESOURCES MANAGEMENT

Wastewater Service

Reviewer: Kyle Colvin, ES – Engineering Services, (651-602-1151)

The Update is in conformance with the *Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City’s vision to the year 2030. It includes growth forecasts that are consistent with the Council’s recommended forecasts for population, households, and employment.

The Metropolitan Council Environmental Services currently provides wastewater treatment services to the City. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council’s Seneca Wastewater Treatment Plant in Eagan. The City of Bloomington is served by interceptors 3-BN-496, 3-BN-499, 7031, 7804 and 9003. The Update projects that the City will have 40,536 sewered households and 135,214 sewered employees by 2030.

The Council is currently planning for system capacity improvements to interceptor 3-BN-499 and lift station L55 to provide additional capacity for portions of Edina served through these facilities. These improvements can also include additional capacity for portions of Bloomington to accommodate re-development within the major transportation corridors of I-494 and Highway 100. The Council is also working with the City to coordinate potential flow diversions within the local system, to re-direct flow to portions of the regional system with greater system capacity. The Metropolitan Disposal System, with its planned scheduled improvements has, or will have, adequate capacity to serve these needs.

The Update provides citywide sanitary flow projections in 5-year increments. The projections were consistent with those included in the system statement provided to the City.

The Update also provided a breakdown of flow projections into smaller “sub sewer shed” districts to each interceptor within the City. This information was determined by the Council to be sufficient for analyzing short-term service capacity needs for the City. In 2009, the City will update its Sanitary Sewer Policy Plan, (current version dated April 27, 1998), to incorporate its 2030 growth forecasts. This document will contain more detailed service capacity needs of the City and will enable the Council to plan for longer-range capital improvements necessary to provide for wastewater service needs for Bloomington. Once completed (summer 2009) the City needs to submit the updated Sanitary Sewer Policy Plan to the Council as an amendment to their Tier II Sewer Plan.

Bloomington was once on the Council’s list of communities having an inflow and infiltration (I/I) reduction goal. However, in 2008, the City completed the Council’s estimated level of work necessary to mitigate excessive I/I. The City’s I/I reduction plan included investigative efforts for locating sources of excess I/I through system inspections and system rehabilitation. The City has an on going I/I program to further identify and mitigate excess I/I from the local collection system.

Tier II Comments

Council staff reviewed the Update’s Tier II Sewer Element against the Council’s requirements for Tier II Comprehensive Sewer Plans for developed communities, and found it complete and consistent with Council polices. The Council’s approval of the Tier II Plan becomes effective upon the City’s adoption of the Update. At that time, the City may alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting the final Update 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 for local surface water management. Bloomington lies within the Riley Purgatory Bluff Creek, Lower Minnesota River, Nine Mile Creek, and Richfield Bloomington watersheds. The Riley Purgatory Bluff Creek, Lower Minnesota River, and Nine Mile Creek Watershed District watershed management plans were approved by the Board of Water and Soil Resources (BWSR) in 1997, 1999, and 2007 respectively. The Richfield Bloomington Watershed Management Organization’s watershed management plan was approved by the BWSR in 2008.

Bloomington prepared a Comprehensive Surface Water Management Plan (CSWMP) in 2007. Metropolitan Council staff reviewed the CSWMP under separate cover in 2007 and found it to be consistent with the Council’s WRMPP.

CONSISTENCY WITH COUNCIL POLICY

FORECASTS

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

Forecasts in the Update are consistent with regional policy. The Update uses revised forecasts of households, population and employment forecasts, as discussed with Council staff in 2008. While the Update’s households and population forecasts differ from the Council’s System Statement forecasts, they are reasonable and consistent with regional policy (Table 1). Council staff supports the City's proposed households and population forecasts as seen in Table 2 below, and in Table 1.1 of the Update.

The Update’s employment forecasts also differ from the Council’s System Statement forecasts. Council staff agrees that the employment forecasts require revision to reflect current economic trends. (According to Minnesota DEED’s tracking, employment at Bloomington worksites totaled 91,057 jobs in 2nd Quarter 2008.)

Metropolitan Council’s forecasts will be officially revised, as shown in Table 2, effective upon Council approval of the Bloomington Update.

Table 1: Council Forecasts as Compared to the City’s Update

	2000		2010		2020		2030	
	Current Met Council	City	Current Met Council	City	Current Met Council	City	Current Met Council	City
Population	85,172	NA	87,500	86,800	90,500	90,500	93,000	92,500
Households	36,400	NA	37,700	37,100	39,200	39,400	40,000	40,500
Employment	104,548	NA	118,600	108,100	126,200	124,700	137,500	135,200

Table 2: Recommended Forecast Revisions

	2000		2010		2020		2030	
	Met Council	City	Met Council	City	Met Council	City	Met Council	City
Population	85,172	NA	86,800	86,800	90,500	90,500	92,500	92,500
Households	36,400	NA	37,100	37,100	39,400	39,400	40,500	40,500
Employment	104,548	NA	108,100	108,100	124,700	124,700	135,200	135,200

2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

Regional Development Framework

The Update is consistent with the *Regional Development Framework* (RDF) policies for “developed communities”. The RDF contains goals and policies for “developed communities” such as Bloomington. The RDF states that developed communities need to “accommodate growth forecasts through reinvestment at appropriate densities (5 units plus in developed areas and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity).”

Therefore, Bloomington will be expected to meet densities of at least five units an acre through reinvestment, redevelopment, planning and zoning. The Council will be monitoring redevelopment to ensure the Council’s density policies for developed communities are being met and to assess regional development and residential growth goals. Once the method of monitoring is established, Bloomington will be encouraged to participate by providing additional information on the City’s redevelopment activities. This program will be similar to the Council’s plat monitoring program for developing areas, which has been in place for over 10 years.

Land Use and Density Analysis

The City has guided sufficient residential land, and at the appropriate densities, to accommodate the forecasts presented in the Update. Bloomington is approximately 24,540 acres in size. The Update shows that in 2008, the City’s existing (built) development was primarily residential at 8,841 acres (36.0%). As of 2008, there were also 7,779 acres (31.7%) of public/quasi public land uses, such as churches, schools and government facilities, 1,308 acres (5.3%) of commercial land, 920 acres (3.7%) of industrial land and 221 acres (0.9%) of vacant land. 5,472 acres (31.7%) of the city’s land is in street right-of-way.

The City's *Land Use Guide Plan* places all land in the City into one of fifteen land use categories, (Table 3). The City anticipates relatively small changes to its existing land use pattern from 2010 to 2030, (Table 4). These include moderate shifts of land use, from *Low Density Residential* (-68 acres) to *Medium Density* (+40 acres) and *High-Density Residential* (+45 acres), and from *Commercial* (-13 acres) and *Industrial* (-35 acres) to *Office* (+50 acres).

Table 3: Future Land Use Table

Guide Plan Designations, 2008 Comprehensive Plan Update

Designation (Estimated Employees/Acre)	Acres	Percent	Estimated Residential	Residential Density Range in Units/Acre		
				Percent	Acres	Min
Low Density Residential	7,231	29.2	100	7,231	0	5
Medium Density Residential	710	2.9	100	710	5	10
High Density Residential	856	3.4	100	848	10	No limit
Public	1,739	7.0	0	0	NA	NA
Quasi-Public	611	2.5	0	0	NA	NA
Conservation	4,746	19.2	0	0	NA	NA
Water	2,000	8.1	0	0	NA	NA
Office (82)	675	2.8	0	0	0	60
General Business (33)	167	0.7	0	0	0	83
Community Commercial (33)	281	1.1	0	0	0	83
Regional Commercial (33)	201	0.8	0	0	0	83
High Intensity Mixed Use (100)	123	0.5	0	0	0	60
Airport South Mixed Use (100)	88	0.4	3.4	3	30	131
Industrial (30)	1,101	4.4	0	0	NA	NA
Right-of-Way	4,219	17.0	0	0	NA	NA

Note: No guide plan designation changes are proposed from the previous *Comprehensive Plan* as part of the 2008 update.

Source: *Bloomington Comprehensive Plan 2008*, Table 2.6, "Guide Plan Designations", page 2.18

The City has proposed forecasts showing that it will grow from 36,400 to 40,500 households between 2000 and 2030 (Table 1). The Update indicates that the City had 37,730 existing housing units in 2007. This leaves growth of approximately 2,770 households until 2030.

In a developed community such as Bloomington, growth will occur mainly through redevelopment. The Update indicates that most of the City's growth will occur along the I-494 corridor and identifies three major redevelopment areas: the Normandale Lake area, the Penn American area, and at Airport South, near the Mall of America. The Update states that the City will focus new high-density housing at locations near transit, services, amenities and employment – and that new housing will likely occur on sites that were used formerly for non-residential purposes.

Table 4: Land Use Table in Five-Year Stages

Within Urban Service Area	Allowed Density Range		Existing (2008)	2010	2015	2020	2025	2030	Change 2000-2030
	Min	Max							
			In Acres						
Residential	Housing Units/Acre								
Low Density Residential	NA	5	7,613	7,613	7,598	7,580	7,565	7,545	-68
Medium Density Residential	5	10	344	344	354	364	374	384	+40
High Density Residential	10	NA	882	887	897	907	917	927	+45
Mixed Use Primarily Residential	NA	NA	1	1	3	5	7	9	+8
Commercial/Industrial	Estimated Employees/Acre								
Commercial	33		843	848	841	839	837	830	-13
Industrial	30		920	915	910	905	895	885	-35
Office	82		465	475	485	495	505	515	+50
Public/Semi-Public									
Institutional			1,137	1,137	1,137	1,137	1,137	1,137	None
Parks and Recreation			3,047	3,047	3,047	3,050	3,050	3,055	+8
Open Space			3,595	3,595	3,595	3,595	3,595	3,595	None
Roadway Rights-of-Way			5,472	5,472	5,482	5,492	5,502	5,512	+40
Undeveloped									
Vacant/Agricultural			221	206	191	176	161	146	-75
Other									
Wetlands			3,208	3,208	3,208	3,208	3,208	3,208	None
Open Water, Rivers and Streams			1,304	1,304	1,304	1,304	1,304	1,304	None
Total			24,540	24,540	24,540	24,540	24,540	24,540	None

Note: The "Wetlands" and "Open Water, Rivers and Streams" categories are provided for reference purposes but are not included in the sum given. They are also counted within the various other categories, especially "Open Space."

Source: *Bloomington Comprehensive Plan 2008*, Table 2.3, "Existing and Planned Land Use 2008", page 2.6.

Advisory comment:

The City provided information on several specific redevelopment sites in correspondence with Council staff on February 26, 2009. This information needs to be included in the Update. City staff indicated that the following language would be included in a footnote in the Update's Table 2.3, "Existing and Planned Land Use, 2008".

"Information for the Metropolitan Council: Of the land guided Medium Density Residential in 2008 (see Table 2.6), 20 acres are vacant and developable. Of the land guided High Density Residential in 2008 (see Table 2.6), 41.4 acres are currently vacant and developable. Although the High Density Residential designation does not include a maximum density, maximum densities are controlled by the underlying zoning district and typically would not exceed 60 units per acre. Maximum densities in the mixed use and commercial designations (listed in Table 2.6) are also controlled by the affiliated Zoning Districts. The Reflections project developed at Bloomington Central Station under the Airport South Mixed Use Designation is approximately 90 units per acre."

Analysis of the redevelopment areas noted above, and including residential development in two additional areas (reviewed by the Metropolitan Council in 2008 as CPAs), shows that these sites could accommodate a

range of 836 to 3,476 new housing units. At the high-end of this range, these redevelopment areas could accommodate the 2,770 units necessary to reach the City’s 2030 forecasts for households (Table 5).

The overall density range for new development of 9.5-39.7 units per acre fulfills RDF policy for accommodating growth forecasts through reinvestment densities of five plus units per acre and for targeting higher density development on or near transportation corridors and in areas with adequate sewer capacity.

Table 5: Redevelopment/Infill by Land Use Category

City of Bloomington

Residential Density Calculations - Redevelopment/Infill Areas

2010-2030		Properties Identified for Redevelopment/ Infill							
Property / Parcel	Future Land Use	Density Range		Gross Acres	% Residential*	Net Acres	Current Units		Current Units to be Lost
		Min	Max				Min Units	Max Units	
Portland Park, Richdale, Covington & Bethany	High Density Res	10	60	41.40	100%	41.40	414	2484	0
Bluffs on Sans Pierre	Med Density Res	5	10	20.00	100%	20.00	100	200	0
Airport South/Reflections	AS Mixed Use	90	90	3.00	100%	3.00	270	270	0
Applewood Pointe (2008 CPA)	High Density Res	10	24	5.21	100%	5.21	52	125	0
Normandale Lakes (2008 CPA)	General Business	0	22	20.03	90%	18.03	0	397	0
TOTALS				89.64		87.64	836	3476	0
Redevelopment/Infill by Land Use Category									
Land Use Category	Density Range		Net Acres	Min Units	Max Units	Current Lost	Change in Units		
	Min	Max					Min Less Current Lost	Max Less Current Lost	
High Density Residential	10	60	41.40	414	2484	0	414	2484	
High Density Residential	10	24	5.21	52	125	0	52	125	
Medium Density Residential	5	10	20.00	100	200	0	100	200	
Airport South Mixed Use	90	90	3.00	270	270	0	270	270	
General Business	0	22	18.03	0	397	0	0	397	
TOTALS			87.64	836	3476	0	836	3476	
Overall Density				9.54	39.66				

HOUSING

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

The housing element fulfills the affordable housing planning requirements of the Metropolitan Land Planning Act. The Update acknowledges the City’s share of the region’s affordable housing need for 2011-2020, which is 961 units. To provide opportunities to meet this need the Update indicates that:

- Between 2010 and 2020, approximately 20 acres of land will be available for medium-density residential development at 5-10 units per acre, and 20 acres are designated for high-density residential development at 10+ units per acre (Table 3).
- The City anticipates additional redevelopment and infill in several specific areas, (Table 4) including:
 - 20 acres designated for medium density development at 5-10 units per acre;
 - Approximately 46 acres designated for high-density residential development from 10-60; units per acre;
 - A three-acre mixed-use residential site with an anticipated density of 90 units per acre; and
 - 18 acres available for residential development (within the General Business category) that will allow for densities up to 22 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 Bloomington HRA will continue to use federal, state and local funds to create and administer affordable and life-cycle housing programs. Bloomington is an active participant in the Livable Communities Local Housing Incentives program. Since 1996, the City has received 17 grants through this program, totaling more than \$6.4 million.

INDIVIDUAL SEWAGE TREATMENT SYSTEMS (ISTS) PROGRAM

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

The Update is consistent with the *Water Resources Management Policy Plan* for ISTS. The Updates indicates that there are 52 ISTS in operation within the City. City regulation of ISTS operation and maintenance management is consistent with recently revised MPCA Rules and Council policy requirements

WATER SUPPLY

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

The Update is consistent with the *Water Resources Management Policy Plan* for water supply.

Advisory comment:

- The Council recommends the City continue to implement conservation programs targeted at reducing residential water use.

RESOURCE PROTECTION

Historic Preservation

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

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

Solar Access Protection

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

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 contains a section on Aggregate Resource Protection as required by the MLPA. The Update indicates, consistent with the Council’s aggregate resources inventory information, that there are areas of natural aggregate resources within the City. However, all identified aggregate resource areas have either already been mined or urbanized.

PLAN IMPLEMENTATION

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

The Update includes a description of:

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

The Update includes a copy of the City's CIP, contains a zoning map and summary of zoning districts, as well as a description of the City's implementation tools. These tools include the *Bloomington City Code*, which contains subdivision regulations, planned development standards, and other local official controls. Other tools include implementing the recommendations of plans that work with the Comprehensive Plan, such as the *Parks Master Plan*, the *Alternative Transportation Plan*, the *Comprehensive Surface Water Management Plan*, the City's district plans, the *Water System Master Plan*, the *Water Emergency and Conservation Plan*, and the *Sanitary Sewer Policy Plan*;

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

The City submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment on June 30, 2008. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were indicated.

DOCUMENTS SUBMITTED FOR REVIEW:

- City of Bloomington *Comprehensive Plan 2008*
- Comprehensive Plan Transmittal form
- Letter/supplemental information in response to incomplete determination, dated February 4, 2009
- Email and supplemental information for housing and land use, received February 26, 2009
- Correspondence and revised Forecast Sanitary Sewer Flows 2010-2030 map, dated March 19, 2009.

ATTACHMENTS

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

Figure 1. Location Map Showing Regional Systems
Bloomington

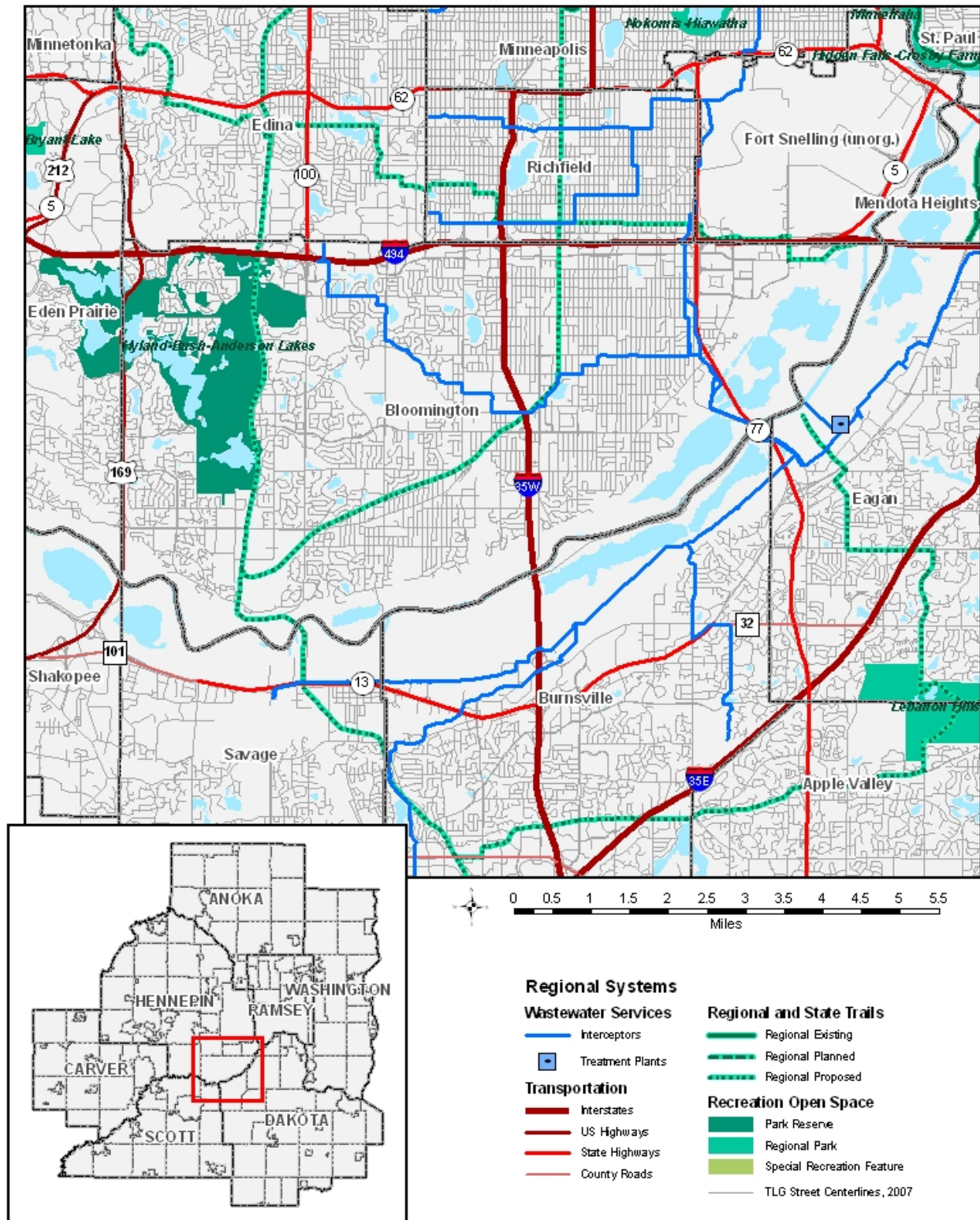


Figure 2. 2030 Regional Development Framework Planning Areas

Bloomington

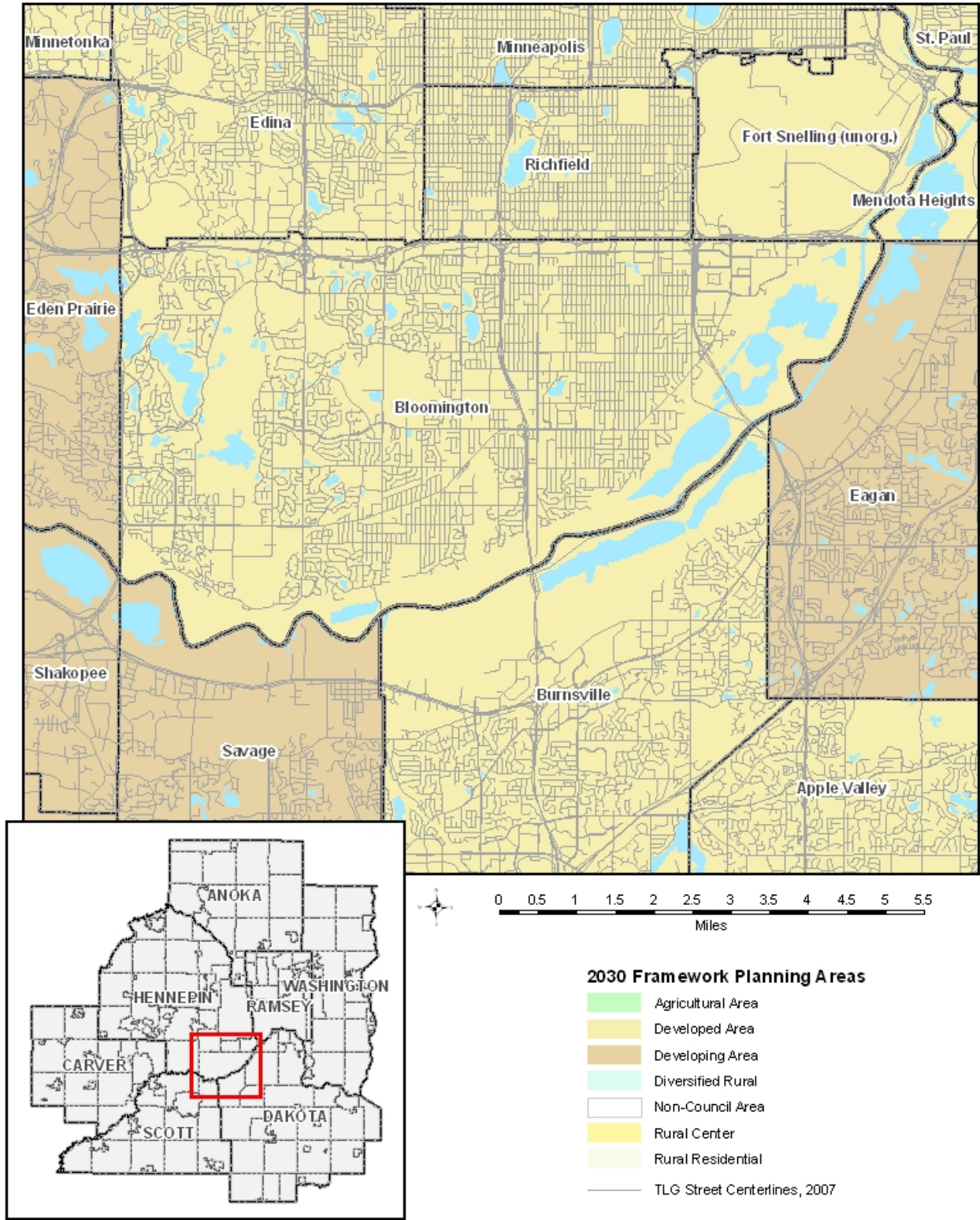


Figure 3. Existing Land Use
City of Bloomington

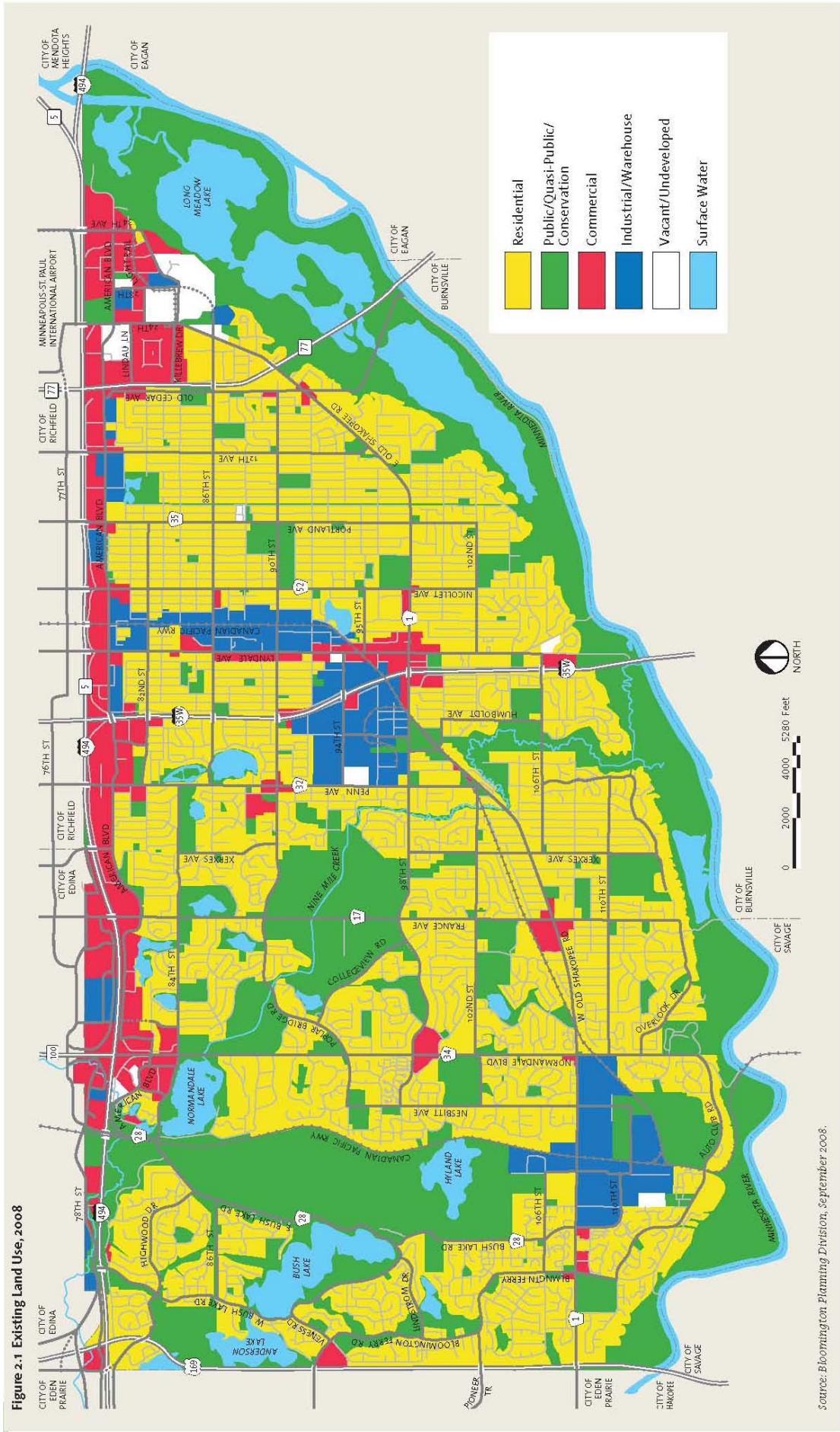


Figure 4. 2030 Planned Land Use
City of Bloomington

