

J Community Development Committee Environment Committee

For the Metropolitan Council meeting of July 22, 2009

ADVISORY INFORMATION

Date Prepared: July 21, 2009

Subject: City of Minneapolis 2030 Comprehensive Plan Update
Tier II Comprehensive Sewer Plan
Review File No. 20348-1

Proposed Action:

That the Metropolitan Council (Council) adopts the attached Advisory Comments and Review Record, and the following:

1. Authorize the City of Minneapolis (City) to put its 2030 Comprehensive Plan Update into effect contingent upon the execution of the "2009 Memorandum of Understanding Relating to Combined Sewer Overflow Elimination Efforts" between the City and the Council;
2. Adopt the revised forecasts for population, households, and employment for the City, as shown in Table 2 of the Review Record; and
3. Advise the City to:
 - a. Update its Local Water Management Plan (LWMP) in 2009 to make the LWMP consistent with the 2007 Minnehaha Creek Watershed District plan and to meet this plan's updated requirements.
 - b. Send the Council a copy of the new LWMP for review and comment at the same time it is sent to the watersheds for review and approval.
 - c. Participate in Council activities to monitor redevelopment in developed communities.
 - d. Implement the advisory comments noted in the Review Record for Aviation, Transportation/Transit, Forecasts and Water Supply.
4. Approve the City of Minneapolis's Tier II Comprehensive Sewer Plan contingent upon the execution of the "2009 Memorandum of Understanding Relating to Combined Sewer Overflow Elimination Efforts" between the City and the Council.

Summary of Committee Discussion / Questions:

Community Development Committee

Local Planning Assistance staff member Denise Engen presented a summary of the report and proposed actions to the Committee. Ms. Engen informed the Committee that Karin Berkholtz from the City of Minneapolis and William Moore of Metropolitan Council Environmental Services were available to answer questions on the Update.

Chair Steffen said she had asked Mr. Moore to provide the Committee information on the MOU. Mr. Moore explained that the MOU commits the City to be a long-term partner with the Council to address combined sewer overflow (CSO) issues. The City and the

Council are joint permittees of a CSO permit with the Pollution Control Agency (PCA). The PCA has discussed terminating the current permit; without the MOU, the burden of addressing CSO would then fall solely on the Council.

Chair Steffen inquired if the MOU had an end date or if it was continuous. Mr. Moore replied that the MOU terminates in 2013, but at that time, the City would be required to submit an amendment to its comprehensive sewer plan, which would replace the MOU. Councilmember Bowles asked why 2013 date was set as the end date and why it would take so long to come up with the amendment. Chair Steffen commented that dealing with CSO has been a long-term effort, since 1984. Mr. Moore explained that the City has done much work and that there has not been an overflow for over three years. Additional study and testing on the system are needed, however, using data from a 50-year rain event. There has not been such a storm for several years. Chair Steffen asked if dollars have some effect on how long this will take. Mr. Moore replied yes, the City has been spending \$5-6 million dollars per year to address CSO, and that such work will continue.

Councilmember Pistilli asked if the anticipated changes in population, households and employment presented in the Update would have an effect on regional infrastructure – and have a financial impact on the Council. Mr. Moore replied that there is no system capacity issue in Minneapolis, but that some rehabilitation work will be needed.

Councilmember Bowles asked Ms. Engen if the difference in the existing and future land use maps was due mainly to reclassification. Ms. Engen explained that the existing land use map showed what is built today and is more detailed than the future land-use map, which is a broader, policy based document. Ms. Bowles said that she had received several calls from business owners who felt that their land was being “held up” because it was desired for a new use and wondered if the City had a comprehensive planning process that was different from other cities. Ms. Engen answered that Minneapolis’s process was similar to most city’s planning process. She explained that land use guiding was policy-based and that the implementation of land use through the City’s zoning process is what would most affect individual property owners.

Chair Steffen called for a motion to approve. A motion was made and seconded. The Committee unanimously adopted the proposed actions.

Environment Committee

Council Member Wittsack asked if the Council has been consistent in its tracking of responses to Council advisory comments. Wittsack noted the inconsistency comment in the report between the forecasts contained in the Water Supply section of the Plan and the overall forecasts presented elsewhere in the Plan. Staff responded by outlining the review process and possible findings for a Plan review. In cases where inconsistencies within the Plan are noted and the report requests the community to address the inconsistency in the final adopted version, Council staff will verify that the inconsistency has been addressed.

Motion to approve the City of Minneapolis’ Tier II Comprehensive Sewer Plan contingent upon the execution of the “2009 Memorandum of Understanding Relating to Combined Sewer Overflow Elimination Efforts” between the City and the Council was made, seconded, and passed unanimously.

Business Item

C Community Development Committee
Meeting date: July 20, 2009

Item: 2009-244

E Environment Committee
Meeting date: July 14, 2009

ADVISORY INFORMATION

Date:	July 15, 2009
Subject:	City of Minneapolis 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20348-1
District(s), Member(s):	District 6, 7, 8, Council Members Peggy Leppik, Annette Meeks and Lynette Wittsack
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 & Growth Mgmt. Environmental Services/ Engineering Services

Proposed Action

That the Metropolitan Council (Council) adopts the attached Advisory Comments and Review Record, and the following:

Recommendation of the Community Development Committee:

1. Authorize the City of Minneapolis (City) to put its 2030 Comprehensive Plan Update into effect contingent upon the execution of the "2009 Memorandum of Understanding Relating to Combined Sewer Overflow Elimination Efforts" between the City and the Council;
2. Adopt the revised forecasts for population, households, and employment for the City, as shown in Table 2 of the Review Record; and
3. Advise the City to:
 - a. Update its Local Water Management Plan (LWMP) in 2009 to make the LWMP consistent with the 2007 Minnehaha Creek Watershed District plan and to meet this plan's updated requirements.
 - b. Send the Council a copy of the new LWMP for review and comment at the same time it is sent to the watersheds for review and approval.
 - c. Participate in Council activities to monitor redevelopment in developed communities.
 - d. Implement the advisory comments noted in the Review Record for Aviation, Transportation/Transit, Forecasts and Water Supply.

Recommendation of the Environment Committee:

Approve the City of Minneapolis's Tier II Comprehensive Sewer Plan contingent upon the execution of the "2009 Memorandum of Understanding Relating to Combined Sewer Overflow Elimination Efforts" between the City and the Council.

ADVISORY COMMENTS

City of Minneapolis 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20348-1, Council Business Item No. 2009-244

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 Minneapolis is one of the two core cities in the region. It is a community of approximately 37,000 acres, or 55 square miles, in area. Minneapolis is located in eastern Hennepin County, west of Saint Paul and Saint Anthony; north of Richfield and MSP International Airport; east of Robbinsdale, Golden Valley, Saint Louis Park and Edina; and south of Brooklyn Center, Fridley and Columbia Heights (Figure 1). The Mississippi River traverses the center of the city and forms part of the city's eastern boundary.

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

The City of Minneapolis (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 <i>Regional Development Framework</i> 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

See Review Record comments for Aviation.

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

City of Minneapolis 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 existing regional parks in Minneapolis include Central Mississippi Riverfront, Minneapolis Chain of Lakes, Minnehaha, Mississippi Gorge, North Mississippi, Nokomis-Hiawatha, and Theodore Wirth. The existing regional trails include Cedar Lake, Columbia Parkway, Minnehaha Parkway, Ridgeway Parkway, St. Anthony Parkway and Victory Memorial Parkway. The RPPP identifies the planned Above the Falls Regional Park and the St. Anthony/Stinson regional trail search corridor, (which will complete the Grand Rounds parkway and trail system). The Update acknowledges these regional parks system facilities and incorporates the Minneapolis Park and Recreation Board Comprehensive Plan in its entirety as an appendix.

TRANSPORTATION

Roads and Transit

Reviewers: Karen Lyons (651-602-1703) and Bob Paddock (651-602-1340), MTS – Systems Planning; Steve Mahowald – Metro Transit (612-349-7775)

The transportation element of the Update is in conformance with the *Transportation Policy Plan* (TPP) and addresses all the applicable transportation and transit requirements of a comprehensive plan.

The Update recognizes that the overall capacity of the roadway network within Minneapolis will remain generally constant, with system expansion only at select locations (such as Granary Road, and Van White Memorial Boulevard). The Update also acknowledges transportation activities that have occurred since the adoption of the TPP in 2004, such as the funding secured through the Urban Partnership Agreement (UPA) to complete a Priced Dynamic Shoulder Lane from 42nd Street into Downtown Minneapolis.

The City's TAZ allocations for employment, households and population add up to the Metropolitan Council's citywide forecast totals for all forecast years.

Minneapolis is entirely within Transit Market Areas I and II, where the highest levels of transit service are available. Concepts from many other policy and action documents adopted by the City, such as the Access Minneapolis Ten Year Transportation Action Plan and Light Rail Station Area Plans, have been incorporated into the transportation element of the plan. Collectively, these plans thoroughly address the city's multimodal transportation needs in a visionary way, yet balance improvements to highway and street traffic flow and function with multimodal transportation needs, pedestrian orientation, land use and community character.

The Update reflects transitways that were included in Metropolitan Council's 2004 TPP. The Update recognizes that the City's proposed streetcar lines may need to be funded innovatively and potentially through private sources, at least in part. Streetcars are not part of the 2030 regional transit plan adopted by the Council as part of the 2004 TPP.

Advisory comment:

- Metro Transit staff offer a number of changes to the transportation element to improve the accuracy of the Update, attached as "Technical Comments" in Appendix A.

Aviation

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

The Update is in conformance with the Aviation policies of the *Transportation Policy Plan*. However, to be consistent with Council Aviation policy and compatible with Metropolitan Airports Commission plans, the City needs to address the following.

Advisory comment:

- The final version of the Update needs to include the revised City-wide Future Land Use map (Map 1.2) and South Sector Future Land Use Map (Map 1.2d), that the City submitted to the Council on July 6, 2009.

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 for the next 20 years or to year 2030. It includes growth forecasts that are consistent with the Council's recommended 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 total wastewater conveyance service is provided via 24 Council Interceptors that extend through the City to also provide wastewater services to upstream communities. The Update projects it will have 189,400 sewered households; and 346,500 sewered employees, with an additional 37,900 Fort Snelling/MAC Airport employees served through the City of Minneapolis; 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 is determined appropriate for planning for local services.

Minneapolis has been identified as a community impacted by wet weather occurrences. The City is currently on the Council's list of communities having an I/I reduction goal. The City has committed to mitigate excessive I/I at levels equal to the Council's Surcharge amount. The City requires the separation of all identified sites with roof drains, internal drains, and sump pumps from the sanitary sewer system where storm water receiving facilities are available. However, the mitigation plan outlines a completion schedule which is not consistent with the Council's, 2012 I/I Program deadline. The City's Rain Leader Disconnection Program is slated for completion by 2014 with potential follow-up mitigation efforts running through 2017.

The City and Metropolitan Council are co-permittees on a National Pollution Discharge Elimination System/State Discharge System permit for a Combined Sewer System. The City's Update contains elements related to its obligations under the current Permit.

The City and Council are in the process of entering into a Memorandum of Understanding (MOU) related to Combined Sewer Overflow elimination efforts by both parties. Once the MOU has been executed, the Council will proceed with authorizing the City to put its 2030 Comprehensive Plan Update into effect and to approve the City's Tier II comprehensive sewer plan. The MOU requires the City to submit a comprehensive sewer plan amendment to the Council for approval that identifies additional CSO mitigation projects. This amendment shall be submitted by the City no later than September 30, 2013. The MOU shall be terminated once the Council approves the comprehensive sewer plan amendment. A draft of the MOU is attached as Appendix B.

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. With the execution of the MOU, the Tier II Element was found to be complete and 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 the Tier II Element 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 WRMP for local surface water management. Surface water planning in the City of Minneapolis is overseen by four watersheds: Mississippi River Watershed Management Organization, Shingle Creek Watershed

Management Commission, Bassett Creek Watershed Management Commission, and Minnehaha Creek Watershed District. The Mississippi River Watershed Management Organization’s watershed plan was approved by the Board of Water and Soil Resources (BWSR) in 2000. Shingle Creek Watershed Management Commission, Bassett Creek Watershed Management Commission and Minnehaha Creek Watershed District’s plans were approved by BWSR in 2004, 2004 and 2007, respectively.

The Metropolitan Council (Council) reviewed the City of Minneapolis’ Local Water Management Plan (LWMP) in 2006 and found it to fulfill the requirements for a local water management plan. However, the City needs to update its LWMP to meet new requirements set by the Minnehaha Creek Watershed District in its 2007 plan.

Advisory comment:

- The City needs to update its LWMP in 2009 to make the LWMP consistent with the 2007 Minnehaha Creek Watershed District plan and to meet this plan’s new requirements. The City also needs to send the Council a copy of the new LWMP for review and comment at the same time it sends it to the watersheds for review and approval.

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, (1-1.5 percent higher than forecasts issued by Metropolitan Council), as discussed with Council staff in 2008. The City’s preferred population and households forecasts are found in Transportation Appendices B (“Forecasts to TAZs,” unnumbered table) and C (Table C.1), as well as Sanitary Sewer Appendix B.

The Metropolitan Council’s forecasts will be officially revised, as shown in Table 1, effective upon Council approval of the Update.

Table 1: City of Minneapolis, Recommended Forecast Revisions

	2000	2010	2020	2030
Population	382,747	405,300	425,800	441,100
Households	162,352	172,700	182,000	189,400
Employment	308,127	317,000	332,500	346,500

Advisory comment:

- Forecasts found in the water supply chapter are inconsistent with the City’s preferred forecast (shown above). The City needs to resolve this inconsistency and reflect the resolution in the final Update submitted to the Council.

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 Minneapolis. It 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, Minneapolis 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. Minneapolis will be encouraged to participate by providing additional information on the City’s redevelopment activities. This program will be similar to the Council’s existing plat monitoring program.

Land Use and Density Analysis

The City has guided sufficient residential land, (if development occurs at the mid-to-high end of projections), and at the appropriate densities, to accommodate the forecasts presented in the Update.

Minneapolis is approximately 36,763 acres in size. Figure 3 illustrates existing land use patterns, using 2007 as a frame of reference.

The City utilizes a policy-based approach to presenting land use information in its Update. The Update states that, “The future land use map is the official policy map of The Minneapolis Plan for Sustainable Growth. The intent is to show how the City will provide for a range of housing types and commercial and industrial uses in order to accommodate a diverse range of families and individuals, income groups and businesses.”

The Update guides land into seven *land use categories* and describes the general character of each category (Figure 4). In addition, the Update designates a series of *land use features* (such as corridor and neighborhood node designations), as overlays to the land use guiding (Figure 5). These features are intended to indicate, in more detail, where certain types and intensities of development are most appropriate. The document describes each feature and outlines designation criteria and policy guidance – including the range of residential density appropriate in the land use features.

The City anticipates changes to its land use pattern from 2010 to 2030 (Table 2.). The future land use plan shows a shift in land use guiding from *Urban Neighborhood/Low Density Residential* (-829 acres) and *General Commercial* (-1,702) to *Community Corridor/Medium Density* (+825 acres), *Neighborhood Commercial Node* (+368) and *Activity/Growth Center* (+1,295).

The City has proposed forecasts showing that it will grow from 162,352 to 189,400 households between 2000 and 2030. The Update indicates that the City had 175,695 existing housing units in 2007. This leaves growth of approximately 13,705 units/households until 2030.

In a developed community such as Minneapolis, growth will occur mainly through redevelopment. The Update indicates that most of the City’s growth will occur outside of areas designated as Urban Neighborhood. Analysis of information provided in Appendix B

Table 2: City of Minneapolis, Land Use Table in 5-Year Stages

Existing and Planned Land Use Table (in acres)		Average Density Range		Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
		Minimum	Maximum							
Within Urban Service Area										
Residential Land Uses*										
Urban Neighborhood (low density)	8	20	14,328	14,162	13,997	13,831	13,665	13,499		-829
Community Corridor (medium density)	20	50	704	869	1,034	1,199	1,364	1,529		825
Commercial Node (medium-high density)	20	120	54	128	201	275	348	422		368
Commercial Corridor (high density)	50	120	473	481	489	497	506	514		40
Activity/Growth Centers (high-very high density)	50	200	89	348	606	865	1,124	1,383		1,295
C/I Land Uses**										
General commercial	Est. Employees/Acre									
	3.33		1,927	1,586	1,246	906	565	225		-1,702
Industrial	2.31		2,112	2,250	2,389	2,527	2,666	2,805		693
Public/Semi Public Land Uses										
Public/Institutional***			485	485	485	485	485	485		0
Parks and Open Space			2,202	2,202	2,202	2,202	2,202	2,202		0
Transportation/Comm/Utilities			1,052	1,052	1,052	1,052	1,052	1,052		0
Roadway Rights of Way			10,042	10,042	10,042	10,042	10,042	10,042		0
Subtotal Sewered			33,467	33,605	33,743	33,881	34,019	34,157		690
Outside Urban Service Area										
Rural Residential 2.5 acres or less										0
Rural Residential 2.5 -10 acres										0
Rural Residential 10-40 acres										0
Agricultural 40+ acres										0
Subtotal Unsewered										
Vacant land (has sewer access)			952	814	676	538	400	262		-690
Wetlands and water bodies	--	--	2,344	2,344	2,344	2,344	2,344	2,344		0
Total			36,763	36,763	36,763	36,763	36,763	36,763		0

* All residential areas allow and incorporate mixed use

** Remainder of jobs incorporated in mixed use areas

*** Does not include smaller scale institutional uses; these are included within urban neighborhood designation

Notes: Average densities represent approximate range - not directly linked to ordinance requirements. Scenario represents a way of incorporating planned growth within a fully developed city with minimal vacant land available, representing increased housing/jobs densities. While development activity will be guided by underlying plan policies, actual densities and acreages may vary significantly in practice.

of the Update shows that the future land use plan could accommodate a range of approximately 6,728 to 24,176 new housing units (Table 3). At the middle and higher end of this range, these areas could accommodate the 13,705 units necessary to reach the City’s 2030 forecasts for households. The lowest minimum density for new development is eight units per acre, which is above the minimum density needed to fulfill RDF policy calling for redevelopment densities of five plus units per acre in Developed Communities.

Table 3: Redevelopment/Infill by Land Use Category

2000-2030		Planned Residential Development 2000-2030 by Land Use Category					
Future Land Use Category	Density Range		Change in Acres 2000-2030	Percent Residential	Net Acres	Min Units	Max Units
	Min	Max					
Urban neighborhood (low density)	8	20	-829	90%	-746.10	-5,969	-14,922
Community Corridor (medium density)	20	50	825	50%	412.50	8,250	20,625
Commercial Node (medium-high density)	20	120	368	6%	22.08	442	2,650
Commercial Corridor (high density)	50	120	41	6%	2.46	123	295
Activity/Growth Center (very high density)	50	200	1,294	6%	77.64	3,882	15,528
TOTAL Min/Max Units						6,728	24,176

Source: *Minneapolis Plan for Sustainable Growth*, and Metropolitan Council

HOUSING

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

The Update is consistent with the Council’s policies on Housing. 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 4,224 units. To provide opportunities to meet this need, the Update identifies specific redevelopment sites within the city that have the potential to redevelop approximately 206 acres of land with designated densities ranging from 20 to 200 units per acre.

The Update provides an extensive list of the implementation tools and programs the City will use to promote opportunities to address its share of the region’s housing need. The Update indicates the City will strive to accommodate a range of housing needs, promote housing development of various types in the major housing sites throughout the city, maintain the quality of existing housing and residential neighborhoods, and collaborate with partners at the regional, state and federal levels to pursue solutions to the city’s housing issues. The Update identifies a list of fiscal devices the City will use to stimulate and assist residential development, and to continue housing redevelopment, preservation and assistance for city residents. Minneapolis is an active participant in the Livable Communities Local Housing Incentives Account program and has applied for and received over \$52 million in grants through the LCA program.

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 Update indicates that there are no known ISTS in operation in the city. Current City Code prohibits the use of ISTS where municipal sanitary sewer service is available (Chapter

101), and prohibits construction of ISTS for use for new buildings (Chapter 511). Additionally, the City has transferred authority to Hennepin County, (in accordance with Hennepin County Ordinance 19), to regulate ISTS installation, operation, maintenance and enforcement within the city, if any ISTS should be found to exist in the future.

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

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 *Minnesota Geological Survey Information Circular 46*, that there are no known aggregate resources within the community.

Historic Preservation

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

The Update contains a section on Historic Preservation, (Chapter 8: Heritage Preservation), as required by the MLPA.

Mississippi River Critical Area Review

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

Minneapolis is located within the Mississippi River Critical Area corridor where both state Critical Area act requirements and federal Mississippi National River and Recreation Area (MNRRA) standards apply. From north to south, the Critical Area river districts in the City are *Urban Developed*, *Urban Diversified*, and *Urban Open Space*. The Metropolitan Council reviewed the City's updated critical area plan (CAP) on October 11, 2006 (Business item 2006-294). The CAP addressed both state requirements and federal standards.

The Council reviewed the City's previous comprehensive plan, (including critical area plan) in 2001. The Council's 2001 review action forwarded the Council's review findings and recommendations to the MN Department of Natural Resources (DNR), which has final CAP approval, and to the National Park Service (NPS). The Council will forward the review findings for the City's 2030 Update to the DNR and to the NPS.

Solar Access Protection

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

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

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 comprehensive discussion of the policy framework and tools that will be used to implement the City's comprehensive plan. This includes a discussion of the regional framework, as provided by the state statute and Metropolitan Council policy, and City policies, programs, budgetary and regulatory tools. These tools include the City's Zoning Ordinance, Subdivision Ordinance, Heritage Preservation Regulations, various fiscal tools, Water Treatment and Distribution Plans, Surface Water and Sewer Plans, the Critical Area Plan, Housing Implementation program and Capital Improvement Program.

In addition, the Update includes a copy of the City's Capital Improvement Program, zoning map, and a description of the City's zoning districts. The Update also addresses how the City's implementation tools are consistent with the *2030 RDF*.

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 December 1, 2007. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were indicated.

DOCUMENTS SUBMITTED FOR REVIEW:

- *The Minneapolis Plan for Sustainable Growth: 7/11/08 City Council Approved Draft*, received October 15, 2008.
- Correspondence and supplemental information for aviation, received November 12, 2009.
- Correspondence from Barbara Sporlein to Guy Peterson dated January 12, 2009.
- Correspondence from Guy Peterson to Barbara Sporlein dated January 13, 2009.
- Supplementary information for housing: revised pages for Chapter 4: Land Use and Chapter 11: Implementation, received June 29, 2009.
- Supplementary information for wastewater: "2009 Memorandum of Understanding Relating to Combined Sewer Overflow Elimination Efforts", dated June 30, 2009.
- Supplementary information for aviation (revised Map 1.2 and 1.2d) and supplemental information for water supply forecasts, received July 6, 2009.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use, 2005
- Figure 4: 2030 Future Land Use Plan
- Figure 5: Land Use Features
- Appendix A: Technical Comments by Metropolitan Council's Metro Transit Staff
- Appendix B: "2009 Memorandum of Understanding Relating to Combined Sewer Overflow Elimination Efforts"

Figure 2. 2030 Regional Development Framework Planning Areas

Minneapolis

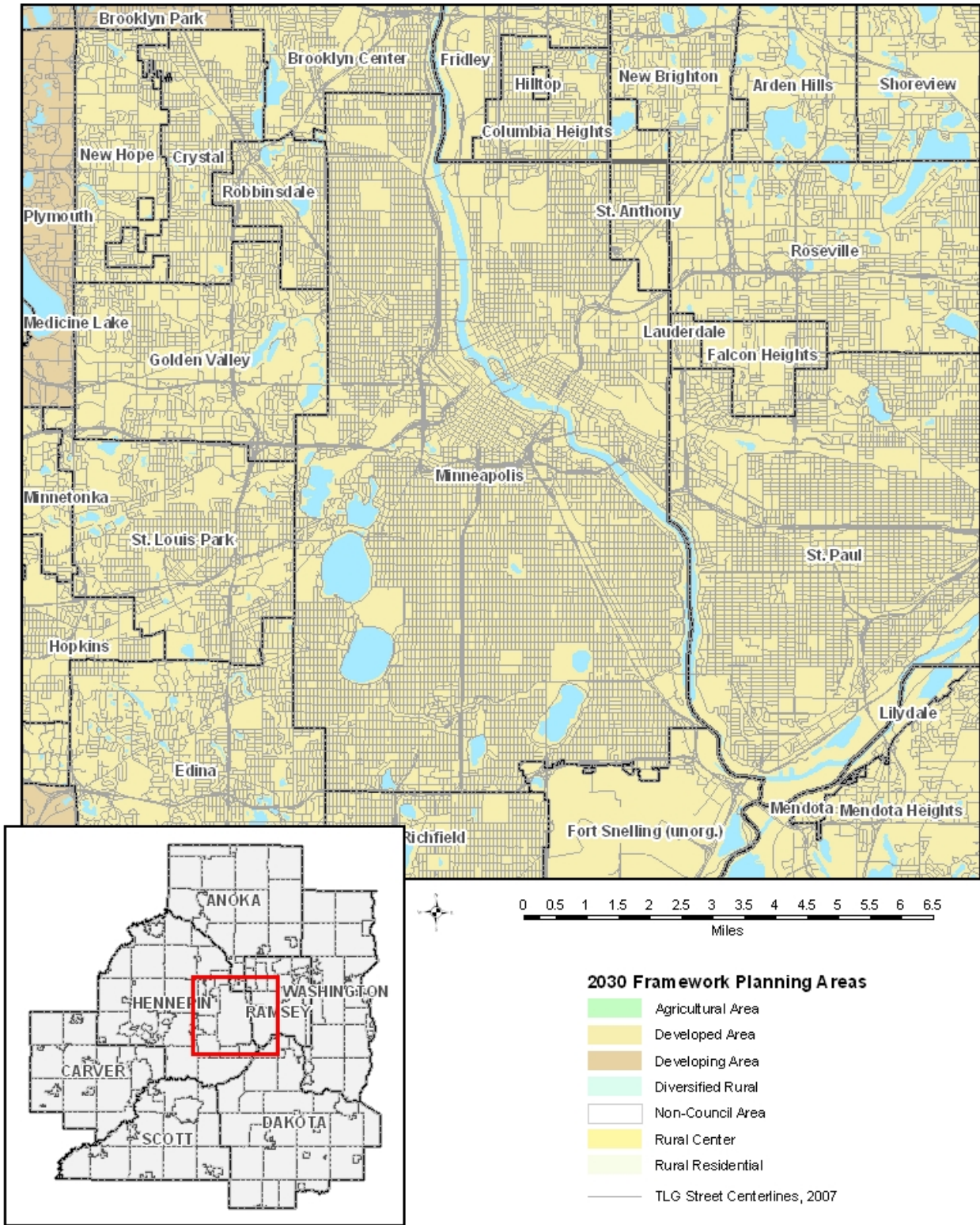


Figure 3. Existing Land Use
City of Minneapolis

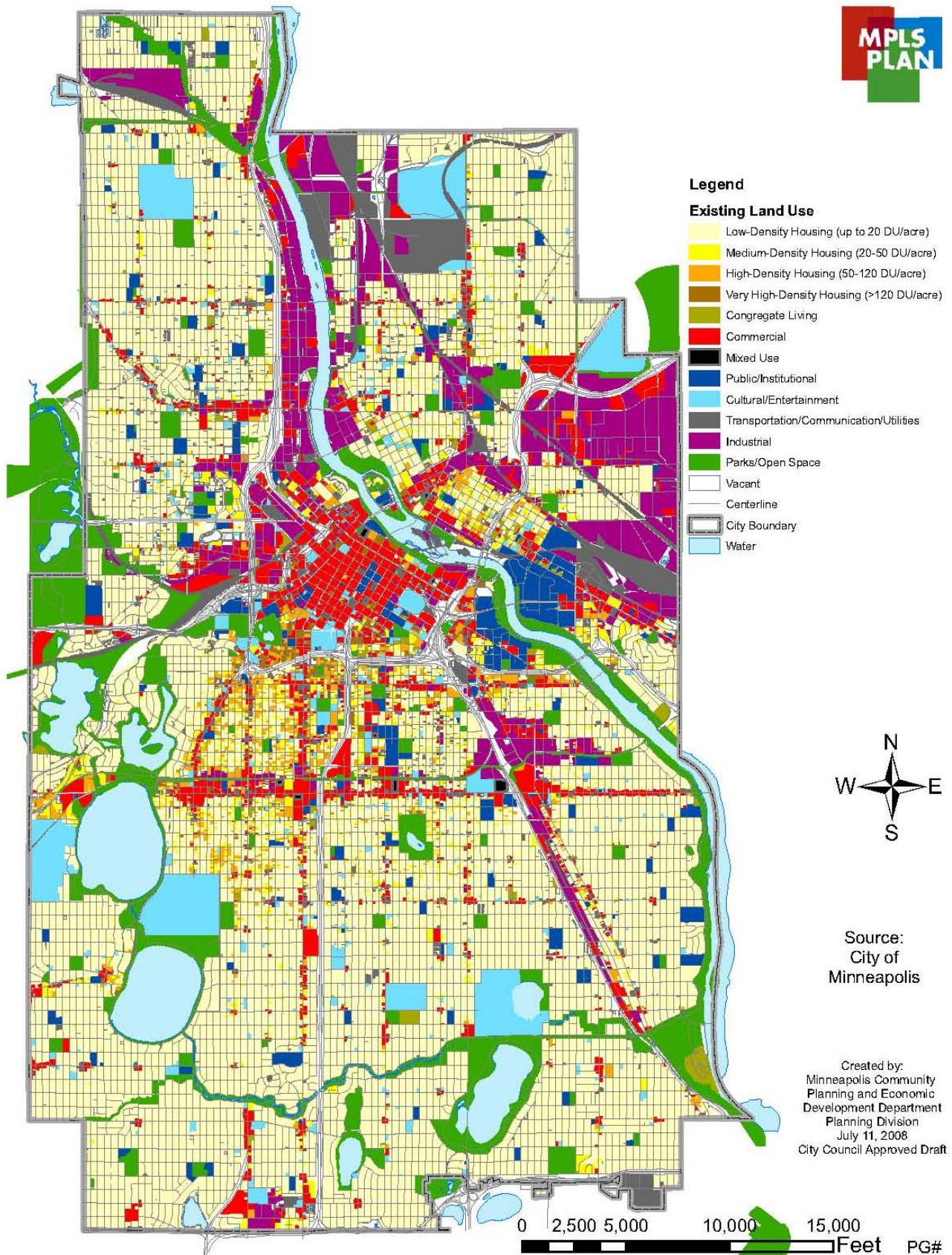


Figure 4. 2030 Future Land Use
City of Minneapolis

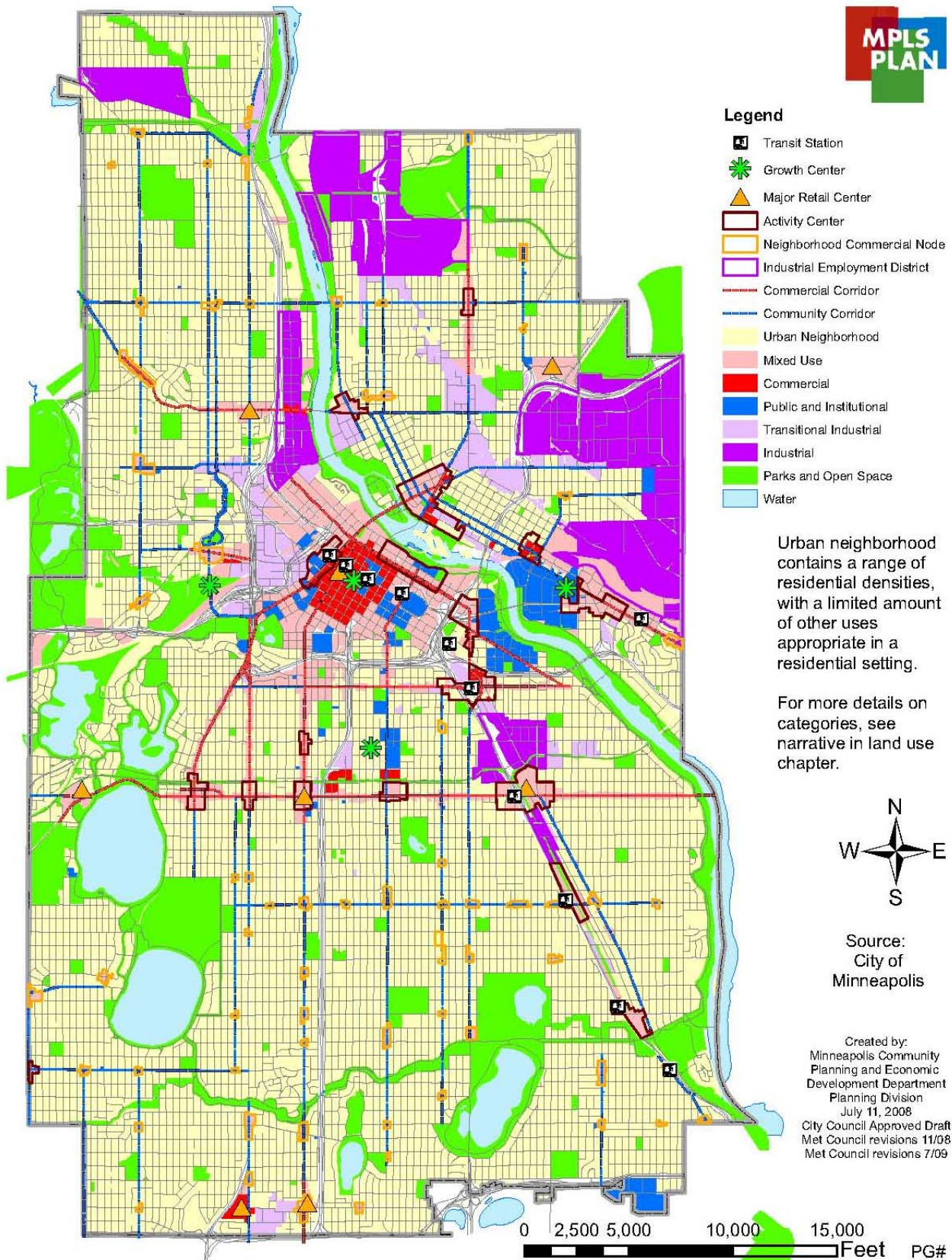
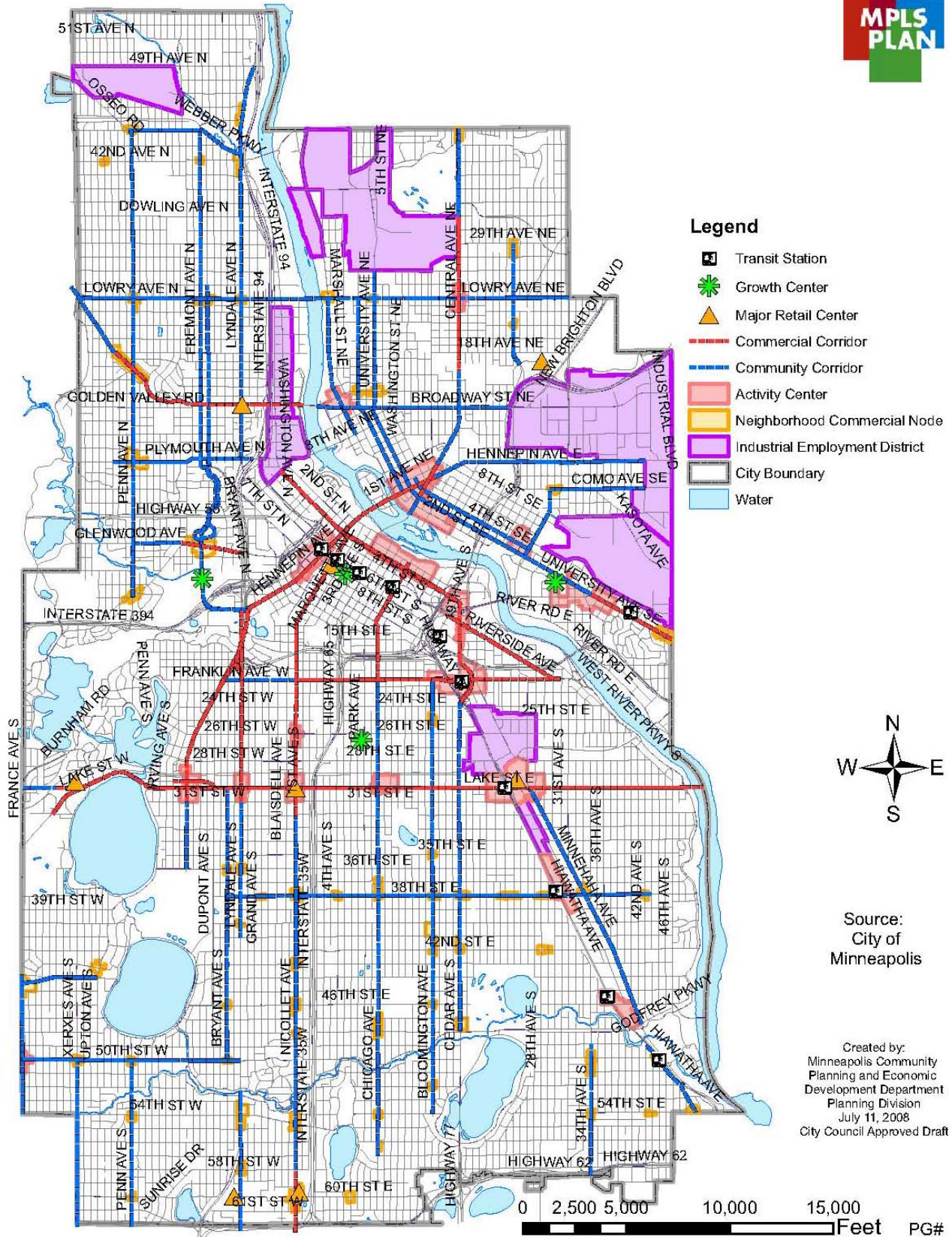


Figure 5. Land Use Features
City of Minneapolis



APPENDIX A

Technical Comments by Metropolitan Council's Metro Transit Staff On the City of Minneapolis' Comprehensive Plan Update, 2008

Transit, Steve Mahowald – Metro Transit (612-349-7775)

Appendix C:

Page 15: The discussion of the Northstar corridor on page 15 of Appendix C should be revised to be current. If Minneapolis staff has questions regarding this issue, please contact Adam Harrington, at (612-349-7797).

Page 19: Please strike the last sentence of the second paragraph, under "Primary Transit Network".

Page 21: The third paragraph notes that Hennepin Avenue has a bus lane. This bus lane is to be discontinued; please note this in the Update, or remove the reference.

Chapter 2, Transportation

The following map corrections are advised in Chapter 2:

Map 2.11

- Remove line on 49th Ave N between Penn Ave & Brooklyn Blvd
- Remove line on 45th Ave N between Webber Pkwy & Shingle Creek Dr
- Remove line on Marshall St NE north of Hennepin Ave
- Remove Route 4 turnaround on 40th St W and Lyndale Ave S
- Complete line on France Ave S between 42nd St and 50th St
- Complete line on Xerxes Ave S between 54th St and Hwy 62
- Complete line on Hwy 62 between Penn Ave S and I-35W
- Complete line on Hwy 62 between I-35W and 28th Ave
- Complete line on Stinson Blvd NE between 29th Ave and 33rd Ave
- Add line on 23rd Ave SE and Intercampus Transitway
- Add lines on Pillsbury Dr SE and Church St SE
- Add Route 11 turnaround on Portland Ave and 42nd St E
- Remove 9-10 LRT Station markers on 10th Ave N
- Change marker symbols to increase visibility/differentiation

Map 2.12

- Remove Hennepin Ave bus lane designation.

Map 2.13

- Bottineau Blvd alignments have changed. These now include both Busway and LRT alternatives. See Anna Flintoft for most recent alignments.
- Add Planned or Alternative for Central Corridor legend item.

Map 2.14

- Change line segments on Olson Memorial Hwy and Penn Ave from BLUE to RED.
- Change line segments on Hennepin Ave, W 36th St and E Calhoun Pkwy between Lake St. and Sheridan Ave. S from BLUE to RED

- Change Lowry Ave. from BLUE to GREEN
- Change Minnehaha Ave. and 26th Ave S from BLUE to GREEN
- Change line segments on 50th St W, 46th St E, 42nd St E, 34th Ave S and 46th St E between France Ave. S and 46th Ave. S from BLUE to GREEN
- Change W Broadway Ave. and Washington Ave. N from RED to BLUE
- Consider removing Proposed Transitway routes that do not meet PTN criteria (Northstar, Red Rock, etc)
- Change University from Definite PTN to Proposed Transitway
- Include all Bottineau Blvd "Proposed" Transitway alignments, and amend once alignment is selected

APPENDIX B

2009 MEMORANDUM OF UNDERSTANDING RELATING TO COMBINED SEWER OVERFLOW ELIMINATION EFFORTS

WHEREAS:

1. The Metropolitan Council (Council) and City of Minneapolis (City) are co-permittees on NPDES/SDS Permit MN0046744 for a Combined Sewer System (Permit), issued by Minnesota Pollution Control Agency (MPCA) for combined sewers located in the City.
2. The Permit expired on June 30, 2001 and timely application for renewal was made in December 2000, which maintains the Permit conditions current until final action by the MPCA.
3. The City has submitted a comprehensive plan update to the Council in accordance with the Metropolitan Land Planning Act.
4. The City has submitted a comprehensive sewer plan update to the Council in accordance with Minnesota statutes.
5. The City's comprehensive sewer plan has elements related to its obligations in the current Permit.
6. The parties wish to enter into a Memorandum of Understanding (MOU) respecting those matters related to the Permit and the City's comprehensive plan and comprehensive sewer plan.

Now, therefore, the Metropolitan Council and the City of Minneapolis hereby agree as follows:

1. **Purpose of Agreement.** The parties to this MOU recognize the need to outline their joint and separate efforts in the area of combined sewer overflow elimination in the context of the Council's review and approval of the City's comprehensive plan and comprehensive sewer plan. With the execution of this MOU the Council agrees to authorize the City to put its 2030 Comprehensive Plan Update into effect and to approve the City's Tier II comprehensive sewer plan.
2. **Continuation of CSO Permit.** The parties to this MOU will continue to jointly request and accept status as a co-permittee on the continued CSO Permit. Both parties will support maintaining the CSO Permit until sewer separation work has been verified as complete, which is dependent on adequate wet weather. If the CSO permit is terminated, both parties agree to continue to accept responsibility for overflows that could occur at the remaining regulator/outfalls to the extent each party is responsible for the actions or inactions that result in the overflow.
3. **Joint Study of Current Collection System Status.** Both parties recognize the need for a full understanding of the collection system. To this end, both parties agree to hold a meeting to foster each other's understanding of the comprehensive system. Further, both parties agree to update the Brown & Caldwell "City of Minneapolis

Combined Sewer Separation Evaluation" final report (2002) to collaboratively gain an understanding of regulator capacity and prioritization of work within the system.

4. **Continuation of CSO Elimination Efforts.** The City will continue its program to reduce the potential for overflows, including reasonable efforts to eliminate rainleader connections. The City will place priority on improvements that reduce the potential for overflows (lowest cost/benefit calculated), which is reflected on attached listing (see Exhibit A). Both parties will cooperate in efforts to determine the effectiveness of ongoing CSO elimination projects and programs, and identification of additional improvements to reduce the potential for overflows.
5. **Infiltration/Inflow (I/I) Policy Implementation.** The City understands that the Council will continue implementing the I/I Policy, including final determination and implementation of the Demand Charge program, as contained in the 2030 Water Resources Management Policy Plan. The Council will continue to implement its I/I Policy to ensure that communities upstream of Minneapolis in the Council's interceptor system achieve compliance with the Council's design peak flow factor for each metershed. The City agrees to continue to work towards completing the I/I mitigation requirements of the Council's I/I policy.
6. **Comprehensive Sewer Plan Amendment.** By September 30, 2013, the City will submit a comprehensive sewer plan amendment to the Council. The amendment will identify additional improvements to reduce the potential for overflows.
7. **Effective Date.** This MOU shall be effective upon execution by both of the parties.
8. **Termination.** This MOU shall terminate upon Council approval of the comprehensive sewer plan amendment submitted by the City pursuant to paragraph 6 above.

N:/TechServ/Staff/AGM/Pickart/MOU Related to CSO Efforts