

C Community Development Committee
Meeting date: May 18, 2009

E Environment Committee
Meeting date: May 26, 2009

ADVISORY INFORMATION

Subject:	City of New Brighton 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20418-1
District(s), Member(s):	District 10, Councilmember Kris Sanda
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Victoria Dupre, Principal Reviewer (651-602-1621) 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

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 New Brighton 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 sections on Transportation, Land Use and Surface Water Management.

Recommendation of the Environment Committee:

Approve the City of New Brighton's Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS

City of New Brighton 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan Review File No. 20418-1 – Council Business Item No. 2009-132

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 New Brighton (City) is located in northwest Ramsey County surrounded by the Cities of Mounds View (north), Arden Hills (east), Roseville and St. Anthony (south), and Fridley to the west (Figure 1).

The *2030 Regional Development Framework (RDF)*, as adopted by the Metropolitan Council (Council) in January 2004, identified the City within the “*Developed*” 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 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 New Brighton 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 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 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 Park's Policy Plan (RPPP)*. The Update acknowledges Long Lake Regional Park and Rice Creek West Regional Trail as well as the proposed segments of the Rice Creek North Regional Trail and the Highway 96 Regional Trail.

Transportation

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning (651-602-1717); Cyndi Harper– Metro Transit (612-349-7723)

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

I-694 and I-35W are the major highways through or adjacent to the City. The transportation chapter includes an analysis of existing and future transportation deficiencies and recommends improvements to the minor arterial, major and minor collector, and local roadway networks. The City is within Transit Market Area III, which includes peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing. Metro Transit provides regular route transit service.

Advisory comments:

- The City may request that additional collector roadways (such as those shown in the Update's functional classification map, Figure 8-2) be added to the official Transportation Advisory Board's functional classification map. To do so, the City would need to work through the Council's Transportation Advisory Committee (TAC) Planning Committee.
- The Update (Figure 8-8) should include Metro Transit Bus Route 141.
- The Update (Figure 8.8) should remove the park and ride lots identified at Silver Lake Village and east of I-35W, between 694 and County D, since these facilities are not planned.
- The Update (page 8-18) should indicate that Metro Transit is a division of the Metropolitan Council providing transit service and Metro Commuter Services. Metro Mobility is a separate service of the Metropolitan Council that provides paratransit service.

Aviation

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

The Update is in conformance with the *Aviation* policies in the *Transportation Policy Plan* and consistent with the Council's aviation policy.

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, and 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 Metropolitan Wastewater Treatment Plant in St. Paul through interceptors 4-NS-523, 2-NB-100, and 8451. The Update projects that the City will have 10,000 sewered households and 15,600 sewered employees by 2030.

The Update provides City-wide sanitary flow projections in 10-year increments, and included the rationale for the projections. Council staff determined the information appropriate for the planning of local services. The Council reviewed the projected service needs by local sewer district for 2010, 2020, and 2030 as described in the Community Facilities section on sanitary sewer.

The sanitary sewer information shows that all future growth will occur within sanitary sewer district 26 which includes the Northwest Quadrant planning area. The Council will apply all forecasted growth to that sewer district area within sewer district 26 to estimate the City's 2030 service level needs. The Metropolitan Disposal System with its planned, scheduled improvements has or will have adequate capacity to serve these needs.

The City was included in the Council's clear water inflow and infiltration (I/I) community list, but in 2008, the City completed the Council's estimated level of work necessary to mitigate excessive I/I. The City's Update includes an I/I reduction plan of investigative efforts for locating and mitigating sources of excess I/I through televised system inspections and rehabilitation. It also has a sump pump program inspection program to further reduce I/I by disconnecting illegal sump pumps that discharge into the sanitary system.

Tier II Comments

The Update's Tier II Sewer Element is consistent with the Council's requirements for Tier II Comprehensive Sewer Plans for developed communities. 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. The City lies within the Rice Creek watershed, and the Rice Creek Watershed District's watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 1997. The City prepared a Surface Water Management Plan (SWMP) in 1999 that was reviewed by Council staff and then adopted by the City in 2000. The Council staff found the SWMP to be consistent with Council policy. The Update adequately addressed new elements required under the Council's WRMPP that were not included in the 2000 SWMP.

Advisory comment:

- Rice Creek Watershed District is currently updating the watershed management plan, and the City will need to update their SWMP within two years from the date that the new Rice Creek Watershed District watershed management plan is approved by BWSR. The new SWMP will need to be submitted to the Council for review as a comprehensive plan amendment at the same time it is submitted to the District for approval.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update is consistent with Council policies for forecasts. In an August 2007 environmental review of the City's Northwest Quadrant Redevelopment, Council staff recommended that the City increase the household forecasts by 700 (from 10,000 to 10,700 by 2030) to reflect the approximately 700 housing units anticipated in the redevelopment. However, the Update reflects the 2005 System Statement household forecast for the City (Table 1).

Table 1: Metropolitan Council and New Brighton Update Forecasts

	2000	2010	2020	2030	2010-2030 Change
Population	22,206	22,700	22,500	22,800	100
Households	9,013	9,400	9,800	10,000	600
Employment	11,007	12,900	14,400	15,600	2,700

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) policies for “Developed” communities. The RDF states that developed communities are 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.”

The City is 4,533 acres in size, with 146 acres (3 percent) of vacant land. The existing land use (dated 2008) shows that the largest use is residential (40 percent), followed by highway right-of-way, parks and open space (30 percent) and commercial/industrial (12 percent).

Table 2: Land Use: Comparison of Existing (2008) and Future (2030) Land Use

Land Use	2008 Acres	%	2030 Acres	%	Change
Residential					
▪ Single Family	1,487	32.7%	1,542	33.9%	55.0
▪ Multi family	316	6.9%	341	7.5%	25.0
▪ Mobile Homes	47	1.0%	0	0.0%	-47.0
Commercial	129	2.8%	116	2.6%	-13.0
City Center					
▪ Northwest Quadrant	0		113	2.5%	113.0
▪ Downtown Business	0		40	0.9%	40.0
▪ Other Mixed Use	0		15	0.3%	15.0
Mixed Use	0		16	0.4%	16.0
Industrial	388	8.5%	436	9.6%	48.0
Parks and Open Space	477	10.5%	517	11.4%	40.0
Public and Quasi Public	174	3.8%	149	3.3%	-25.0
Open Water	377	8.3%	377	8.3%	0.0
Vacant	149	3.3%	0		-149.0
Utility	41	0.9%	0		-41.0
Right of way	0		0		0.0
▪ Streets	846	18.6%	864	19.0%	
▪ Rail	118	2.6%	23	0.5%	
Totals	4,549	100.0%	4,549	100.0%	

The City’s 9,402 existing housing units are on 1,841 residential acres at a net density of 5.1 units per acre. 38 percent of the City’s housing was built between 1961 and 1970. From 2000 through 2008, the City had 174 building permits and as of 2008, the City’s residential land is basically developed. Therefore, the Northwest Quadrant redevelopment area will accommodate the majority of the additional 600 households forecast between 2010 and 2030.

The Northwest Quadrant is a 100-acre brownfield site planned for intense, mixed use development. Residential use will be 40 to 50 percent of the total, with 10 percent commercial, 25 percent office, 15 percent parks and open space and 10 percent mixed use. While the land use and wastewater sections describe the future growth planned for the Northwest Quadrant, the TAZ information shows growth occurring in districts south of I-694, reflecting the location of the City’s development from 2000 to the present. Therefore, the City needs to update the TAZ to be consistent with the land use.

Table 3: Redevelopment and Residential Density

The Update indicates that 45 to 57 acres of the Northwest Quadrant’s residential land is guided for “intense-development mixed use” at a minimum density of 12 units per acre. Therefore, the site can accommodate 540-plus future residential units, and can accommodate the City’s forecast growth to 2030.

Land Use Category	Density Range		Existing Acres	2030 New Acres	Future Min Units	Future Max Units
	Min	Max				
Low Density Residential	2	4	1,487	55	137.5	220.0
Medium Density Residential	6	12	316	25	150.0	300.0
Northwest Quadrant	Of 100 total acres, 40 to 50% RES @ 12 un/ac minimum with no upper limit			45 to 57 acres	540 to 684 min units	No upper limit
Total Future Units					827 to 971 minimum	

Advisory Comment:

- The Update should reflect the City’s forecast household growth in the Northwest Quadrant, and in TAZ 1030.
- The City needs to participate in the Council’s monitoring of development, redevelopment and infill activity.

Housing

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

The Update is consistent with the Council’s Housing polices and 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 of 137 units between 2011 and 2020.

The City has very little vacant developable land available, so opportunities to meet the affordable housing need will be addressed primarily through redevelopment efforts. The Northwest Quadrant redevelopment area has about 45 to 57 acres guided for higher density residential development at 12-plus units per acre. Also, the City has approximately 25 multifamily acres at densities of 6 to 12 units per acre.

The Update describes the implementation tools and programs to promote opportunities to address housing need. It provides a list of the programs and resources the City has used and will use in addressing its affordable housing needs, including the use of TIF, CDBG and HOME funds, pursuing state and federal resources, and its continued participation in local housing coalitions, groups and agencies that address housing needs in the community.

New Brighton is an active participant in the Livable Communities Local Housing Incentives Program and has received over \$3 million in LCA funding awards.

Individual Sewage Treatment Systems (ISTS) Program

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

The Update is consistent with the WRMP for ISTS. The City has one ISTS remaining in operation and will continue to inspect the system triennially and maintain it consistent with Minnesota Pollution Control Agency rules and Council policy requirements.

Water Supply

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

The Update is consistent with the WRMP for water supply. The Council recommends the City continue to implement water conservation programs targeted at reducing residential 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 that there are no aggregate resources in the community. This information is consistent with the Council’s aggregate resources inventory, and additionally, the community is fully developed.

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 Yes
- ISTS Codes Yes
- Housing Implementation Program Yes

The Update contains a description of zoning categories, a CIP summary and a description of the City’s implementation tools.

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 May 29, 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 New Brighton 2030 Comprehensive Plan, dated December 2008
- Comprehensive Plan Transmittal form
- Adjacent local government review responses
- Supplemental Information addressing Housing, CIP, ISTS, Land Use, and Wastewater dated March 10, 2009, received March 12, 2009
- Supplemental Information providing replacement Land Use Table, Table 5-3, dated April 1, 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
New Brighton

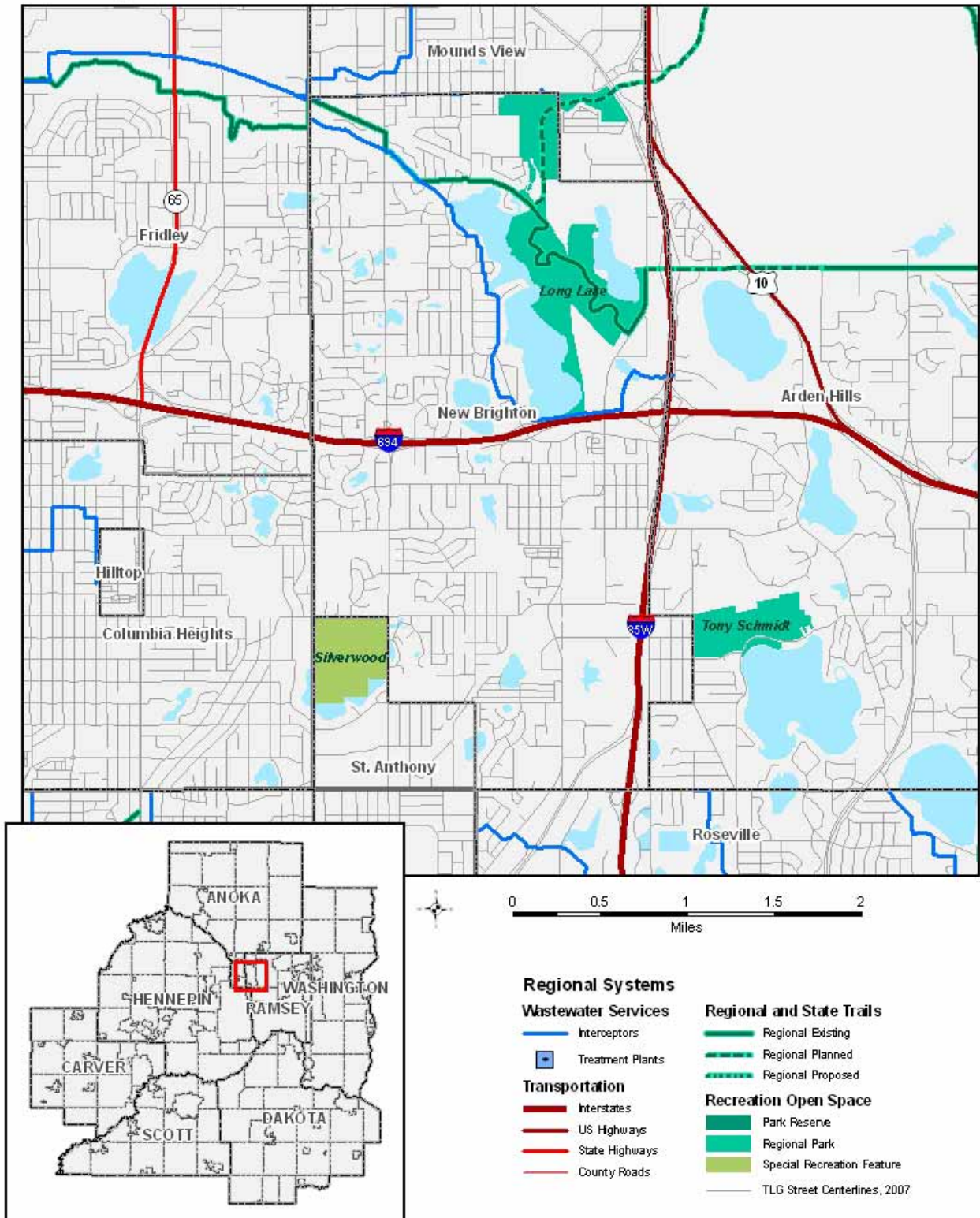


Figure 2. 2030 Regional Development Framework Planning Areas

New Brighton

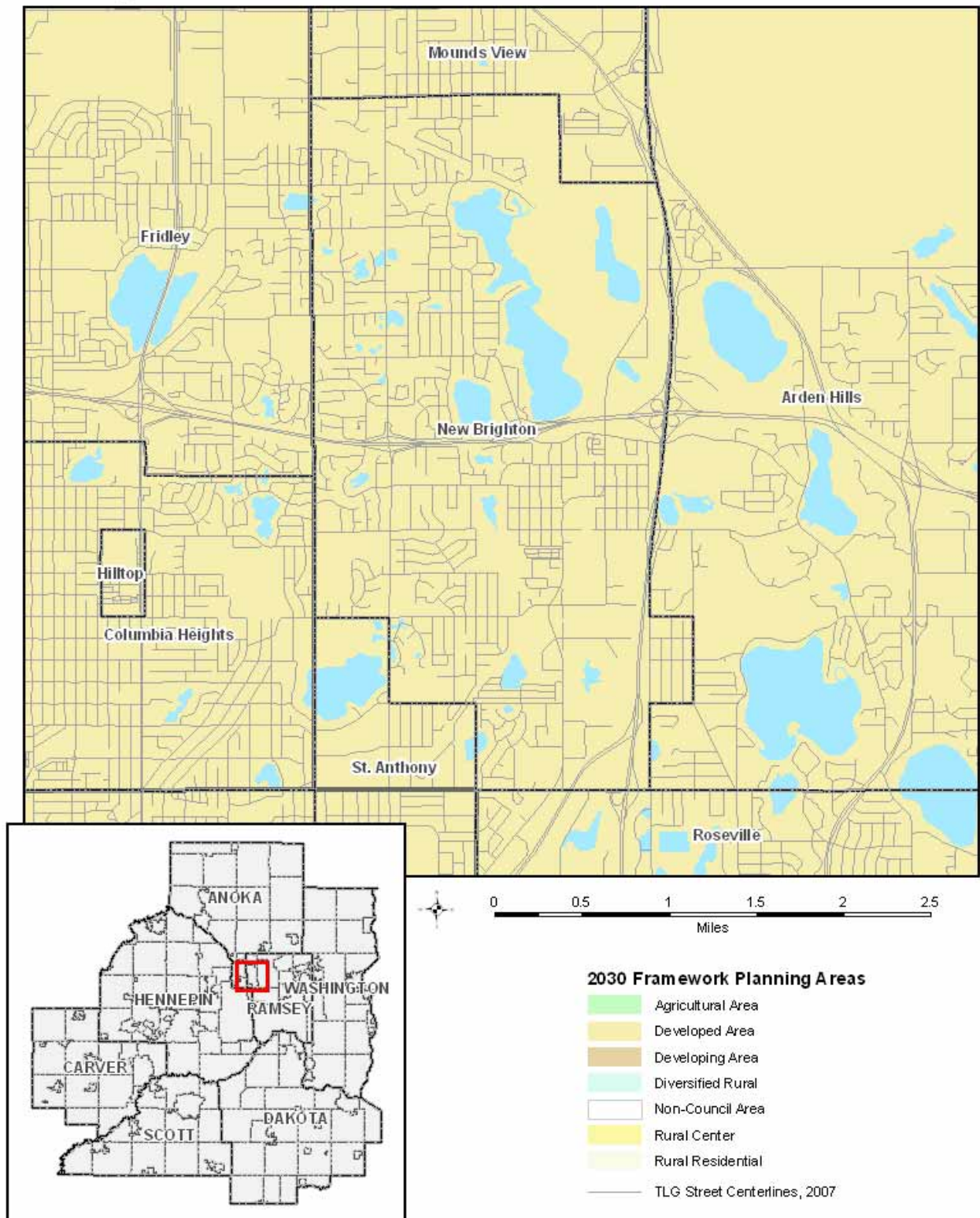


Figure 3. Existing Land Use
City of New Brighton

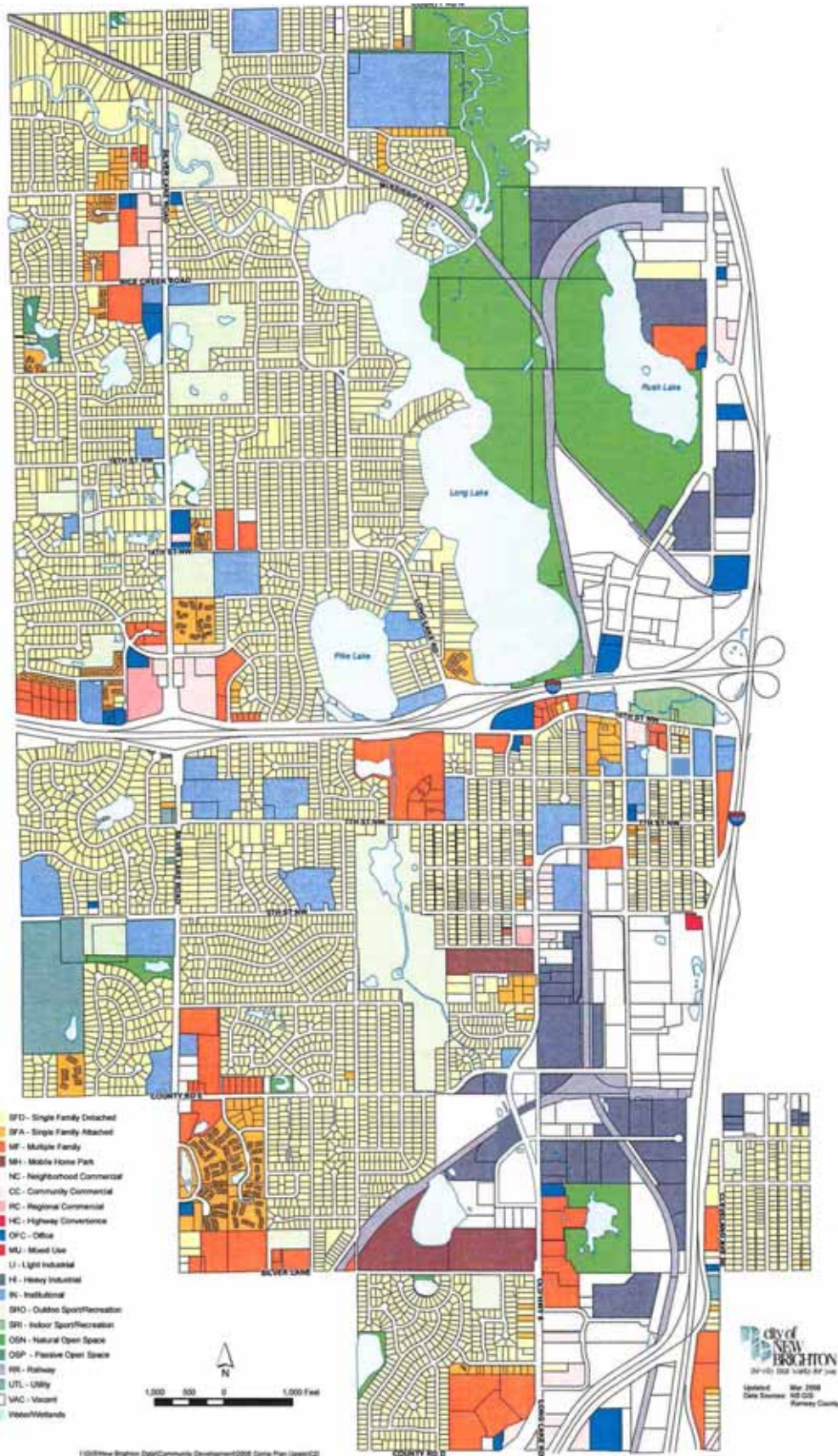


Figure 4. 2030 Planned Land Use
 City of New Brighton

