

C Community Development Committee
Meeting date: August 17, 2009

E Environment Committee
Meeting date: August 11, 2009

ADVISORY INFORMATION

Date:	July 28, 2009
Subject:	City of New Hope 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20469-1
District(s), Member(s):	District 6, Councilmember Peggy Leppik
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

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 Hope to put its 2030 Comprehensive Plan Update into effect;
2. Adopt the revised forecasts as shown in Table 2 of the Review Record; and
3. Advise the City to:
 - a. Participate in Council activities to monitor redevelopment in developed communities.
 - b. Implement the advisory comments noted in the Review Record for Land Use, Water Supply and Plan Implementation.

Recommendation of the Environment Committee:

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

ADVISORY COMMENTS

City of New Hope 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20469-1, Council Business Item No. 2009-272

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 Hope (City) is a first-ring suburban community located in Hennepin County. The City is bordered by Plymouth to the west, Maple Grove to the northwest, Brooklyn Park to the north, Crystal to the east and Golden Valley to the south, (Figure 1).

The *2030 Regional Development Framework* (RDF), as adopted by the Metropolitan Council (Council) in January 2004, identified New Hope 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. <i>2030 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

- | | |
|-----------------------------|-----|
| Compatible with other plans | Yes |
|-----------------------------|-----|

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

City of New Hope 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 regional park system element within New Hope is the proposed Basset Creek Regional Trail, which will connect the Clifton French Regional Park in Plymouth to Theodore Wirth Regional Park in Golden Valley. The Update acknowledges and plans for this regional trail.

TRANSPORTATION

Roads and Transit

Reviewers: Ann Braden (651-602-1705), Bob Paddock (651-602-1340), MTS – Systems Planning; Steve Mahowald – Metro Transit (612-349-7773)

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.

New Hope is served by one principal arterial, TH 169, which serves as the city's western boundary. New Hope lies within the Metropolitan Transit taxing district and is within Market Area II. Service options for Market Area II include regular route locals, all day express, small vehicle circulators, special needs paratransit (ADA, senior), and ridesharing.

Aviation

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

The Update is in conformance with the Aviation policies of the *TPP* and is consistent with Council 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 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 wastewater conveyance service is provided by Council Interceptor 7114. The Update projects it will have 9,800 sewered households and 15,100 sewered employees by 2030. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth needs.

The Update provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Update and determined appropriate for planning for local services.

New Hope 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 Update includes an I/I reduction plan comprised of inspection and regular maintenance of the sanitary sewer system. The City completed their sump pump/foundation drain inspection and disconnection program in 2007.

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. It 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 its Plan needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

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

The Update is in conformance with the *WRMPP* for local surface water management. New Hope lies within the Bassett Creek and Shingle Creek watersheds. Bassett Creek and Shingle Creek Watershed Management Commissions' watershed management plans were approved by the Board of Water and Soil Resources in 2004. New Hope prepared a local water management plan (LWMP) in 2008, which Council staff reviewed under separate cover. The Update includes the final version of the LWMP. The updated LWMP is consistent with Council policy and the *WRMPP*, and fulfills the requirement for a local water management plan.

CONSISTENCY WITH COUNCIL POLICY

FORECASTS

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

The forecasts used throughout the Update are consistent with Metropolitan Council 2005 system statement forecasts. The Council had revised household and population forecasts through a comprehensive plan amendment in 2006, (Table 1). Council and City staffs have concluded that the system statement forecasts are a more appropriate basis for planning within the 2030 timeframe.

The City's forecasts will revert to the System Statement forecasts effective upon Council approval of the Update, (Table 2).

Table 1: System Statement Forecasts as Compared to 2006 Amendment

	2010		2020		2030	
	System Statement	2006 Revision	System Statement	2006 Revision	System Statement	2006 Revision
Population	21,500	22,200	22,000	23,000	22,500	23,500
Households	9,100	9,300	9,600	9,800	9,800	10,200
Employment	13,900	13,900	14,500	14,500	15,100	15,100

Table 2: City of New Hope Recommended Forecasts

	2010	2020	2030
Population	21,500	22,000	22,500
Households	9,100	9,600	9,800
Employment	13,900	14,500	15,100

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 New Hope. 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, New Hope 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. New Hope is encouraged to participate in the Council's monitoring program by providing additional information on the City's redevelopment activities. The program's goals will be similar to the Council's existing plat monitoring program.

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. Table 3 below, shows New Hope's existing land use; existing land use is also mapped in Figure 3. New Hope is approximately 3,264 acres in size. The Update shows that the City's existing (built) development is primarily Low Density Residential at 1,184 acres (36.4%). There are also 78 acres of Multi-Family Residential (2.4%) and 229 acres (7.0%) of High Density Residential. The City has 146 acres (4.5%) of Commercial land and 498 acres (15.3%) of Industrial land.

Table 3: City of New Hope, Existing Land Use Table

EXISTING LAND USE		
	Acres	Percent of Total
Low Density Residential	1,184.4	36.4%
Medium Density Residential	78.2	2.4%
High Density Residential	229.6	7.0%
Commercial	145.5	4.5%
Industrial	497.9	15.3%
Public and Semi-Public	226.2	6.9%
Parks and Recreation	233.0	7.1%
Vacant	11.6	0.3%
Right-of-Way	657.5	20.1%
TOTAL	3,264.3	100.0%
Source: Hennepin County Property Data, NAC		

Source: City of New Hope 2030 Comprehensive Plan, p. 191

Table 4: City of New Hope, Proposed Land Use

PROPOSED LAND USE		
	Acres	Percent of Total
Low Density Residential	1,163.1	35.6%
Low Density / Medium Density Residential	33.6	1.0%
Medium Density Residential	74.3	2.3%
High Density Residential	234.2	7.2%
Commercial	145.7	4.5%
Commercial Mixed Use	0	0
Industrial	496.7	15.3%
Public and Semi-Public	229.4	6.9%
Parks and Recreation	229.8	7.1%
Right-of-Way	657.5	20.1%
TOTAL	3,264.3	100.0%
Source: Hennepin County Property Data, NAC		

Source: City of New Hope 2030 Comprehensive Plan, p. 191

The City's proposed land use map places all land in the City into one of ten land use categories, (Table 4 and Figure 4). The City anticipates minor changes to its existing land use pattern from 2010 to 2030. These include decreases in Low Density Residential (-21.3 acres) and Medium Density Residential (-3.9 acres) and an increase in High Density Residential (4.6 acres). Two new land use categories, Low Density/ Medium Density (33.6 Acres) and Commercial Mixed Use (0.0 acres), have been added.

The City has proposed forecasts showing that it will grow to approximately 9,800 households by 2030. The Update indicates that the City had 9,093 existing housing units in 2006. This leaves growth of approximately 707 households/units until 2030.

Growth in New Hope will occur mainly through redevelopment. The Update indicates that most of the City's growth will occur in several identified redevelopment areas, listed in Table 5 by land use category. The Update indicates that through 2030, 61 net acres of land within these identified areas will be available for residential redevelopment, at a range of 3-23 units per acre.

Analysis of these redevelopment areas shows that the sites could accommodate a range of 848 to 909 new housing units. Even at the lower end of the range, these areas could accommodate the 707 units necessary to reach the City's 2030 forecasts for households. The overall density range for redevelopment areas is 13.9 to 14.9 units per acre (Table 5).

Table 5: City of New Hope Redevelopment / Infill by Land Use Category

2010-2030		Redevelopment/Infill by Land Use Category			
Land Use Category	Density Range		Res. Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	3	3	3.62	11	11
Low Density / Medium Density Residential	6	8	11.88	71	95
Medium Density Residential	8	10	18.75	150	188
High Density Multifamily	23	23	26.76	615	615
TOTALS			61.01	848	909
Overall Density				13.89	14.90

Source: Metropolitan Council and information from the City of New Hope, received 5/21/09 and 7/6/09

Advisory comment:

- On May 21 and July 6, 2009, the Council received revised information for land use, as well as for forecasts, housing, implementation, transportation and wastewater. The final version of the Update, (both paper and electronic versions), will need to incorporate this information.

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, for 2011-2020, which is 213 units. New Hope is a fully developed community with very little vacant developable land. As such, the Update addresses providing opportunities to meet the affordable housing need mainly through redevelopment and infill. The Update indicates that between 2010 and 2020, approximately 19 acres of land will be guided for medium density residential development, at 8-10 units per acre, and approximately 27 acres of land will be guided for high-density residential development at 23+ units per acre (Table 5).

The Update provides the implementation tools and programs the City will use to promote opportunities to address its share of the region's housing need. The City will collaborate with other organizations such as the Northwest Community Revitalization Corporation to

provide affordable housing programs and pursue opportunities to develop affordable housing. The City will also continue to collaborate with Hennepin County, Greater Metropolitan Housing Corporation and Minnesota Housing to address life cycle and affordable housing needs within the community. New Hope is an active participant in the Livable Communities Local Housing Incentives Account program and has applied for and received \$380,500 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 *WRMPP* for ISTS. The Update indicates that the community is fully served by a local wastewater collection system that ultimately flows to the MCES system, and that no ISTS remain in operation.

WATER SUPPLY

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

The Update is consistent with the *WRMPP* for water supply.

Advisory comments:

- The Council received supplemental information for water supply from the City on January 7, 2009. The final version of the Update (both paper and electronic versions) needs to include this information.
- The Council recommends the City continue to implement its 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 Minnesota Geological Survey Information Circular 46, that there are no aggregate resources available for mining in the fully developed community.

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 as well as a description of the City's implementation tools. Key implementation measures identified in the Update include the City's Zoning Code, Property Maintenance Code, Sign Ordinance, Design Guidelines and, potentially, Low Impact Design regulations.

Advisory comment:

- On May 21, the Council received revised information for implementation. The final version of the Update (both paper and electronic versions) needs to include this information.

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 April 22, 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 Hope 2030 Comprehensive Plan*, received December 31, 2008.
- Correspondence and supplemental information for water supply, received January 7, 2009.
- Correspondence and supplemental information for forecasts, implementation, land use, transportation and wastewater received May 21, 2009.
- Revised Appendix B and Sewer Map, received June 2, 2009.
- Correspondence and supplemental information for land use, 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 |
| Figure 4 | 2030 Proposed Land Use |

Figure 1. Location Map Showing Regional Systems
New Hope

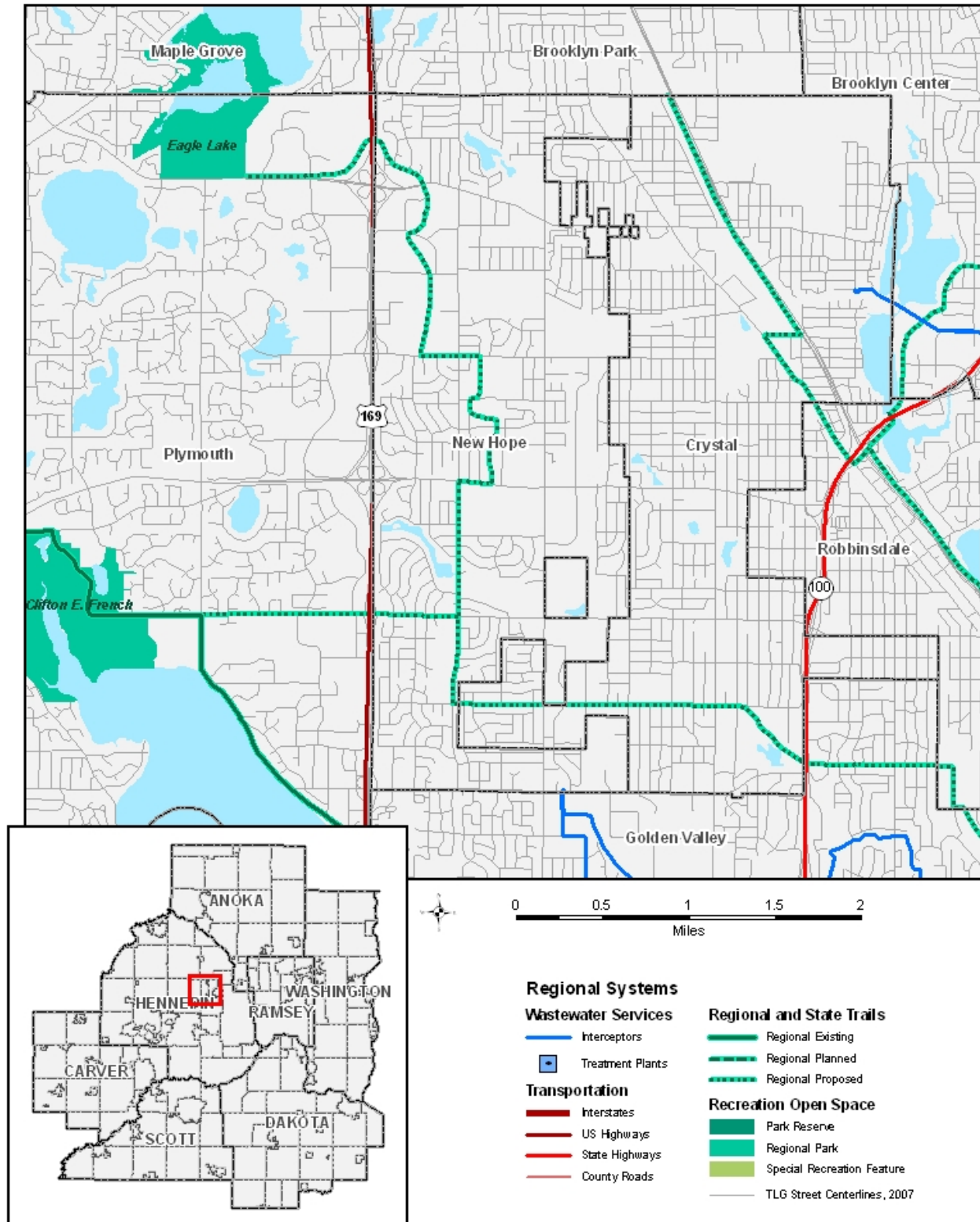


Figure 2. 2030 Regional Development Framework Planning Areas
New Hope

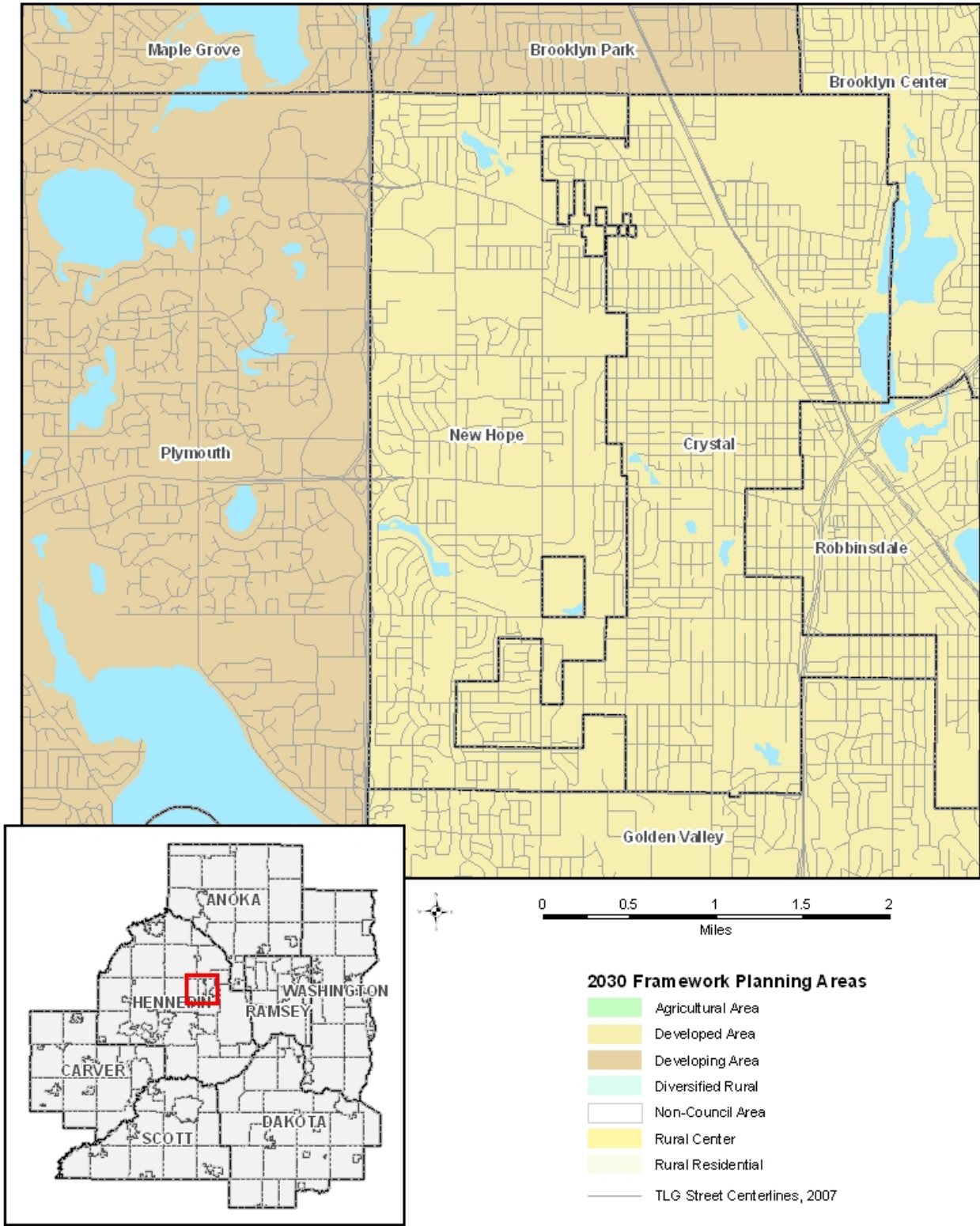


Figure 3. Existing Land Use
City of New Hope

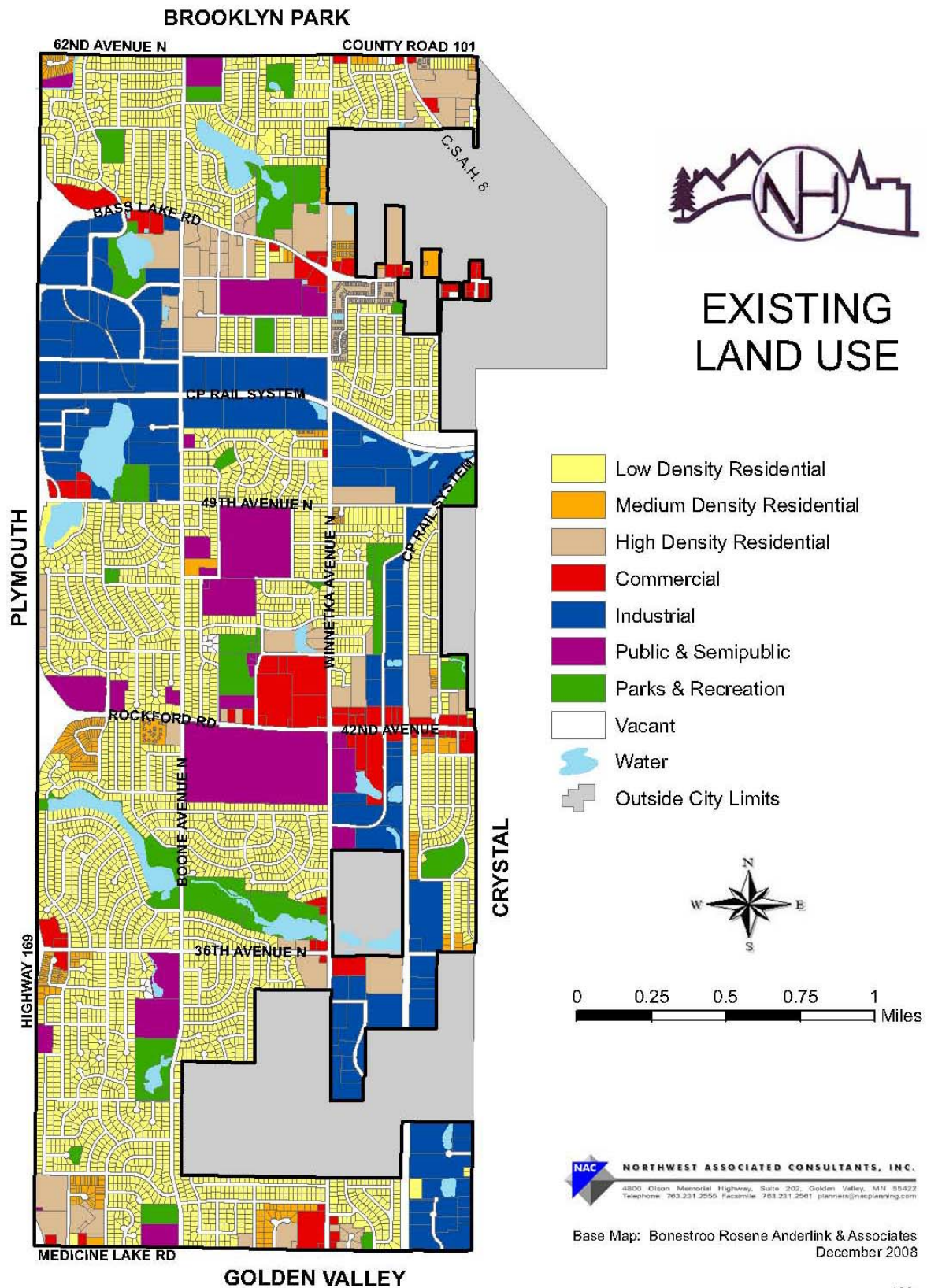


Figure 4. 2030 Proposed Land Use
City of New Hope

