

E Environment Committee
Meeting date: June 8, 2010**C** Community Development Committee
Meeting date: July 19, 2010**ADVISORY INFORMATION**

Subject:	City of Hastings 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20609-1
District(s), Member(s):	District 16, Councilmember Wendy Wulff District 12, Councilmember Sherry Broecker
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Patrick Boylan, Principal Reviewer (651-602-1438) 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 Hastings to put its 2030 Comprehensive Plan Update into effect;
2. Accept the revised forecasts as shown in Table 1 of the attached Review Record.
3. Advise the City to implement the advisory comments noted in the Review Record for Transportation, ISTS, Wastewater, and Land Use.

Recommendation of the Environment Committee:

1. Approve the City of Hastings' Tier II Comprehensive Sewer Plan.
2. Advise the City that the approved Tier II Plan covers areas only within the 2010 municipal boundaries. The City will need to amend its Comprehensive Plan and Tier II Sewer Plan to include the status change of the affected area(s) of the Township(s), prior to the construction of any sewer extensions or extension of Regional Wastewater Service to those Townships.

ADVISORY COMMENTS

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

Review File No. **20609-1** – Council Business Item No. 2010-215

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 Hastings (City) is located in northeast Dakota County, adjacent to Ravenna, Marshan, and Nininger Townships and Denmark Township across the Mississippi River. Approximately 140 acres are located on the north end of the Hwy. 61 bridge in Washington County.

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

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

Rationale – Standard of Review & Findings

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

Conformance with Regional Systems Plans:

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

Consistent with Council Policy Requirements:

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

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

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

Known Support / Opposition

Nininger Township responded to the City's 2030 Update. The 5-28-09 correspondence from Town Board Clerk Judith Krupich cites unused land in the City that can accommodate growth to 2030 without expansion into the Township. Correspondence also cites concerns about local road expansion that may affect a designated wetland.

REVIEW RECORD

City of Hastings 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 conforms to the *2030 Regional Parks Policy Plan*. The Update acknowledges and plans for the regional parks system facilities in Hastings, which include the planned Mississippi River Regional Trail, which will connect Lilydale-Harriet Island Regional Park in St Paul to Hastings; the proposed extension of the Mississippi River Regional Trail, which will lead from south from Hastings; and the proposed Vermillion River Greenway Regional Trail, which will connect Hastings to the planned Empire Wetlands Regional Park in Empire Township.

Transportation

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning (651-602-1717)

The Update conforms with the *2030 Transportation Policy Plan* (TPP) adopted in 2004. The Plan correctly describes the need and the plans to replace the TH 61 Mississippi River bridge. Reconstruction of this bridge is scheduled to begin this year. There are

no other expansion plans for the metropolitan highways located within the city of Hastings.

Hastings is outside of the Metropolitan Transit Taxing District. Hastings is in Market Area III and is in the area of potential of transit service expansion. There is no regular route transit service in the City today General public dial-a-ride service is provided by Hastings TRAC. Dial-a-ride service for seniors and persons with disabilities is provides by DARTS. Hastings is located along the proposed Red Rock Commuter Rail corridor. An existing park-and-ride lot is located at Highway 61 & Highway 10. A new park-and-ride lot is planned with the Red Rock Commuter Rail.

Advisory Comments:

TAZ-Allocation: Table 3.4 sums to a different total than that identified in Table 2.2. The differences, however, are slight and are acceptable. Transportation staff will incorporate Table 3.4 into the Council’s travel demand modeling.

Roadway functional classification: The Update contains both an existing system (Figure 3.1) and a “planned” system (Figure 3.9) consistent with the Dakota County Transportation Plan. The Metropolitan Council/TAB maintains only an existing functional classification system.

Red Rock Corridor: It has not been decided whether or not the first stage of transit service would be commuter bus transit as a precursor to the Red Rock commuter rail line.

Aviation

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

The Update is in conformance with the *Aviation* policies in the TPP.

Water Resources Management

Wastewater Service

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

The Update conforms with the *2030 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.

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 Hastings Wastewater Treatment Plant in Hastings. The Update projects that the City will have 12,500 sewer households and 10,300 sewer employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve the City’s growth needs as identified in the Plan.

Advisory:

The City’s Plan, although accepts the Council’s forecasts, identifies that the majority of this growth will occur in areas outside of the existing municipal boundary of

Hastings. The Plan also states that the City and surrounding Townships of Marshan and Nininger do not have an orderly annexation agreement for these future annexation areas that will accommodate some of this growth. Without Orderly Annexation Agreements in place, the City has no statutory authority to designate land use or plan for future development within these Townships. Therefore, any action by the Council to authorize the City to implement its Plan, or to approve the City's Tier II Sewer Plan, will exclude those areas of the surrounding Township's until such a time that the City either; annexes property, or enters into an orderly annexation agreement with one or both Townships. Under either scenario, the City will need to amend its Comprehensive Plan and Tier II Sewer Plan to include the status change of the affected area(s) of the Township(s), prior to the construction of any sewer extensions or extension of Regional Wastewater Service to those Townships.

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

Hastings is not currently identified as a community impacted by wet weather occurrences. The Update however does include a description of an I/I reduction plan which includes televised inspection and repair of the sanitary sewer system. The City has an ordinance to prohibit the connection of rain leaders, foundation drains, or any other drainage system that carries precipitation or ground water to the sanitary sewer system.

Tier II Comments

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for developing (urban reserve) 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 - Manager – Water Resources Assessment (651-602-1156)

The Update conforms with the WRMPP for local surface water management. Hastings lies within the Lower St. Croix and Vermillion River watersheds. The Vermillion River Joint Power Board's latest watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 2005. The Lower St. Croix Watershed Management Organization's plan was approved by BWSR in 2001. The Lower St. Croix Watershed Management Organization is also in the process of being split, dissolved and merged into the South Washington Watershed District and the Valley Branch Watershed District.

Hastings prepared a Local Water Management Plan (LWMP) in 2008 that was reviewed by Council staff under separate cover. The LWMP was found to be consistent with Council policy and the WRMPP. The plan was also found to provide an overall framework for the City to successfully manage its water resources.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update is consistent with Council policy. The City's planning uses revised, higher employment forecasts in 2010-2030.

Council staff consider the revision of employment forecasts to be reasonable and acceptable considering recent years' employment growth in the Hastings area. Minnesota DEED finds 8,727 jobs based at Hastings worksites in 2nd Quarter 2009. Council staff recommend approval of the City-requested forecasts found in Table 2.2 of the Plan Update:

Table 1							
<i>Metropolitan Council Forecast</i>							
Hastings							
	Census 2000	Previous Council Forecasts			Revised Council Forecasts		
		2010	2020	2030	2010	2020	2030
Population	18,204	23,000	27,500	30,000	23,000	27,500	30,000
Households	6,642	8,800	11,000	12,500	8,800	11,000	12,500
Employment	9,096	8,700	9,000	9,400	8,800	9,500	10,300

Metropolitan Council's forecasts will be officially revised, as shown above, effective upon Council action on the Plan Update.

2030 Regional Development Framework and Land Use

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

The Update is consistent with the Regional Development Framework (RDF) policies for "Developing" communities. The RDF directs Developing Communities to focus on accommodating growth, supporting centers along corridors, encouraging connected land use patterns for new development and encouraging the development of communities where shopping, jobs and a variety of housing choices coexist by design. RDF policy directs Rural Residential areas to focus on protecting the environment and natural resources, ensuring sufficient public infrastructure, and that infill development should be carefully considered.

The Update has goals, objectives, goals, and policies to achieve growth to match the availability of public services.

Hastings is approximately 7,658 acres in size. As of 2006, the City was developed primarily as *Low-Density Housing*, with 1,887 acres (25%) in this land use. In 2006, there were also 426 acres (5.6%) of *Medium-Density Housing*, 39 acres (1%) of *High-Density Housing* and 15 acres (1%) of *Mixed Use Commercial and Residential* land use. The City had 140 acres (2%) of *Office* land uses, 275 acres (5%) *Industrial and Utility* and 749 acres (10%) of *Park and Open Space* land use. The remainder of

the City was *Highway, Undeveloped, and Water and Wetlands*. The City anticipates small changes to its existing land use pattern from 2010 to 2030. These include moderate shifts of land use resulting in an increase of 236 acres of *Medium-Density Housing*, 52 acres of *High-Density Residential*, 251 acres of *Commercial* and 193 acres of industrial. (Table 2.15).

The Update states that the City has approximately 400 vacant acres with the corporate limits for future development that are not affected by steep slopes or are located in the Mississippi River Critical Area. The Update accepts the Council's forecasts but identifies that growth will occur in areas outside of the existing municipal boundary of Hastings.

Because the City of Hastings does not have an Orderly Annexation Agreement (OAA) in place with either Nininger Township or Marshan Township, the City has no legal jurisdiction over any portion of what is presently land in those Townships.

The City has mapped planned land use for areas outside municipal boundaries. Those parts of the Hastings Update related to Nininger Township and Marshan Township cannot be put into effect until the City's gains jurisdiction with through annexation or through a mutually agreed OAA between the City and Township.

Absent an OAA, the City needs to be advised that it can only put that part of its plan into effect that pertains to the area within the City's existing municipal boundary (as of May 29, 2009). If the City and Township(s) are able to agree to an OAA in the future, the City could at that time resubmit its Update for the combined area to the Council for review and acceptance. Meanwhile, the City will need to submit comprehensive plan amendments (CPAs) for any land area within Nininger or Marshan Townships that are being annexed by the City at the time of annexation. Favorable review is contingent upon conformance with Council systems, consistency with regional policy, and compatibility with affected jurisdictions.

Density Review

As shown in Table 2 below, the City is planning to accommodate residential development at an overall density of at least 3.0 units per acre, targeting higher densities at development centers and along corridors.

Table 2: Density Analysis

Category	Density Range		Net Acres	Min Units	Max Units
	Min.	Max.			
Low-Density Housing	2	4	808	1,616	3,232
Mid-Density Housing	5	22	240	1,200	5,280
High-Density Housing	8	30	52	416	1,560
High-Density in Mixed Use Areas	8	30	5	40	150
TOTALS			1,105	3,272	10,222
Overall Density				3.0	9.3

Advisory

As a means to accommodate forecasted growth and required density, the City should participate in Council activities to monitor future growth and join the Plat Monitoring Program

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 241 units.

To provide opportunities to meet this need the Update indicates that approximately 32 acres of land will be available for high density residential development, at 8-30 units per acre, and an additional 132 acres will be available for mid-density residential development at 5-22 units per acre.

The Update provides the implementation tools and programs the city will use to promote opportunities to address its share of the region's housing need. The city will continue to promote and implement programs for new housing, housing rehabilitation, maintenance and redevelopment through the EDA to address lifecycle and affordable housing needs. The Update provides an extensive list of the programs and local initiatives the city will access to address its housing needs. The city partners with the Dakota County Community Development Agency Development Agency (CDA), which offers a number of services to assist in the creation and preservation of affordable housing. Hastings is an active participant in the Local Housing Incentives program of the Livable Communities Act, and has applied for and received over \$1.55 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 WRMP for ISTS. The Update indicates that there are 24 ISTS in operation within the community – six inside and 18 outside the current urban service area. Dakota County provides maintenance management and recordkeeping functions for ISTS in operation within Hastings. The City's ISTS Code adopts MPCA 7080 Rules by reference, and maintains program enforcement responsibility within the City.

Advisory Comment

The MPCA adopted new Subsurface Sewage Treatment System (SSTS) Rules (7080-7083) in February 2008. Dakota County updated its County Ordinance 113 to incorporate the MPCA Rule revisions in November 2009. State Rules further require that Cities adopt the minimum County Ordinance standards into their own local septic system ordinance within one year after the County's Ordinance amendment. Council staff recommends that the City contact MPCA and Dakota County staff to carry out this local code update by November 2010.

Water Supply

Reviewer: Chris Elvrum, ES – Water Supply Planning, (651-602-1066)

The Update is consistent with the *Water Resources Management Policy Plan* for water supply. The Council recommends the City continue to implement conservation programs targeted at reducing residential water use. For more information about conservation programs, visit the Council's water conservation toolbox at <http://www.metrocouncil.org/environment/WaterSupply/conservationtoolbox.htm>.

Resource Protection

Historic Preservation

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

The Update contains a chapter on Historic Preservation (Heritage Preservation Analysis and Plan) as required by the MLPA.

Mississippi River Critical Area

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

The City is located in the Mississippi River Critical Area corridor's "Urban Diversified" and "Rural Open Space" districts. The Update includes a *Mississippi River Corridor / MNRRRA Critical Area Plan* and the City staff indicated it made no changes to the Critical Area Plan reviewed by the Metropolitan Council on February 28, 2001 (Business Item 2001-92, Review No. 18248-4).

The 2001 Critical Area Plan addressed both state Critical Area requirements, and federal Mississippi National River and Recreation Area standards. The Council's 2001 action forwarded plan review findings and recommendations to the MN Department of Natural Resources (DNR) for final plan approval and to the National Park Service (NPS). Therefore, the Council will forward the critical area plan review to the DNR, which has final approval authority, and to the National Park Service (NPS).

Solar Access Protection

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

The Update contains a section on Solar Access Protection (p. 2-64) 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 resources protection as required by the MLPA. *Minnesota Geological Survey Information Circular 46* indicates the presence of viable aggregate resources in the community. The Update indicates that there are currently two aggregate resource extraction operations in the community. The extraction facilities are located within the Rural Open Space land use district, outside the planned 2030 urban service area, and are allowed as 'special uses.' City regulations establish buffering, reclamation, and reforestation requirements for mining operations.

PLAN IMPLEMENTATION

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

The Update includes a description of:

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

The Update contains a description of zoning categories, a CIP summary and a description of the City's implementation tools. These tools include zoning and subdivision ordinances.

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 in December 2006. 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 Hastings 2030 Comprehensive Plan, dated May 29, 2009
- Comprehensive Plan Transmittal form
- Supplemental Information for Parks, ISTS, Forecasts, Wastewater, and Transportation received April 5, 2010

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 5: Five-Year Land Staging

Figure 1. Location Map Showing Regional Systems
Hastings

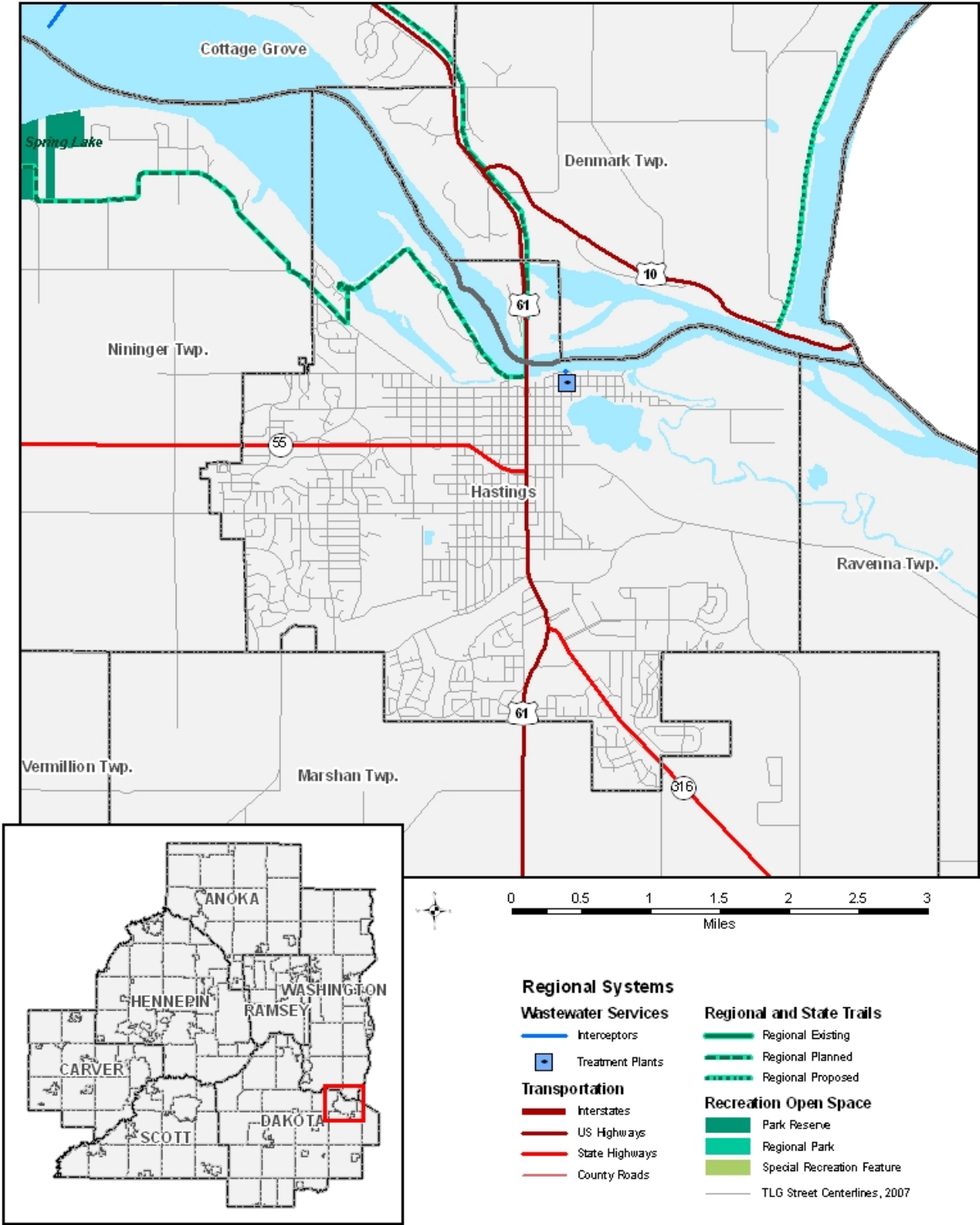


Figure 2. 2030 Regional Development Framework Planning Areas
Hastings

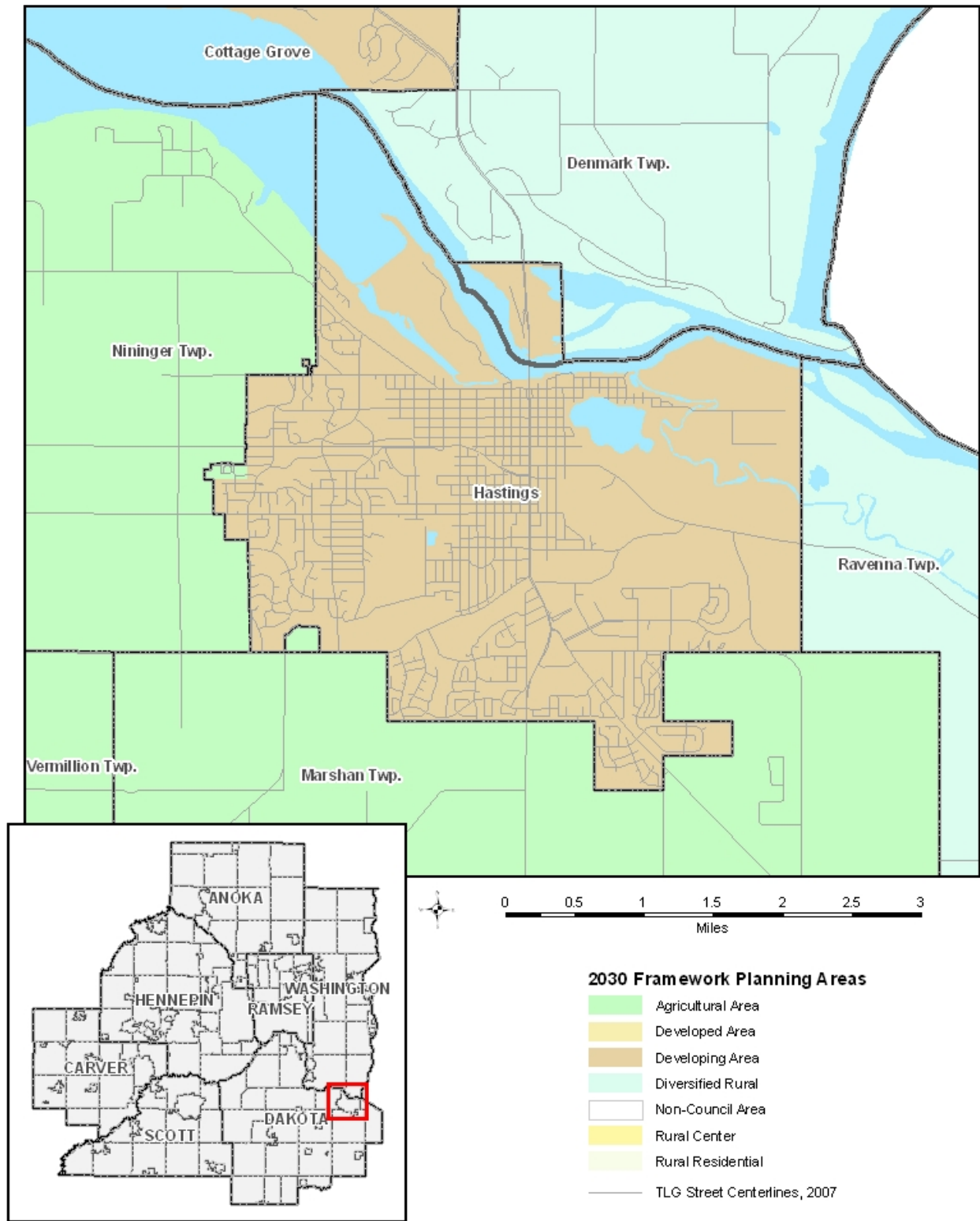


Figure 3. Existing Land Use
City of Hastings

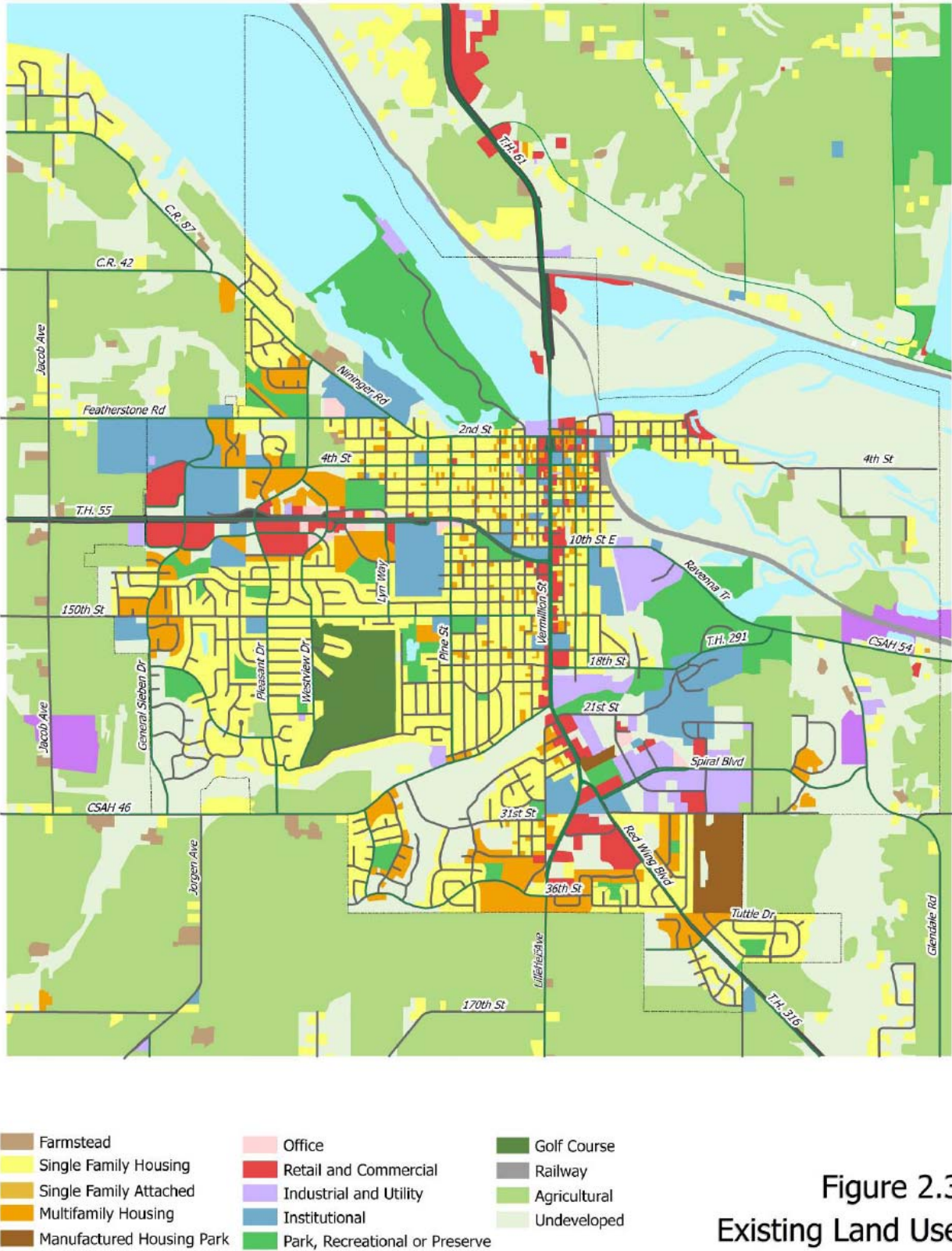


Figure 4. 2030 Planned Land Use
City of Hastings

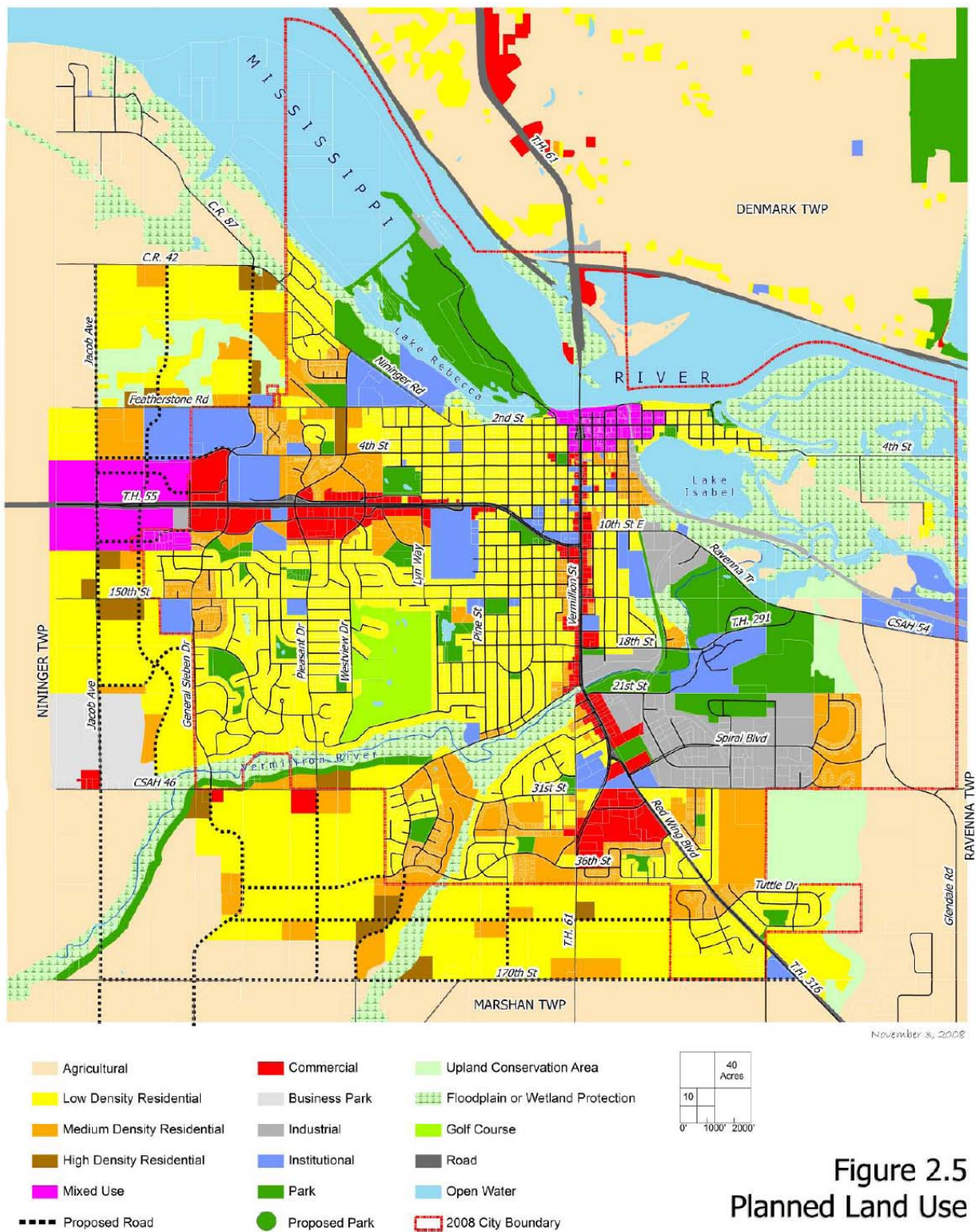


Figure 5. 2030 Five Year Land Staging: City of Hastings (table 2.15, p. 2-52)

Table 2.15: Forecast of Land Use Acreage, 2006, 2010, 2020 and 2030

Within the Urban Service Area	Units / Net Acre			Acres						Change
	Min.	Aver.	Max.	2006	2010	2015	2020	2025	2030	2006 - 30
Low-Density Housing	2	2.5	4	1,887	1,932	2,159	2,386	2,540	2,695	808
Mid-Density Housing	5	6	22	426	439	505	571	616	662	236
High -Density Housing	8	10	30	39	42	57	71	81	91	52
High-Density in Mixed-Use Areas	8	15	30	8	8	10	11	12	13	5
	Emp. / Net Acre									
Commercial and Office	15	35	50	100	111	165	219	256	293	193
Commercial and Office in Mixed-Use	15	35	50	40	43	59	76	87	98	58
Industrial and Utility	20	22	44	275	286	340	394	431	468	193
Extractive				60	60	60	60	60	60	-
Public and Semi-Public				447	449	460	471	478	486	39
Parks				749	754	781	809	827	845	96
Undeveloped, Rural Residential (2.5 - 10 ac.), Ag., Water, Wetlands, Floodplain, Steep Slope				3,349	3,364	3,440	3,516	3,567	3,619	270
Airports				-	-	-	-	-	-	-
Major Road Right-of-Way				100	106	139	171	194	216	116
Total Acreage within Hastings				7,480	7,596	8,176	8,755	9,150	9,546	2,066
Within Hastings but Outside the Urban Service Area										
Undeveloped, Rural Res., Ag, Wetland, Flood, Slope				1,300	1,300	1,300	1,300	1,300	1,300	-
* It is assumed that 66 percent of the land in this area will be devoted to commercial development and 34 percent to high-density housing. Thus, it may include 50 acres of high-density housing.										
"Net Acres" includes local and collector street rights-of-way, minor wetlands not shown on the land use plan map and storm water ponds. It excludes major wetlands and water bodies, public parks, and arterial roads.										

Please note that Appendix A indicates that more land has been shown on Figure 2.5, Planned Land Use, that is expected to be needed to accommodate the regional forecast of households and jobs.