

EXECUTIVE SUMMARY

10-20-09

A. Purpose of the Comprehensive Plan Update

There are three primary objectives of the 2008 Comprehensive Plan;

- Establish direction for development and redevelopment of the City.
- Incorporate the 2006 Major Center Area Plan and 2004 Golden Triangle Plan in to the guide plan update.
- Address the amended Metropolitan Land Planning Act of 1995, which requires the decennial review of local plans in the metropolitan area to ensure conformity with all regional system plans.

B. Chapter Amendments

Chapter 1: Introduction

This chapter is an update of the demographic profile based on 2000 Census data and other resources available since the last comprehensive plan update was completed.

Chapter 2: Vision, Goals and Policies

The primary changes in goals and policies relate to the following topics:

- Development of a Town Center in the Major Center Area.
- Development of mixed land used in Golden Triangle.

- Senior and affordable housing needs.
- Light Rail alignment and stations.
- Economic development.
- Active Community Planning.

Chapter 3: Land Use

The primary changes in the land use plan are:

- A specific land use designation to guide redevelopment of the Town Center Area.
- A redevelopment plan for the Golden Triangle Area.
- Increased population by 2030 to 77,124.
- Increased number of households by 2030 to 32,961.
- Increased employment by 2030 to 65,500.

The growth projections are the result of redevelopment plans for the MCA and GTA for mixed land use, transit oriented development, light rail, senior housing, and affordable housing.

Chapter 4: Housing

The primary additions to this chapter are adding policies relating to:

- Maintaining the City's housing stock, identifying various funding resources that help residents maintain their houses.

- Expanding affordable and senior housing options or near basic services, including transit, parks and recreation, and walkable access to stores, restaurants and services. The primary focus areas for this type of housing will be the Town Center and the Golden Triangle Area.

Chapter 5: Transportation

The primary changes to this chapter include:

- Identifies regional, county, and local road improvements to 2030.
- State Road improvement to I-494 / TH 169 Interchange.
- County Road improvements to CSAH 1 (Pioneer Trail) 4 lanes divided, and Highway 101, 4 lanes divided.
- Major Center Area and Golden Triangle Area intersection, interchange, and road improvements.
- Southwest Metro plans to add facilities and expand routes and service. The parking structure at South West Station is planned to be expanded to roughly double its present capacity.
- Light rail alignments and stations.
- The 2002 Airport chapter is merged into this chapter with changes in policy as recommended by the FCAC.

Chapter 6: Utilities

The primary change area of utilities is as follow:

- Five additional water wells are required to accommodate growth within the planning period (2030).

- Reductions in water use to implementation of the City’s conservation program and use restrictions, anticipated to reduce the ultimate projected demands to approximately 28 mgd.

Chapter 7: Community Facilities

The primary changes are:

- Park facilities for active use (fields, athletic clubs, tot lot playgrounds) provided by a developer catering to a specific population’s needs in the GTA.
- Improvements to the existing parks network as well as the trail and sidewalk network in the MCA and GTA to keep pace with redevelopment and increased interest in walking and biking from residents, visitors and workers.
- A ‘town square’ park, adjacent to Lake Idlewild, and additional trail/sidewalk on existing and proposed streets in the Town Center Area
- A corridor linking wetlands and conservation lands to create a contiguous open space between Bryant Lake Regional Park and Nine Mile Creek Conservation Area in the Golden Triangle Area.

Chapter 8 : Redevelopment and Economic Development

This is a new chapter that includes policy for overall redevelopment in the City, the MCA and GTA.

Chapter 9: Active Community Planning

This new chapter is to help achieve a more physically, socially and environmentally healthy community by

developing policies for:

- Air quality
- Water Quality
- Pathways and accessibility
- Open space locations
- Destinations and land use mix
- Physical safety and mobility

Chapter 10: Implementation

The primary change in this chapter relates to:

- Creating Town Center Design Guidelines to help the Town Center develop as a compact, walkable mixed use neighborhood. The guidelines address site development, density ranges and building material palettes as redevelopment occurs in the area.
- Adopt a Town Center Ordinance to allow for higher density and mixed used development.