

DRAFT

City of Mounds View Comprehensive Plan

Adopted _____, ____ 2020



Stantec

Chapter 1: Background

INTRODUCTION

This document represents the fifth official update to the Mounds View Comprehensive Plan originally released in 1959. The plan has been updated in 1975, 1979, 1998, and 2008. Though it is written in response to a legislative mandate, the City recognizes that comprehensive planning – including goals, policies, and actions – is a continuous process to support the livability of the Mounds View Community. Comprehensive Plan updates must respond to changing conditions, both internal to Mounds View and external.

Updating the Comprehensive Plan provides an opportunity to review Mounds View's development related goals and policies to ensure growth that is managed and orderly through the year 2040. The Comprehensive Plan update must also respond to regional system statements that affect the City as outlined in the Metropolitan Council's regional framework: *Thrive MSP 2040*.¹ Although the emphasis is on land use, the Comprehensive Plan includes several interrelated elements that are critical to the growth of the city.

Included in this plan:


- Chapter 1: **Background**
- Chapter 2: **Land Use**
- Chapter 3: **Housing**
- Chapter 4: **Parks, Trails, and Community Facilities**
- Chapter 5: **Transportation**
- Chapter 6: **Water Resources**
- Chapter 7: **Implementation**

To ensure the integration of these various elements, the 2040 Comprehensive Plan identifies current issues for the City to consider as part of the planning process and sets broadly defined goals and policies for the community. The Mounds View Comprehensive Plan is a policy document. The term 'policy' reflects the flexibility that the City requires in the application of the plan. This document is an expression of the City's social and economic values.

Residents, developers, and city officials should use each element of the comprehensive plan as a guide for development and redevelopment through the year 2040. The plan should be viewed not as a hard and fast graphic layout of the city. Nor should one view the goals and policies, as presented in written form, as ordinances or law. These are guidelines that the City and individuals must review and apply individually and collectively to each proposed development, improvement, or decision.



Figure 1-1: Mounds View Comprehensive Plan, Land Use Map (1979)

¹  Text and Footnotes with the Metropolitan Council logo address the *Checklist of Minimum Requirements for Mounds View*.

The plan is also long-range by definition, covering a period of at least 20 years into the future. Since it is difficult for the City to predict the changes that may occur during that period, the plan will need to be updated on a periodic basis.

PURPOSE

The purpose of the Comprehensive Plan is to help the public and private sectors develop productive physical, social, and economic environments. To this end, the 2040 Comprehensive Plan will accomplish the following:

- Guide future development and redevelopment in an orderly manner
- Define the proper functional relationships between different types of land uses
- Help coordinate public and private sector decisions
- Encourage orderliness and economy in City government
- Inspire expression of the city's unique identity

The goals and policies contained in the following chapters form the basic and fundamental plan for the city. In this regard, they serve two functions. First and foremost, they guide public and private actions and development within the city. In addition to this active function, they also serve the more passive function of establishing evaluation criteria for the development and changes that subsequently occurs.

Policies are collective in nature. Although a single policy may define a decision or course of action, it is more likely that several policies jointly apply to a given situation. The City must approach and use the Comprehensive Plan with this understanding.

To ensure proper understanding and clarification, the City defines the following terms as noted:

Goals: The desired end products that will ultimately result in achieving the kinds of living, working, and recreational areas that are desired and that are in accord with accepted policies and standards.

Policies: The means of achieving established goals. Policies involve a general course of conduct. They are goals translated into legislative action.

Planning decisions not only have an impact on land use, but also affect the provisions of public services and facilities. The ability to provide services and facilities in an efficient manner is one of the responsibilities of local government. Through this process, cities can determine the current and future services that will be necessary to meet the needs and demands of its many constituents.



Figure 1-2: Comprehensive Plan Taskforce.

(Left to Right) John Kroeger, Bill Urbanski, Dennis Farmer, Angelica Klebsch, Marcie Weinandt, Teresa Muckala, Gary Rundle, Carol Mueller (Chair), and Justin Klander.

PLANNING PROCESS

The City Council appointed a Comprehensive Plan Taskforce consisting of representatives of the City Council, Planning and Zoning Commission, Parks, Recreation, and Forestry Commission, Economic Development Commission, and at-large residents. The Taskforce was facilitated by City Staff and Stantec.

The City requested and was granted an extension by the Metropolitan Council to complete this plan, allowing additional time to focus on topics beyond the minimum requirements.

A community opinion survey was distributed in the April 2018 Utility Bills, spring 2018 edition of *Mounds View Matters*, and on the City's website. The survey included 15 questions on various subjects related to the Comprehensive Plan. The City received 845 responses, equivalent to 7% of the population. The results of this survey served as a guide in supporting the Goals and Policies of this Comprehensive Plan, and have provided the City Council, its advisory commissions, and staff with guidance on the residents' priorities. Excerpts of the survey responses are included in the sidebars of this plan, and within the text when applicable.

The Comprehensive Taskforce met off and on in 2018 and 2019, reviewing and discussing Census data, Goals and Policies, Future Land Use Map, and results of the community opinion survey, before reviewing the Draft Comprehensive Plan, and providing recommendations to the City Council. All Taskforce meetings were public, advertised, televised, and occasionally attended by interested residents.

The Draft Comprehensive Plan was reviewed by city advisory commissions, with recommendations provided to the City Council.

The Draft plan was distributed to the following affected jurisdictions on _____. Comments received and responses are included in Appendix _.

- | | |
|---|---|
| • City of Arden Hills | • Mounds View School District, ISD 621 |
| • City of Blaine | • Coon Creek Watershed District |
| • City of Fridley | • Rice Creek Watershed District |
| • City of New Brighton | • Minnesota Department of Transpiration |
| • City of Shoreview | • Minnesota Department of Natural Resources |
| • City of Spring Lake Park | • Metropolitan Airports Commission |
| • Anoka County | |
| • Ramsey County | |
| • Ramsey County (regional park implementing agency) | |

In addition to the April 2018 public opinion survey, public participation included an open house conducted during the Annual Town Hall Meeting,

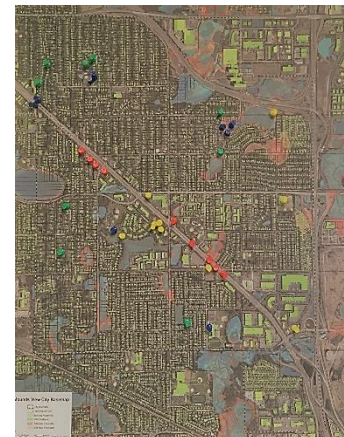


Figure 1-3: Taskforce Ice Breaker

- Green: *Where do you live?*
- Blue: *What, or where is the focal point of your neighborhood?*
- Yellow: *Where is your favorite place in Mounds View and why (excluding your home)?*
- Red: *If you could change one thing, where/what would it be?*

Focal points of neighborhoods included parks, schools, and intersections.

Favorite places included the Ramsey County Library, parks, schools, RJ Riches, and Caribou.

One thing to change included, Mounds View Boulevard and vacant businesses along the boulevard.

held April 30, 2018 and April 15, 2019. The City Council conducted a Public Hearing on _____, reviewing the Draft Comprehensive Plan, directing Staff to forward the Draft onto the Metropolitan Council (Resolution _____).



TCAAP

The Twin Cities Army Ammunition Plant (TCAAP) was located on 2,370 acres in Arden Hills, adjacent to Mounds View. TCAAP was established in 1941, and decommissioned during the 2000's. In 2013, Ramsey County purchased 427 acres for "Rice Creek Commons", a planned mixed-use redevelopment.

Phased construction is planned, 2019 – 2039. When completed, Rice Creek Commons will be home to around 4,000 residents, in about 270-520 single-family homes, 240-360 townhomes, and 180-240 multi-family units. Rice Creek Commons will additionally accommodate 159 acres of commercial, retail, office and flex space (extrapolated from Arden Hills Comprehensive Plan, Table 6.3 and 7.3).

As the project develops, there will likely be residual redevelopment within Mounds View along the County Road H corridor. This corridor currently consists of a mix of entertainment, hospitality, and service oriented businesses.

There will be additional demand for such land uses not permitted within Rice Creek Commons, such as auto dealers, warehousing, and other uses requiring outside storage.

Mounds View will also benefit as an affordable alternative to the higher-end homes planned in Arden Hills. Mounds View neighborhoods will have a closer proximity to TCAAP attractions than many Arden Hills and Shoreview neighborhoods.

Additionally, Ramsey County plans major improvements to the Rice Creek North Regional Trail, creating a major regional recreational designation for cross country skiing, single-track mountain biking, and canoeing.

CITY BACKGROUND

Mounds View is located in the northwest corner of Ramsey County and adjacent to Anoka County. It is neighbored by the cities of Blaine, Shoreview, Arden Hills, New Brighton, Fridley, and Spring Lake Park. Mounds View lies north and west of a large range of lakes and Rice Creek which drains into the Mississippi River, about 7.5 miles to the west. The City is bordered by US Highway 10 to the north, and Interstate 35W to the east, supporting travel to Minneapolis and St. Paul, Duluth, and St. Cloud.

Mounds View Boulevard (formerly the Anoka Cutoff, Trunk Highway 10, and then County Road 10) runs diagonally through the City and defines the character of the community. The Boulevard is a four-lane divided highway with a mix of uses, from single-family residential to office-warehouse and auto-oriented retail. The Boulevard has always been auto-dependent. After the TH 610 bridge was completed across the Mississippi River in 1999, the average daily traffic (ADT) declined from 43,000 ADT to 21,000 ADT in 2015. With this decline, many auto-dependent businesses moved, and remain empty and blighted today. This challenge, addressing appearance and redevelopment of the Boulevard, is a reoccurring theme throughout this plan.

HISTORY

The cities of Arden Hills, Shoreview, North Oaks, New Brighton, Mounds View, and portions of Spring Lake Park, St. Anthony Park, and Blaine were all part of the original Mounds View Township.

The first elections of the Mounds View Township were held in May of 1858. It was 23,040 acres in size and got its name because it was the site of large mounds of sand and gravel that were visible from almost anywhere in the township and from much of Anoka County. Many of the mounds have disappeared over time due to mining and development of the Twin Cities Army Ammunition Plant (TCAAP) in Arden Hills.

In 1891, New Brighton became the first village in the township to incorporate. The rest of Mounds View Township remained intact until 1951 when Arden Hills incorporated, followed by North Oaks in 1956 and Shoreview in 1957. That same year, small portions of the Township were annexed by Spring Lake Park, Blaine, and St. Anthony.

Delegates from the remaining four square miles of the township sought for the area to become part of New Brighton but their efforts were denied. Instead, the Village of Mounds View was incorporated on April 2, 1958 with a population of 5,738. In accordance with state law, the Village of Mounds View became the City of Mounds View on January 1, 1974.

The now defunct Village established the first Planning Commission in 1959 and completed the first Comprehensive Plan for Mounds View that same year. The City adopted a revised comprehensive plan in 1976 in accordance with the Metropolitan Land Planning Act passed by the Minnesota legislature.

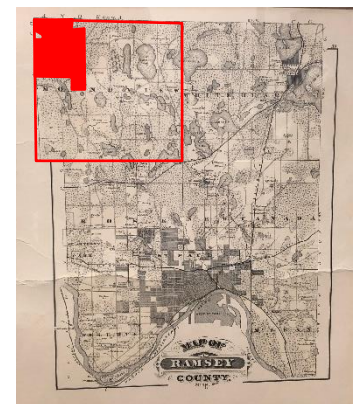


Figure 1-4: Ramsey County, 1874
(Mounds View Township outlined in red)

Mounds View adopted the previous Comprehensive Plan in 2008.

SUBURBAN DESIGNATION

In *Thrive MSP 2040*, the Metropolitan Council categorizes each city in the region as an urban center, urban, suburban, suburban edge, emerging suburban edge, rural center, diversified rural, rural residential, or agricultural community. The Council has designated Mounds View as a “Suburban” community. Suburban communities are those that saw peak development periods as baby boomers formed families and built homes. Figure 1-6 and Figure 1-7 show Mounds View and surrounding cities, color coded by specific community designations.

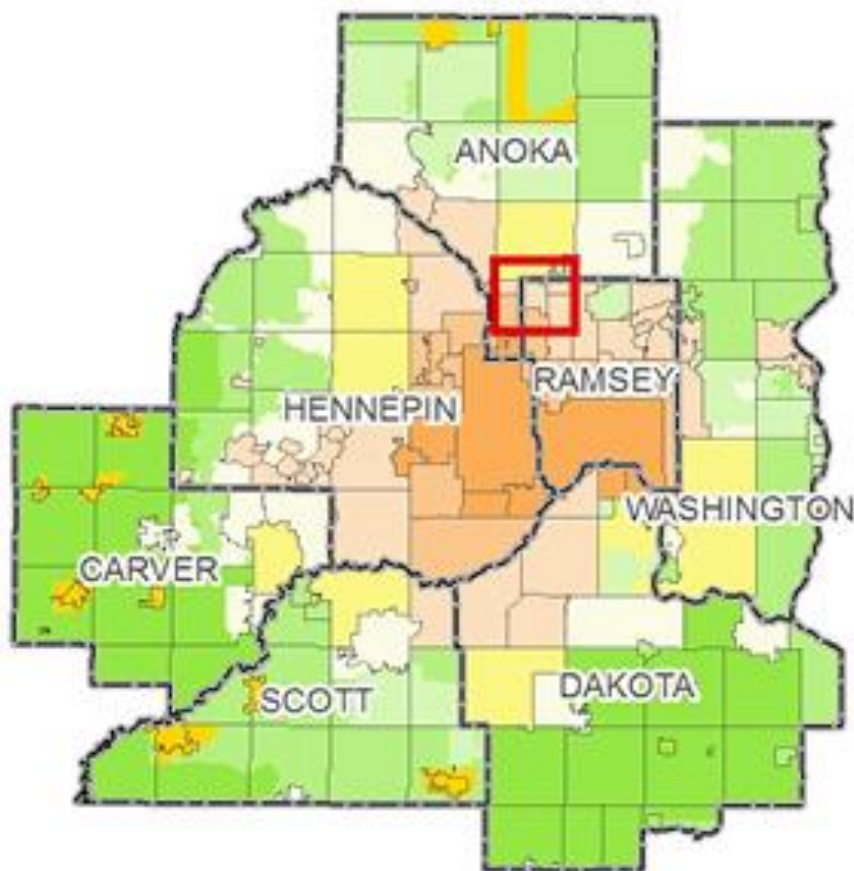
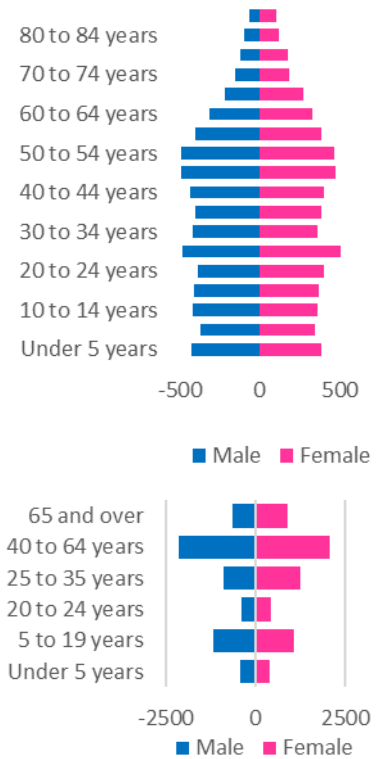


Figure 1-7: Suburban community designation, within the regional context



5: Population Cohorts, 2010
Census



Figure 1-6: Suburban community designation, within the local context.

Mounds View, as a Suburban community, is required to plan for development and redevelopment growth resulting in an average net density of at least 5 units per acre.

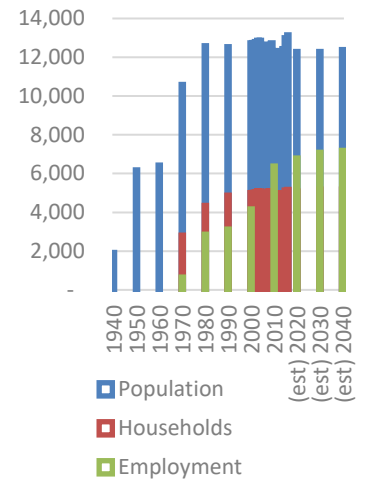
POPULATION PROJECTIONS

While Mounds View has been developed from edge-to-edge it is still expected to grow through infill and redevelopment. Table 1-1 and Figure 1-8 shows the Metropolitan Council's forecasted population, household, and employment growth in Mounds View through 2040.

Table 1-1:
Projections
Forecast Year

| | Population | Households | Employment |
|------|------------|------------|------------|
| 2010 | 12,155 | 4,954 | 6,386 |
| 2020 | 12,300 | 5,100 | 6,800 |
| 2030 | 12,300 | 5,200 | 7,100 |
| 2040 | 12,400 | 5,200 | 7,200 |

Figure 1-8: Growth and Projections



Chapter 2: Land Use

INTRODUCTION

This element of the Comprehensive Plan steers future development and redevelopment of land across Mounds View. The city continues to face land use challenges of a developed suburban community. This section responds to those challenges in a manner that encourages growth and supports a high quality of life.

The intent of the Mounds View Land Use element is to describe the overall land use patterns throughout the city and how it relates to the city's future needs. State statutes and Metropolitan Council guidelines require specific elements be addressed in the plan.

Thrive MSP 2040, adopted by the Metropolitan Council, has designated Mounds View as a “Suburban” community – one that was primarily developed in the 1980's and into the 1990's, as Baby Boomers established homes. In May 2014, the Metropolitan Council estimated that Suburban communities will grow by 159,000 residents, 76,000 households, and 161,000 jobs between 2010 and 2040. This represents growth of 22% in population, 27% in households, and 43% in jobs, regionally.

The City of Mounds View intends for this plan to guide development and redevelopment within the city to achieve the stated goals and policies for a balanced and efficient land use. Most of the development activity will occur through redevelopment. The City anticipates that most opportunities for redevelopment will occur along the Mounds View Boulevard corridor.

The Metropolitan Council encourages growth to occur around new and existing activity centers. This type of land use can create places for people to gather with a mix of retail, higher density residential, parks, and institutional spaces. If properly integrated with the community, these places also help people move around by foot, bicycle, transit, and other modes while diminishing the dependence on the automobile. The City's land use policies and strategies reflect this regional strategy.

LAND USE PLAN PURPOSE

The land use plan is interrelated with all other elements, goals, and objectives of the Comprehensive Plan. The purpose of the land use element is to designate the type, location, and density of land uses in Mounds View. In doing so, the City will consider the following:

- City goals and policies
- Natural resources
- Supportive elements, such as transportation, utilities, and drainage
- Existing and future problems

- Coordination with surrounding cities and metropolitan systems and facilities

LAND USE GOALS AND POLICIES

The City has developed land use goals and policies. The goals and policies are the foundation of the plan as they define what the city should look like in the future. Mounds View has based the future land use plan on these goals and policies. The following are the land use goals and policies for Mounds View:

Goal 1: Stabilize and strengthen neighborhoods

- Establish and preserve neighborhood character through public investments identified in the Capital Improvement Program (CIP).
- Stabilize neighborhoods through citizen-initiated zoning code enforcement and proactive quadrennial (every four years) code enforcement.
- Require impact studies to be completed when considering developments which may significantly affect a surrounding neighborhood.
- Ensure redevelopment complements adjacent land uses and character. When considering development, preserve vegetative buffers between different land uses when possible and establish vegetative buffers when none exist.

Goal 2: Stabilize the appearance of properties along Mounds View Boulevard

- Conduct proactive code enforcement of properties along the Mounds View Blvd corridor.
- Complete pedestrian trails with connections to trail systems in adjacent communities.
- Improve landscaping along the Mounds View Blvd corridor and the pedestrian/motoring public's experience traveling through the corridor.

Goal 3: Establish a physical focal center of the city.

- Create a place that represents a unique and attractive destination.
- Ensure redevelopment along the Mounds View Boulevard Corridor enhances the corridor's urbanizing character while maintaining physical buffers from the motoring public.
- Develop a model for mixed-use districts along Mounds View Boulevard.



Opinion Survey

The top three factors residents like most about Mounds View are (1) access to highways; (2, tied) schools; and neighborhood or my neighbors; and (3) my house.

Survey respondents commented about the city's large wooded lots, quiet neighborhoods, and proximity to services and amenities.

General comments about what respondents liked *most* about Mounds View:

"Proximity to needed services & businesses".

"Proximity to Unity Hospital and Cub".

"Old trees, large lots. I like the variety of dwellings. This is not cookie-cutter suburbia."

"Compost and organics recycling".

"Large lots for a close suburb".

"New roads".

"Location close to town but yet not too far north".

"People need to be able to get around when they have no car; the walking and bike paths are great to have. Thank you".

Goal 4: Strategically invest in redevelopment opportunities.

- Continue Business Retention & Expansion efforts through conducting Business Retention & Expansion (BR&E) visits, and promotion of Mounds View businesses.
- Identify sites deemed blighted or detracting from the city's character.
- Map opportunities to assemble properties.
- Incentivize affordable housing in redevelopment
- Meet the City's goals of creating livable wage jobs on redeveloped sites.
- Support new industrial business.

Goal 5: Encourage resident participation and active citizenship within the community.

- Provide accurate, complete, and timely communications with the public through official notices and social media.

Goal 6: Amend the Future Land Use Map and/or Zoning Map to support changes when found that the proposed designation will not significantly create adverse impacts to the surrounding neighborhood or community.

- Require supporting documentation for land use and zoning changes.
- Update the zoning code to conform to the Future Land Use plan.

EXISTING LAND USE

There are wide varieties of land use throughout Mounds View from parks and single family residential neighborhoods to commercial and industrial nodes. The city consists mostly of single family residential neighborhoods with most other uses (e.g. multi-family, commercial, and industrial uses) clustered along and around Mounds View Boulevard. Small parks and churches are scattered throughout the quiet residential neighborhoods. The largest parks are generally closer to multi-family residential, manufactured home parks, and commercial areas. The industrial areas are clustered around freeway access-points.

RESIDENTIAL

Most of the land in Mounds View is used for single-family homes. The vast majority of homes were built in the latter half of the twentieth-century. Scattered throughout these tree-lined neighborhoods are small neighborhood parks, churches, and a few schools.

COMMERCIAL

At the center of the city and along Mounds View Boulevard are lands with a wider variety of uses – from multi-family housing to commercial strip malls and City Hall. Mounds View Boulevard is generally lined by commercial and office



Opinion Survey

General comments about what respondents liked the *least* about Mounds View:

"Nothing to draw outsiders, lack of restaurants or central shopping."

"Could be more walkable destinations for families."

"Mounds View is not a destination city. It is a city that commuters want to travel through, as quickly as possible, to get to their jobs in other cities. Mounds View does not do a good job of managing this traffic."

"Lack if community center/"downtown" area for shopping. No stores and lots of vacant old buildings, dining, gathering."

"Mounds View is thoroughly bland, uninteresting, poorly landscaped, uninspired, and the government seems uninterested in making it a "home town". It has zero character – it's just another place."...

"Mounds View Boulevard appears quite unkempt both the land and businesses. Next, landlords should be made more responsible for upkeep of their properties. Finally, if we're building more apartments, gear them toward a more upscale population. Mounds View has enough low income housing."

"Lack of grocery and retail. Lack of quality shopping choices. Overabundance of affordable housing."

uses, with multi-family, institutional, and industrial uses just off the Boulevard and indirectly connected. Certain uses function as effective buffers between the bustling corridor and the quiet residential streets – including Silver View Park and various multi-family housing developments.

INDUSTRIAL

The area around the interchange of Mounds View Boulevard and Interstate-35W is the primary industrial area of the city. Retail and other commercial uses work to provide an entrance to the city from the southeast at Mounds View Boulevard and Old Hwy 8, but surrounding that area are a large number of parcels used primarily for industrial purposes.

A second industrial area is on the far north edge of Mound View, bisected by US Highway 10 from the rest of the city. This area is unique from the larger industrial area previously mentioned because it hosts one large distribution center. It is also accessed directly from County Road J on the edge of Mounds View. Little traffic that is related to this use is expected through Mounds View.

MANUFACTURED HOME PARKS

The manufactured home parks in Mounds View are also situated near freeways – though freeways may not function as an amenity for this use. One manufactured home park is situated between a freeway, an industrial area, and a large park. The two others are lined by freeways on at least one side and multi-family housing or duplexes on the others.




Manufactured Homes

Mounds View is home to three manufactured home parks, with a combined 561 homes (11% of households). The parks were established during the 1960's and are privately owned. The parks are licensed and inspected annually by Ramsey County Public Health.



EXISTING LAND USE MAP

 The existing land uses throughout Mounds View with the main categories being residential, commercial, industrial, and institutional can be seen in Figure 2-1: **Existing Land Use**. Table 2-1 shows the net acreage and percentage of each land use type.

| Table 2-1: Existing Land Use | Net Acres | Percent Acres |
|--------------------------------------|------------------|----------------------|
| <i>Single Family, Detached</i> | 1,109.88 | 42% |
| <i>Single Family, Attached</i> | 58.47 | 2% |
| <i>Multi-Family</i> | 86.10 | 3% |
| <i>Manufactured Housing Park</i> | 80.03 | 3% |
| <i>Retail and Other Commercial</i> | 74.56 | 3% |
| <i>Office</i> | 40.35 | 2% |
| <i>Mixed-Use Residential</i> | 0.40 | 0% |
| <i>Mixed-Use Industrial</i> | 21.33 | 1% |
| <i>Industrial and Utility</i> | 148.82 | 6% |
| <i>Institutional</i> | 87.77 | 3% |
| <i>Park, Recreation, or Preserve</i> | 128.58 | 5% |
| <i>Undeveloped/Vacant</i> | 52.63 | 2% |
| <i>Right-of-Way</i> | 538.21 | 20% |
| <i>Open Water</i> | 61.90 | 2% |
| <i>NWI Wetland</i> | 144.75 | 5% |
| Total City | 2,633.79 | 100% |

FUTURE LAND USE

Mounds View is a developed suburb. Updates to the land use map are more detailed and less radical in nature. Updates to the future land use plan include:


- Consolidation of land use guide categories
- Development of the definition, and expansion of Mixed-Use districts

Because Mounds View is developed from edge-to-edge new land uses will occur through redevelopment and significant impact to infrastructure or additional services provided by the City are not expected.

RESIDENTIAL

This comprehensive plan update comes with a simplified list of residential land use categories compared to the previous update. The purpose of this simplification is for easier compatibility of the zoning code and realization of the City's vision.

The 2030 Update had four residential categories: single-family, detached; single family, attached; Multi-family; and Manufactured Housing Park. Each of those categories was compatible with numerous zoning categories which stifled the ability of the Comprehensive Plan to guide toward a defined vision.

 The 2040 Update simplifies the guide categories and establishes a clearer path for the application of the zoning code. The new designations are as follows:

- | | |
|-------------------------------------|-------------------------------------|
| • <u>Single-Family Residential:</u> | 0 to 5 units per acre ¹ |
| • <u>Multi-Family Residential:</u> | 5 to 15 units per acre ² |
| • <u>Manufactured Home Park:</u> | 0 to 8 units per acre ³ |

¹ In R-1 zoning district (2018), the minimum lot size is 11,000 sf (12,000 sf if corner lot). Subtracting ROW, the density = 2.83 units per acre. In R-2 district (e.g. two-family townhomes), the density = 5 units per acre.

² In R-3 zoning district (e.g. 4+ unit townhomes) (2018), the density = 10.6 units per acre (e.g. Pleasant View Townhomes, SW corner of Mounds View Blvd & Groveland Rd).

³ There are three manufactured home parks. Colonel Village is 7.66 units per acre; Mounds View Manufactured Home Park is 7.78 units per acre, and Towns Edge Manufactured Home Park is 6.92 units per acre.

New Neighbors

Mounds View Township was settled in the early 1940's with small homes built on large wooded lots on dirt roads. When regional sewer was extended into town in the 1960's, many of these large lots were re-platted.

As time passed, many of the original 1940's homes have not aged well. For those still on larger lots, if the property value was less than the retail value of two lots minus home demolition costs (e.g. \$180,000), the large lot becomes a target for developers as a tear-down and re-plat.

In Mounds View, there are about two or three tear-downs per year, often including subdividing the large lot into two. There are only a handful of these large lots left, which can be subdivided, and still meet the minimum lot dimensions required in the Zoning Code.



COMMERCIAL



The commercial guide designations have been streamlined. The previous 2030 Update included four commercial designations and one commercial planned unit development (PUD) designation. This 2040 Update includes two commercial designations and one commercial PUD designation.

Neighborhood Commercial is intended for those commercial uses which are compatible within a residential neighborhood. Historically, retail businesses in these locations have struggled, and many of them sit vacant or have uses such as offices, which are not location dependent.

General Commercial is intended for retail and service businesses, often which are auto dependent. Examples may include retail, restaurants, entertainment, and gas stations. This category is a consolidation of the 2030 Plan's Community Commercial, Regional Commercial PUD, and Highway Commercial.

Office is intended for offices and ancillary uses. An example is the Medtronic complex, consisting of offices, laboratories, daycares, and other services intended for those office employees



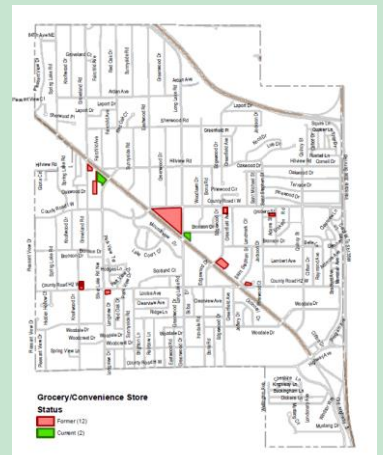
The Corner Store

As neighborhoods grew, retail grocery and convenience stores came and went, including:


Simon's Market (1946 – mid 1970's)
B & R Groceries (1958 – 1972)
Fedor's (1961 – 1974)
(name unknown) (? – 1965)
Tom Thumb / Sam's Food Market /
Snap Market (1973 – 2016)
Penny's Market / Country Club
(1974 – 1992)
7 Eleven / Super America
(1973 – 1992?)
Walgreens (2001 – present)
Snyder's (2005 – 2010)
CVS (2004 – present)
Aldi (2007 – present)

Contributing to the closing of corner stores was competition with gas stations selling convenience items and groceries, and large grocery stores constructed in neighboring cities, such as Festival Foods, Cub, and HyVee.

Today, many of these former businesses are vacant buildings, or have found other uses such as custom meat processor, liquor stores, offices, and warehouse space. Complicating the return of the Corner Store are Zoning setbacks for off-sale liquor and tobacco sales from parks, schools, and places of worship. Ideally, these buildings will find uses that serve the neighborhood, but their owners and the City have struggled to find compatible uses.



INDUSTRIAL


 Three Industrial designations have been combined into a single Industrial designation. The previous 2030 update included a Light Industrial, Heavy Industrial, and Light Industrial PUD designation.

The 2040 Update streamlines the guide to a single Industrial designation. Industrial guided areas are located around the interchange of Mounds View Boulevard and Interstate-35W and north of State Highway 10 at Xylite Street, as were the cases in the previous Update. Some small changes have been made to guide certain parcels from Regional Commercial to Industrial, and from Industrial to Office or Regional Commercial.

Industrial is intended for light manufacturing, warehousing, office-showroom, and similar uses, in addition to a need for outside storage. Non-traditional uses may be located in Industrial areas which have similar needs (e.g. high ceilings and open floor plans). Examples of these alternative uses include indoor sports facilities and trampoline parks.

MIXED USE

Compared to previous updates, the Mixed-Use designation becomes a more substantial category for guiding land use. The purpose of a Mixed-Use category is to remove barriers for developments that have complementary uses from two or more use categories – for instance a combination of multi-family residential and office/retail uses together on one parcel, or one project area.

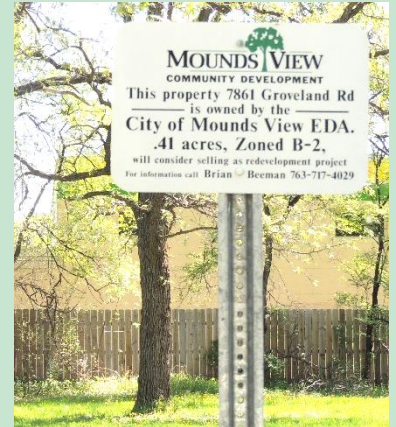
 It is the intent (not a requirement) that development within the Mixed use designation be developed as a Planned Unit Development (PUD). The City anticipates that Mixed Use districts will be redeveloped at 60% residential and 40% commercial with the residential portions matching the density minimums and maximums of the High Density Residential designation:

- Mixed Use (residential component): 15 to 30 units per acre⁴

The City of Mounds View seeks to achieve Mixed Use Districts by:

- Allowing development of multiple, complementary uses that support one another.
- Promoting a walkable, sustainable development pattern that supports alternative forms of transportation (walking, biking, and transit) while still accommodating the automobile.
- Demanding high quality design to ensure compatibility between residential and commercial uses.

⁴ In the R-4 zoning district (2018), the density = 17 units per acre. The planned (2019) Crossroad Pointe PUD will = about 30 units per acre.



Business, Retention & Expansion

Mounds View is home to about 140 businesses of various industries and sizes. City Staff maintain an active BR&E program, visiting each business on a 3-year cycle. The intent is for City Staff to be aware of the businesses' activities and needs, and to provide assistance when appropriate, from providing information on sign regulations, to connecting business owners wishing to expand with representatives from MN DEED and Greater MSP.

The greatest challenges that local businesses have expressed include; lack of employees; tax & utility rates; and lack of space to expand.

By staying knowledgeable of available properties and business needs, the City is able connect buyers and sellers. Since the City is built-out, many businesses can only expand by relocating outside of Mounds View. This is a short-term loss for the City but presents opportunities for redevelopment of vacant and underutilized properties.

- Creating attractive, community-oriented development that positively reflects on the identity and quality of life of Mounds View.

In the future land use map, the Mixed-Use designation is used to guide parcels along Mounds View Boulevard.

FUTURE LAND USE MAP

The 2040 future land use plan for Mounds View with the main categories being residential, commercial, industrial, institutional, and mixed-use can be seen in Figure 2-2. Table 2-2 shows the net acreage and percentage of each land use by type. Over the decades, the land use category definitions have evolved. Note: no changes to the future land use plan were made between 2030 and 2040. A break-down of the categories are shown in Table 2-2.

Table 2-2: Future Land Use

| | 2020 Acres / Percent | | 2030 and 2040 Acres / Percent | |
|---------------------------|-------------------------|-----|----------------------------------|-----|
| <i>Single-family Res.</i> | 1169.6 | 44% | 1175.6 | 45% |
| <i>Multi-family Res.</i> | 86.1 | 3% | 85.6 | 3% |
| <i>Manufactured Home</i> | 80.0 | 3% | 80.0 | 3% |
| <i>N'hood Commercial</i> | - | 0% | 3.7 | 0% |
| <i>General Commercial</i> | 74.6 | 3% | 68.8 | 3% |
| <i>Office</i> | 40.4 | 2% | 52.4 | 2% |
| <i>Mixed Use</i> | 21.7 | 1% | 39.0 | 1% |
| <i>Industrial/Utility</i> | 148.8 | 6% | 174.0 | 7% |
| <i>Public/Semi-public</i> | 87.8 | 3% | 76.7 | 3% |
| <i>Parks/Open Space</i> | 128.6 | 5% | 134.4 | 5% |
| <i>Undeveloped</i> | 52.6 | 2% | - | - |
| <i>Right of way</i> | 538.2 | 20% | 538.2 | 20% |
| <i>Open Water</i> | 61.9 | 2% | 61.9 | 2% |
| <i>Wetland</i> | 144.8 | 5% | 144.8 | 5% |
| <i>Total</i> | 2635.0 | | 2635.0 | |

ANOKA COUNTY – BLAINE AIRPORT

The Anoka County-Blaine Airport is north and in proximity to Mounds View, effecting certain land use regulations. Federal and state agencies have established safety zones to ensure safety of aircraft operations. Land uses in these zones must be consistent with FAA and MnDOT Aeronautics rules. The Anoka County – Blaine Airport will be discussed further in Chapter 5: Transportation.

POTENTIAL REDEVELOPMENT AREAS

Various underutilized sites have been identified in Mounds View that are prime for redevelopment. Most of these sites are located along Mounds View Boulevard and currently (2019) take the form of vacant lots, vacant or underutilized buildings, or oversized surface parking lots. Potential redevelopment sites are mapped in Figure 2-3. Such sites may or may not be actively marketed for sale or lease by their owners. In either case, the City markets such sites to inquiring developers and investors.

The City’s Economic Development efforts are restricted by the following:

- Land that is prime for redevelopment, but whose owners are not interested in selling, or have priced the property above market.
- Land in which the highest & best use would require demolition of its building. The cost of the property (land + building) is too expensive when considering the building has no reusable value.
- Lack of available properties, five or more acres in size.
- Lack of access onto Mounds View Boulevard.

Since the 2030 Comprehensive Plan update, the City has assisted private redevelopment efforts through acquiring small adjacent properties and assembling into a larger project area. The EDA’s acquisition of property is dependent upon adequate funding. Funding sources have varied, project by project.

The EDA has and will consider Tax Increment Financing (TIF) and Tax Abatement, as appropriate.

Table 2-3: Redevelopment Density

| | 2020 | | | 2030 | | | 2040 | | |
|---------------------|-------|---------|-------|-------|---------|-------|-------|---------|-------|
| | Acres | Density | Units | Acres | Density | Units | Acres | Density | Units |
| Pending Map Changes | | | | | | | | | |



The Mermaid Event Center

The Mermaid Lounge opened in 1966 on the corner of Highway 10 (now Mounds View Boulevard) and County Road H, featuring a 25’ tall mermaid statue.

The lounge has expanded to include a bowling center, three event halls, and a hotel. The property includes 9.3 acres, and over 800 parking stalls. The expansive parking lot allows the facility to hold simultaneous events, maximizing its capacity.

The property changed owners in 2018 and looks forward to a new chapter at this key corner. This may include redevelopment of portions of its parking lot for a use complementary to its hotel and event center, in addition to the restoration of its iconic statue.



DOWNTOWN STUDY

The City Council and Planning Commission have expressed interest in redevelopment along Mounds View Boulevard and public input has suggested increased demand for a local downtown center. The Metropolitan Council has emphasized the importance of developing dense activity centers where people can live, work, and play. A center that is accessible by Mounds View residents by foot could provide a place to gather and inspire unified identity for the community. The most likely locations for a downtown center are around the New Vision Cinema or The Mermaid site.

The Mixed-Use land use guide category may be used as a tool to encourage this type of growth.

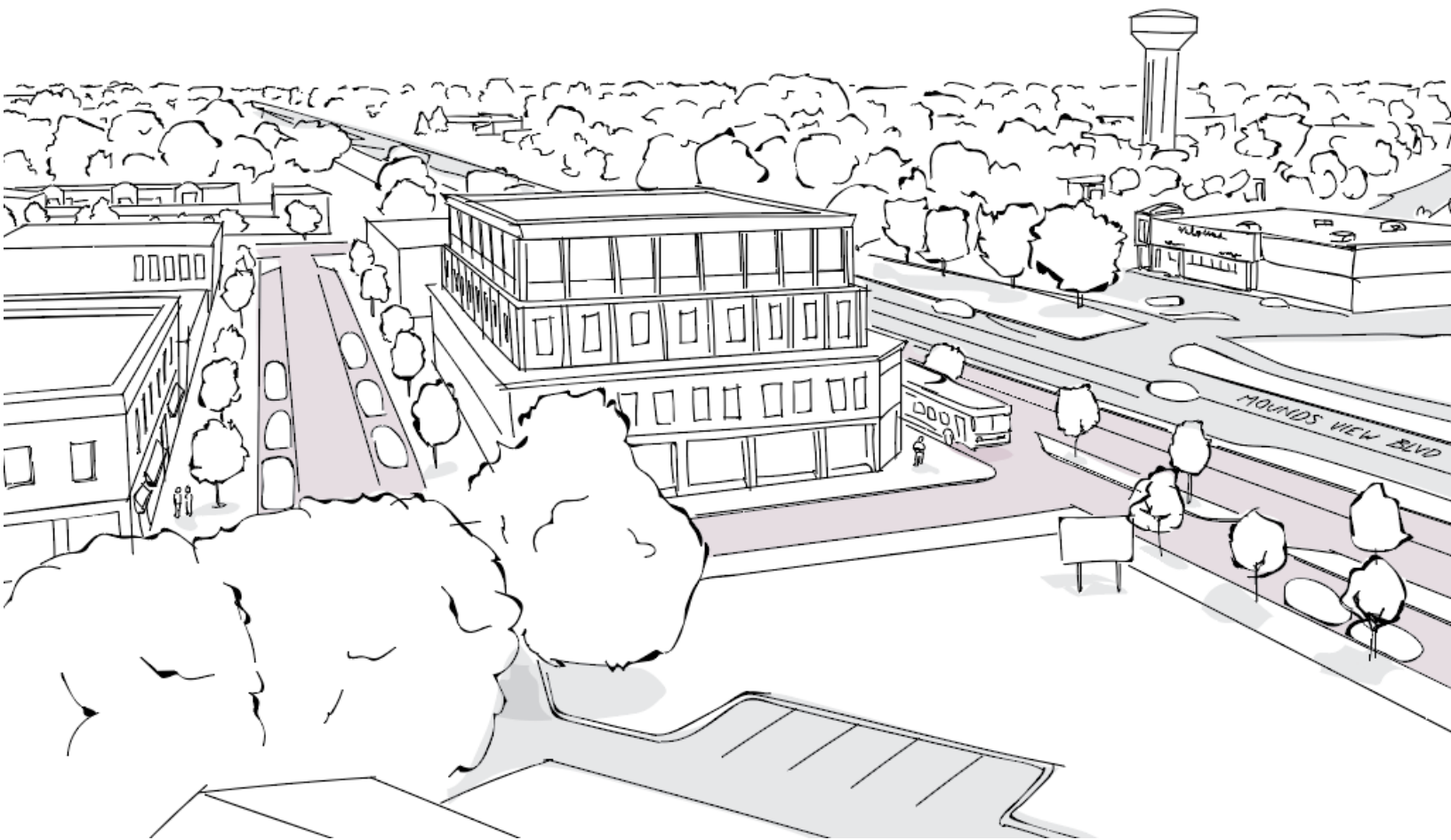
In the coming years, staff will study feasibility and alternatives for redeveloping land to function as a town center for Mounds View. Land use studies will be done in tandem with transportation studies, as each is largely dependent on the other. See Chapter 5: *Transportation*.



Opinion Survey

"Character. We are bland with one stupid wide treeless canal-like highway of cement cutting down the middle with some of the worst-timed stop lights in the Twin Cities. Nowhere to go, nothing to do, no place to meet. We live here, but go elsewhere for any kind of social life."

- Mounds View Resident



HOUSING

Many of the sites identified in Figure 2-3 are along Mounds View Boulevard, prime for Mixed-use development including medium- to high-density housing as an integral component. Projects in these locations are well situated to host both affordable- and market-rate units as they often have greatest access to services and amenities. See Chapter 3: *Housing* for more.

New housing units along Mounds View Boulevard may help increase the number of available units in the city while maintaining the existing character of adjacent residential neighborhoods by directing growth toward the corridor. Support for – and improvement of – existing transit along the Boulevard will help improve mobility, reduce congestion, and in turn help reduce the likelihood that motorists will cut-through residential neighborhoods, helping maintain their quiet character. See Chapter 5: *Transportation* for more.

KEY EMPLOYMENT AREAS

Most employment areas within the city are located along Mounds View Boulevard. The exceptions include schools and churches. The heaviest concentration of jobs are in the industrial areas around the interchange of Mounds View Boulevard and Interstate-35W. A secondary employment area straddles the border of Mounds View and Blaine north of State Highway 10.

The Twin Cities Army Ammunition Plant (TCAAP) and Arden Hills Army Training Site (AHATS) together comprise over two-thousand acres of land just east across interstate-35W from Mounds View. Plans for redevelopment of the massive site have spanned decades. In 2016, the City of Arden Hills and Ramsey County, as a Joint Development Authority, selected a master developer for the site. As development continues, the TCAAP and AHATS site are expected to become key employment areas for Mounds View and surrounding municipalities.

The Mounds View School district is consistently ranked among the Top 10 metro school districts. School district facilities within Mounds View include Pinewood Elementary school (553 students), Edgewood Middle school (659 students), Bridges transitional school and the Area Learning Center. Combined, these schools account for about 200 staff.

It is critical for Mounds View to maintain and attract employment opportunities as a matter of quality of life for its residents. A self-sustaining community is one that has a variety of uses, from residential to commercial and industrial. Keeping jobs nearby means that residents of Mounds View have greater opportunities to live near work, reduce their commute times, and be able to spend more time doing other things.



Medtronic

Medtronic

In 1970, the Mounds View City Council denied a proposed 900-unit manufactured home park near the North Starr Speedway (1950-1979), and appointed a golf course study committee, which recommended an 18-hole public course and swimming pool. In 1995, "The Bridges" 9-hole public course opened. After consistently operating at a deficit, the City closed the course in 2005, and sold the land to Medtronic. The City has used a portion of the proceeds to reconstruct city streets and supplement its General Fund.

Medtronic's Mounds View campus opened in 2006 and focuses on research & development of cardiac rhythm medical devices. The campus includes three office towers, a parking ramp, and land for expansion. Employment fluctuates between 3,000 and 3,300 employees and is the Medtronic's largest campus. The campus includes an employee walking path, which according to Strava Labs Global Heat Map, is the most used walking path in Mounds View.

West of the campus are 43-acres of wetland, flood plain and woods. This land was donated to the City by Sysco Foods for parks and open space. Pending funding, there is an opportunity to develop a loop trail system. It is likely that such a trail would primarily benefit Sysco and Medtronic employees, and have limited use by residents because of separation by US Highway 10. Development of a trail would be dependent upon donations from the two businesses.


Table 2-4: Employment Intensity

| LOCATION | ACRES | DENSITY |
|----------|---------------------|---------|
| | Pending map changes | |

PROTECTING SPECIAL RESOURCES

As required by state statute, a municipality’s comprehensive plan must include strategies for protection of special resources including solar access, historic preservation, aggregate resources, and natural resources.

SOLAR ACCESS

 Minnesota Statutes require an element for the protection and development of access to direct sunlight for solar energy systems. The purpose of this legislation is to prevent solar collectors from being shaded by adjacent structures or vegetation and to ensure the availability of solar access. The City of Mounds View will whenever possible protect access to direct sunlight for solar energy systems on principal structures. The City will consider solar access in the review of site plans and planning decisions.

The Metropolitan Council has calculated the gross and rooftop solar potential for the City to identify how much electricity could be generated using existing technology. The gross solar potential and gross solar rooftop potential are expressed in megawatt hours per year (Mwh/yr) and these estimates are based on the solar map for each community. Developed areas with low building heights and open space areas have the highest potential for solar development within the City. Many of the developed neighborhoods and some natural areas in Mounds View have low gross solar potential due to existing tree cover. Solar suitability is mapped in Figure 2-4 and calculated in Table 2-5: **Solar Suitability**.

| Table 2-5: Solar Suitability in Mounds View | | Megawatt hours per year (Mwh/yr) |
|---|--------------------|----------------------------------|
| | Gross | 3,970,368 |
| | Rooftop | 543,963 |
| | Gross Generation | 397,036 |
| | Rooftop Generation | 54,396 |

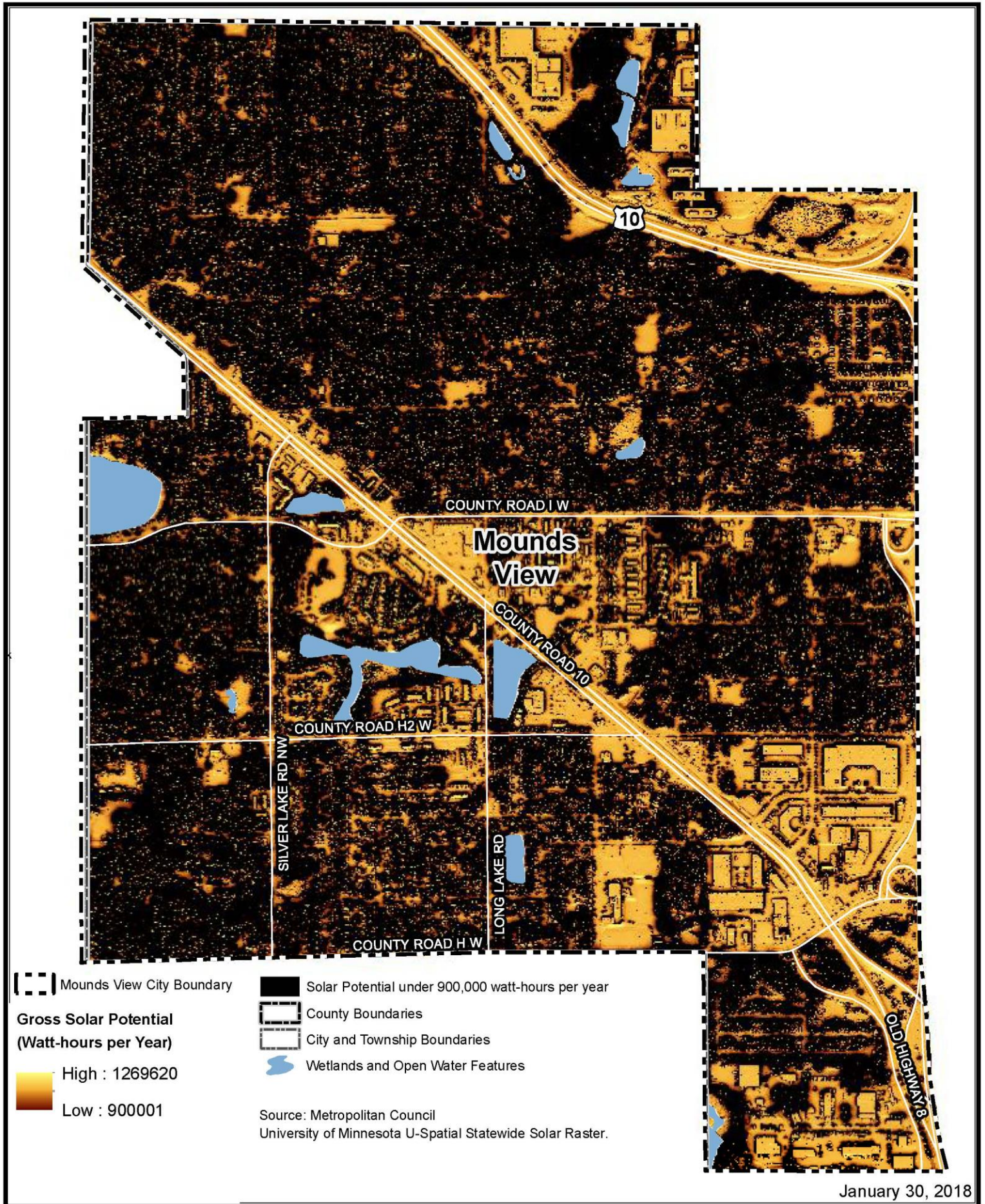
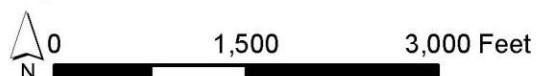



Figure 2-4: Gross Solar Potential
City of Mounds View




NATURAL RESOURCES


 Vibrant natural amenities help make Mounds View thrive. Preserving and retaining natural resources for the future is an important value in Mounds View and across the region. The City is home to numerous parks, lakes, and wetlands, which provide ecological and recreational benefits to residents. No new parks are planned but the City will work to protect existing natural areas for future generations. Mounds View will work with adjacent communities, the Minnesota Department of Natural Resources, the Rice Creek Watershed District, Ramsey County, Anoka County, and the Metropolitan Council to protect and enhance natural resources in the area.

Mounds View is a Minnesota Green Step City, Level 1 (2019), and has formed a Green Step Advisory Committee to pursue the next level.

HISTORIC PRESERVATION

 There are no historically significant or potential historically significant sites in Mounds view. Therefore, there is not a need for any special measures to ensure the protection of historically significant properties. The City will consider this potential issue during the normal development review process.

AGGREGATE RESOURCES

 There are no aggregate sites in Mounds View. Therefore, there is no need for the City to adopt any special measures to ensure the protection of these resources. According to historic accounts, much of the “mounds” of Mounds View Township were mined long ago. Remnants remain within the Arden Hills Army Training Site (AHATS).



SECTION REQUIREMENTS

| Item | Solution | Done? |
|--|-----------------------------------|-------|
| Table with population, households, employment (2020, 2030, 2040) | page 1-7 (Background Chapter) | Y |
| Map with community designation | page 1-6 (Background Chapter) | Y |
| Overall density expectation for designation | page 1-6 (Background Chapter) | Y |
| Verify "community role" in <i>Thrive</i> | | Y |
| Existing land use map | page 2-6 | Y |
| Existing land use table | page 2-5 | Y |
| Future land use map | page 2-11 | Y |
| Future land use table | Table 2-2 | Y |
| Define each land use category | Page 2-7 to 2-10 | Y |
| Description, and minimum and maximum densities for each category | Page 2-7 and 2-9 | Y |
| "Mixed-use" define share of uses and density for residential portion | Written page 2-9 | Y |
| Acknowledge council-approved master plans of parks and rec | Not applicable | Y |
| Identify employment locations and give measure of intensity | Table 2-6 - pending map edits | N |
| Airport requirements? | References transportation chapter | Y |
| Highlight areas that changed category | None – noted page 2-10 | Y |
| Identify when redevelopment expected | For page 2-12 – pending map edits | N |
| Identify redevelopment density | Table 2-7 – pending map edits | N |
| Calculate net developable acres | Table 2-8 – pending map edits | N |
| Identify local infrastructure impacts (2020, 2030, 2040) | Page 2-7 | Y |
| Acknowledge capability to provide additional services | Page 2-7 | Y |
| Match growth to sewer flow | | N |
| Consistency with affordable housing need allocation | References Housing Chapter | Y |
| Map and identify areas where development expected | Figure 2-3 | Y |
| Table with development areas, acreages, density ranges, residential units (2020, 2030, 2040) | Table 2-9 – pending map edits | N |
| Describe goals, intentions, priorities, for natural resources | Page 2-18 | Y |
| Protection for historic sites | Page 2-18 | Y |
| Solar map and notes | Page 2-16 – 2-17 | Y |
| Aggregate resources? | Page 2-18 | Y |

Chapter 3: Housing

INTRODUCTION

Mounds View is a suburb in the northern Twin Cities metropolitan area. Most of the community is residential and the community will continue to be residential in principal land use. A variety of forces affect housing including demographic, regional, and local trends, the economic climate, the availability of land, government controls and the real estate market. A key factor in the City's ability to provide a livable community has been the development and maintenance of strong neighborhoods, which consist of a variety of housing styles and types, ownership and rental options, and range of costs.

The housing element of the Plan reviews the current housing situation and establishes a plan to meet the city's future housing needs. In addition, this element reports on four areas that the Metropolitan Council requires study including housing goals and policies, analysis of housing supply, anticipating future housing needs, and outlining programs that the City plans or currently utilizes to achieve housing goals.

HOUSING GOALS AND POLICIES

The City has developed goals and policies related to housing in order to grow and adapt to changing conditions. The goals and policies of this chapter are critical to guide housing that supports the community as it evolves and to support projected growth. The following are the housing goals and policies for Mounds View:

Goal 1: Support development and redevelopment which accomplishes 2040 forecasted population growth and the supportive land use designations identified in this plan.

Goal 2: Maintain the residential character of Mounds View.

- Preserve single-family neighborhoods.
- Reinvest in multi-family properties.
- Redevelop the Mounds View Boulevard corridor.

Goal 3: Support a mix of housing types reflective of the needs and market of the community.

- Preserve affordable housing while encouraging redevelopment of multi-family properties, including manufactured home parks, such that when redeveloped (if publicly subsidized), there is no net-loss of affordable housing units.
- Support Home Improvement programs and encourage their use by residential property owners.



Opinion Survey

It is clear that there is public opposition to affordable housing, and apartments.

Many of the concerns may be attributed to the age of apartments, many of which were built in the 1960's and 1970's, have been minimally improved, and lack modern amenities.


The Comprehensive Plan seeks a mix of housing types, supporting existing single-family neighborhoods, stabilizing the County Road I corridor, and manufactured home communities, as well as redevelopment of the Mounds View Boulevard Corridor.

- Coordinate with Manufactured Home communities on ways to improve their neighborhoods and longevity of private infrastructure.

EXISTING STOCK

Mounds View was predominantly developed in the 1950's through 1970's. One-level homes, split-levels, and rambler homes are typical in this city as they are in the surrounding cities. Manufactured homes provide a significant percentage of housing units in the city and located in three Manufactured home parks. There are also a number of senior housing and multi-family units built from the late 1960's and through the previous decade. The cabins and farmhouses that were built prior to 1930 and that are still standing are scattered throughout town. Figure 3-1 shows the time period in which each house in the city was built.

Figure 3-2 shows the values of owner occupied housing units. The same data is not available for renter occupied units so this map excludes the values of apartments and Manufactured homes in Manufactured home parks.

 There were 5,332 occupied housing units in Mounds View in 2016. Most of those units, 3,102 or 58% were single-family homes. Multi-family homes (i.e. apartments or townhomes) made up 30% of the housing stock. A significant 10% of housing units in Mounds View are Manufactured homes.

Approximately two-thirds of the total housing units were owner occupied. One-third were renter occupied. A break-down of housing units by type are calculated in **Error! Reference source not found.**

| Table 3-1: housing unit types | NUMBER OF UNITS |
|--------------------------------------|------------------------|
| Owner occupied | 3,600 |
| Renter occupied | 1,732 |
| Single-family | 3,102 |
| Multi-family | 1,669 |
| Manufactured homes | 561 |
| Total | 5,332 |



Mounds View Schools

Mounds View ISD 621 serves northwestern Ramsey County. Mounds View residents are within the attendance area of:

Irondale High School - All students have a personal learning plan, guiding their choice in classes according to their goals and progress. The District's Pathways to Possibilities allows students to pursue trades and earn college credit, including an Associates degree while at Irondale, along with internships with about 30 partnering businesses and organizations.

Edgewood Middle School - The middle school has a STEAM curriculum. 60% of students participate in music programs, and 40% in extracurricular activities. 47% of students are non-White. The most popular non-English, non-native languages are Spanish, Hmong, and Arabic. 47% of students are eligible for free or reduced-price lunch.

Pinewood Elementary School - Family Night is held each Thursday. Students in grades 4 and 5 can take band, choir, or orchestra, and Spanish. 49% of students are non-white. 52% of students are eligible for free or reduced-price lunch.

Sunnyside Elementary School - 43% of students are non-white. The most popular non-English, non-native languages are Spanish, Tibetan, and Somali. 45% of students are eligible for free or reduced-price lunch.

Pike Lake Education Center - This school serves 519 all-day kindergarteners, and are provided with free breakfast. 47% of students are non-white, 47% are eligible for free or reduced-price lunch.

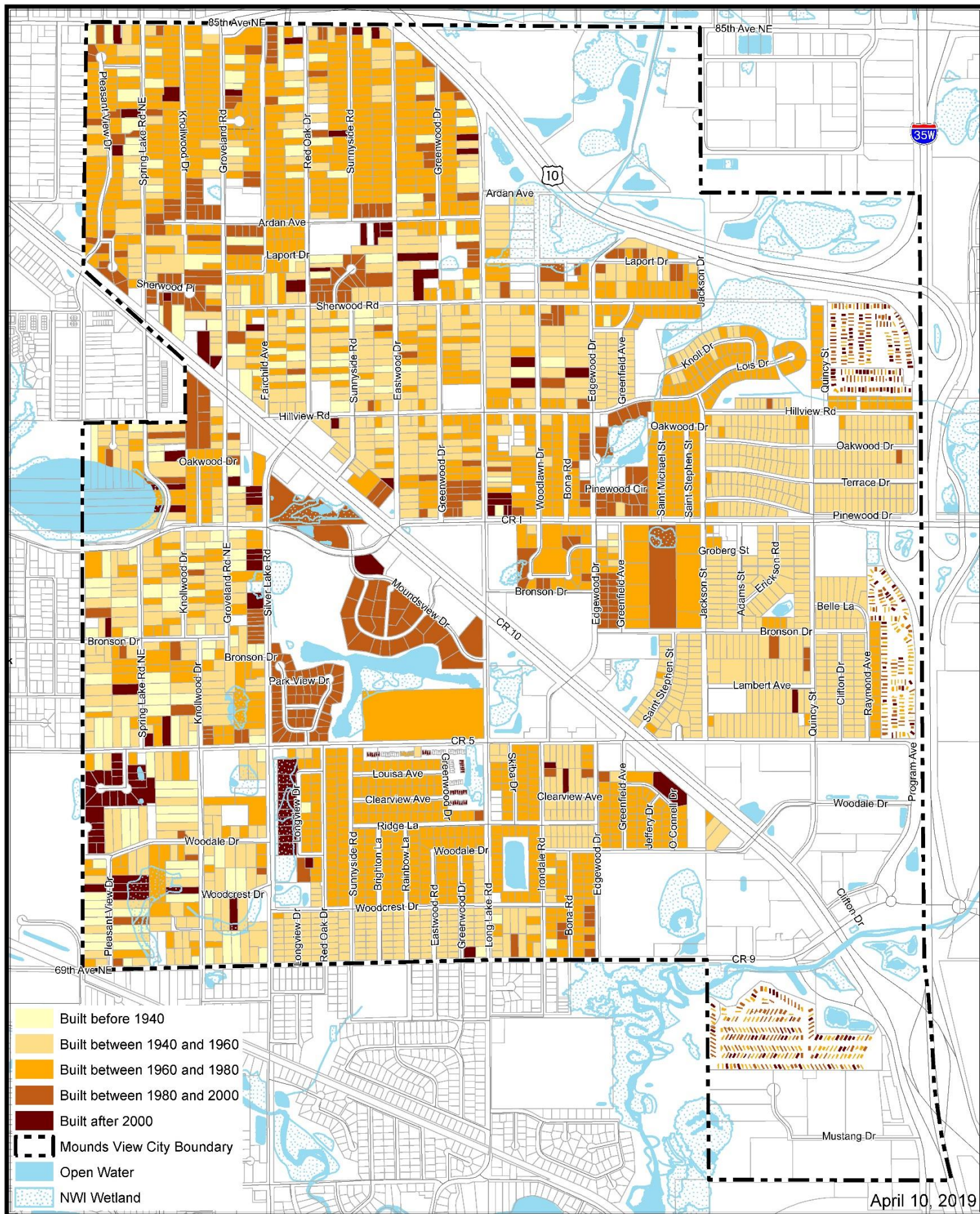
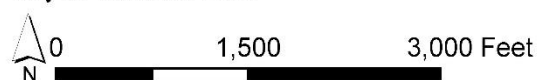


Figure 3-1: Housing Age

City of Mounds View



AFFORDABILITY

Residents across the Twin Cities region experience challenges affording the costs of housing. The Department of Housing and Urban Development (HUD) defines housing as ‘*affordable*’ if its residents pay no more than 30% of their gross income on housing and related costs. Housing costs include rent or mortgage payments, utility bills, HOA fees or other fees associated with living in a home. *There are over twelve-hundred (24%) cost burdened households in Mounds View who do not meet that threshold.*


 Households are considered Cost Burdened if their housing costs account for a high percentage of their income. Cost burdened households are classified by household size and income as a percent of the area median income (AMI). Qualifications for affordable housing are dependent on income and household size, broken down in Table 3-2. The maximum rent by income and household size is broken down in Table 3-3. The number of cost-burdened households by income brackets below area median income (AMI) are calculated in Table 3-4.

Table 3-2: Income limits by household size in order to qualify for affordable housing¹

| | 1 | 2 | 3 | 4 | 5 |
|---------|----------|----------|----------|----------|----------|
| 30% AMI | \$13,220 | \$15,100 | \$16,980 | \$18,860 | \$20,380 |
| 50% AMI | \$33,050 | \$22,650 | \$25,470 | \$28,290 | \$30,570 |
| 60% AMI | \$39,660 | \$45,300 | \$50,940 | \$56,580 | \$61,140 |
| 80% AMI | \$52,880 | \$60,400 | \$67,920 | \$75,440 | \$81,520 |

Table 3-3: Maximum gross rents by bedroom size for affordable housing (post 1989)

| | 1 | 2 | 3 | 4 |
|---------|---------|---------|---------|---------|
| 30% AMI | \$531 | \$636 | \$735 | \$735 |
| 50% AMI | \$885 | \$1,061 | \$1,226 | \$1,367 |
| 60% AMI | \$1,062 | \$1,273 | \$1,471 | \$1,641 |
| 80% AMI | \$1,416 | \$1,698 | \$1,962 | \$2,188 |

¹ Minnesota Housing Finance Agency, “Income Limits And Maximum Rents; Table K: Projects Placed in Service on or after 4/1/2018”. Jan 2, 2019.

Table 3-4: Cost-Burdened by Income

| | Households |
|------------------------|-------------------|
| at or below 30% of AMI | 532 |
| 31% to 50% of AMI | 593 |
| 51% to 80% of AMI | 144 |

The median home value in Mounds View was \$219,100 in 2018 compared to \$208,000 in 2010. Most of the housing units in the City were affordable for households earning 51% to 80% AMI. A much smaller number were affordable to those earning a smaller percent AMI. The number of affordable units for each income bracket below AMI are calculated in Table 3-5.

Table 3-5: Affordable Units by Income

| | Housing Units |
|---------------------|----------------------|
| at or below 30% AMI | 704 |
| 31% to 50% AMI | 1,467 |
| 51% to 80% AMI | 2,612 |

Some housing units in Mounds View are publicly subsidized. A certain number of those units are supplied specifically for seniors. The number of publicly subsidized homes is calculated with sub-categories in Table 3-6.

Table 3-6: Subsidized Housing

| | Number of Units |
|---|------------------------|
| Publicly Subsidized | 181 |
| ... specifically for Seniors | 40 |
| ... specifically for People with Disabilities | 0 |

HOUSING PROJECTIONS AND NEEDS

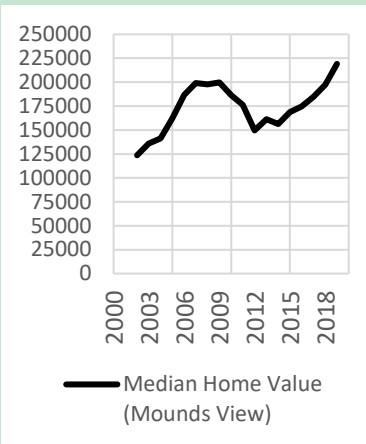
Although Mounds View is largely built-out, it will need to continue to grow as local and regional demographics evolve. The city will need to accommodate a rising population including residents of all socioeconomic backgrounds. The Metropolitan Council requires Mounds View to supply 27 new affordable units by 2040. The allocation of needed units by income brackets below AMI are calculated in Table 3-7.

Table 3-7: Housing Allocation by Income

| | Required Units |
|------------------------|-----------------------|
| at or below 30% of AMI | 13 |
| 31% to 50% of AMI | 5 |
| 51% to 80% of AMI | 9 ² |
| Total Units | 27 |

AMI = Area Median Income

² "Boulevard" Apartments, constructed in 2019, includes 60-units at or below 60% AMI.



Reinvestment

Many apartment buildings in Mounds View were built in the 1960's and 1970's without indoor parking, elevators, or other modern amenities, and are naturally occurring affordable housing, with rents \$0.90 - \$1.10 per sq ft for a two-bedroom unit (\$900 - \$1,300 per month), as of 2018.

In 2018, BBH Management purchased the 48-unit Ridgewood Apartments. As leases expire, BBH has remodeled each unit, floor to ceiling, investing about \$10,000 per unit, with a goal of rents of about \$1 per sqft (garage extra).

Reinvestment in multi-family housing is critical to maintain these older buildings

The Metropolitan Council estimates that there will be an increase of 100 new households in Mounds View between 2020 and 2040. In order to accommodate the growth, new homes both single-family and multi-family are likely to be needed. New multi-family development is likely to occur along the Mounds View Boulevard corridor on property currently used as single-family residential and commercial uses.


HOUSING ACTION PLAN

Mounds View intends to work with partners to develop an Action Plan that focuses on:

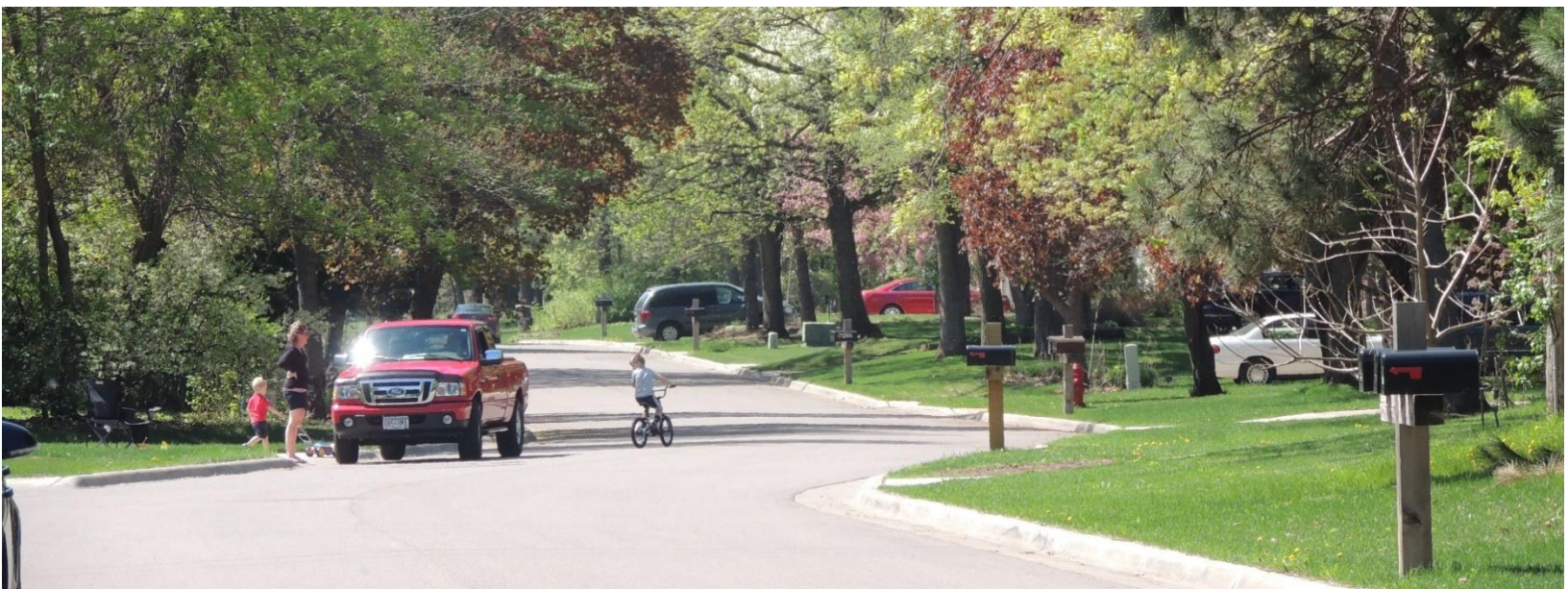
1. Homeowner Assistance
2. Preservation of Affordable Housing
3. Development/Redevelopment of New Affordable Housing

Currently (2019), such efforts operate independently, rather than as a conjoined effort. A conjoined effort will be developed as part of the City's Strategic Plan.

HOMEOWNER ASSISTANCE

 Many of the resources are through Ramsey County, and include loans for moderate-income to low-income households, and weatherization programs specific to suburban communities. A list of available resources can be found on the City of Mounds View website. As of 2019, this list includes programs facilitated by the Center for Energy and Environment (CEE), including;

- Suburban Ramsey County Energy Conservation Differed Loan
- Mounds View Emergency Repair Deferred Loan
- Mounds View General Home Repair Revolving Loan
- Mounds View Mobile Home Loan



PRESERVATION OF AFFORDABLE HOUSING

Mounds View includes some small homes on large lots built prior to World War II. As homeowners move or pass away, developers have purchased, demolished, and subdivided the properties for new construction, typically priced between \$325k and \$425k. The City will continue to encourage such redevelopment, which is necessary to provide options, and to remain competitive with surrounding communities within the School District.

Mounds View is home to three Manufactured Home Parks consisting of 561 homes on a combined 80 acres. These properties are particularly desirable for redevelopment due to their size, proximity to freeways, service, manufacturing and high-tech jobs, and are walkable distances to parks and schools. These manufactured home parks are privately owned and maintained. The City intends to work with the owners and the Metropolitan Council to monitor private infrastructure for structural stability (Inflow & Infiltration). Should one or more of these parks be redeveloped, the City supports preserving the same number of affordable housing units in its place, or within the same school attendance boundary.

DEVELOPMENT OF NEW AFFORDABLE HOUSING

The City has preference for new market-rate housing in order to provide a range of housing options. When warranted, the City will support new affordable housing projects on a case-by-case basis, preferably mixed with market rate housing. It has been the City's experience that mixed affordable/market-rate developments are difficult to attract to Mounds View because of smaller land parcels available for redevelopment, meaning smaller projects are more likely to be developed as all affordable, or all market-rate units with no mixture.

The City will continue to work with its partners to better understand the City's place in supporting affordable housing within the larger metro area. Mounds View is an attractive location because of the school district, proximity to freeways, and jobs. Redevelopment is likely to occur along the Mounds View Boulevard and many of those parcels are guided for mixed use and higher density housing to better support a mix of housing, including affordable units. See *Chapter 1: Land Use*.

The city's location is hindered by the availability and cost of land³, limited mass transit access, and public opposition to affordable housing due to the large amount that already exists in the City. Part of this is public perception of "what kind of people" live in affordable housing. The City will continue its efforts of making Mounds View an inclusive and welcoming community.

³ The Minnesota Housing Finance Agency (MHFA) provides competitive tax credits to qualifying affordable housing projects based on a Qualified Allocation Plan, taking into account proximity to jobs, transit, high performing school districts, economic and racial integration. More points tend to be awarded those areas of higher incomes and less integration, presenting a challenge for Mounds View which is stable and affordable, not attracting regional attention for reinvestment, and supporting vacancy along Mounds View Boulevard.



Boulevard

Affordable Housing costs about the same to construct as market-rate housing. New affordable housing is affordable because of subsidies provided to the developer/owner, allowing them to reduce rent. For example, the Boulevard Apartments (2019) costs about \$230,000 per unit to build, and will charge rents within 60% of AMI.

The project received funding from multiple sources, including: the Minnesota Housing Finance Agency (IRS Tax Credits), Metropolitan Council (Livable Communities Grant), Ramsey County (discounted land sale), and the City of Mounds View (Tax Increment Financing). It is these subsidies that made the project financially feasible, and would not have been built but for this assistance.

HOUSING ELEMENT REQUIREMENTS

| Item | Solution | Done? |
|---|------------------------------------|-------|
| A table with the following: | n/a | Y |
| • Total number of housing units | Error! Reference source not found. | Y |
| • Units affordable below 30%, 31-50%, 51-80% AMI | Table 3-5 | Y |
| • Units owner occupied | Error! Reference source not found. | Y |
| • Units rentals | Error! Reference source not found. | Y |
| • Number Single family homes | Error! Reference source not found. | Y |
| • Number Multi-family homes | Error! Reference source not found. | Y |
| • Subsidized: senior, disabilities, other; expiration | Table 3-6 | Y |
| • Number households cost burdened below 30%, ... | Table 3-4 | Y |
| Map owner-occupied with values | Figure 3-2 | Y |
| Narrate existing housing needs | Page 3-6 | Y |
| Narrate land use plan supporting more housing | Page 3-8 | Y |
| Show allocation of need for affordable housing, 3 levels | Table 3-7 | Y |
| Densities sufficient to support affordable housing (8 units/acre, or 12/ac for <50% AMI, 6/ac for 51-80%) | | |
| Describe programs, when they should be used | Started on 3-7 | |
| Connect needs with programs | | |
| Additional, not required by Council: | | |
| Jon sending map showing location of affordable units | | |
| Jon requesting map of age of each unit | | Y |
| Jon sending graphic for Median HH Value over time | | |

Chapter 4: Parks, Trails, and Community Facilities

INTRODUCTION

This section covers the lands, infrastructure, buildings, and services that public agencies provide on a public and semipublic basis in the interest of Mounds View residents. Public facilities and services are vital to the city's quality of life and marketability. As Mounds View is a developed city, its public facilities are generally in place. The focus of this chapter is maintenance and improvement of existing facilities and services and the community's future needs.

PARKS, TRAILS, AND COMMUNITY FACILITIES GOALS AND POLICIES

The City of Mounds View has developed policies related to parks, trails, and community facilities to ensure their preservation and enhancement. The goals and policies are as follows:

Goal 1: Recognize that the Mounds View ISD 621 is the most valued community asset, and coordinate with the district in developing mutually beneficial facilities and programs.

- Establish agreements with ISD 621 and athletic associations for shared programming and maintenance of city-school facilities.
- Strengthen relationships between for-profit and non-profit organizations for their mutual benefit.

Goal 2: Support community health through land uses that improve opportunities for physical activities, access to healthy food and social services, housing stability and the environment.

- Support healthy lifestyle programs through continued cooperation with the YMCA and other programming.
- Support partnerships between the City and community organizations, and for-profit organizations, for the joint-use of City facilities.
- Investigate market demands for the Community Center, and consider re-allocating space and/or expansion to meet the needs of the community and the adjacent City Hall Park.

Goal 3: Improve connections between local trails and regional trail systems.

- Complete the City's trail and sidewalk master plan with connections to trails/sidewalks in adjacent cities.



Opinion Survey

28% of respondents use the Mounds View Community Center, and 30% use city trails at least weekly.

There were several comments comparing Mounds View facilities to that of Shoreview and New Brighton, along with suggestions for minor improvements to specific parks and trail segments.

The Comprehensive Plan seeks to maintain and enhance current park facilities, and explore partnerships for expansions and enhancements (Ramsey County, YMCA, ISD 621, youth athletic associations).



- Coordinate with Ramsey County and DNR for improvements to the Rice Creek Water trail and the regional trail system.

Goal 4: Conduct inventory and needs analysis of park facilities to address if parks are addressing the needs of the immediate neighborhood and the larger community.


- Identify gaps in facilities, and program improvements through the CIP and annual budget.
- Consider repurposing of under-utilized properties in a manner that achieves the highest and best use and increases the value (not limited to monetary) to the community while mitigating impacts on surrounding neighborhoods.

Goal 5: Create a pollinator friendly corridor along Mounds View Boulevard, and investigate feasibility along CR-I through coordination with utility owners/operators, including the City of St. Paul (Board of Water Commissioners) and Metropolitan Council Environmental Services.


Goal 6: Maintain the City's storm water infiltration system and coordinate with RCWD to optimize their efficiencies, and repair or re-purpose inefficient systems.

Goal 7: Improve major and minor gateway entrances of the city to include improved signage and attractive landscaping (where space permits).

EXISTING PARKS AND TRAIL NETWORK

 Parks and open space areas in Mound View include municipally owned and operated neighborhood and community parks and special use facilities. There are nine neighborhood parks, three community parks, and one special use park. These publicly owned parcels are highlighted in Figure 4-1.

The City owns a number of properties that do not have a designated use. Many of these are not publicly accessible, or consist of wetlands and flood plain. The City intends to consider the land's highest and best use, which may be leaving it as open space.

 City trails and sidewalks are identified in Figure 4-2. The City plans to complete a trail segment along Mounds View Boulevard, with connections to the Rice Creek North Regional Trail (east), and planned trails in Spring Lake Park (west). The City has added sidewalks as part of its street reconstruction program. It is the intent that every household be within a ¼ mile of a sidewalk or trail, and that all busy roads have a sidewalk or trail.



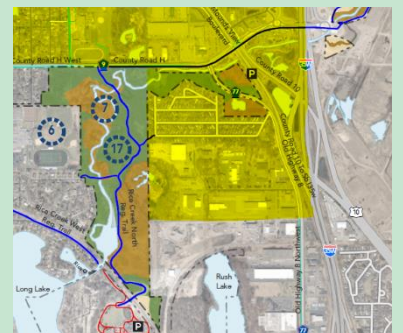
Rice Creek North Regional Trail Master Plan

The 14-mile Rice Creek Regional Trail extends from the Chain of Lakes Regional Park Reserve in Lino Lakes (5,500 acres), to the Mississippi River in Fridley. Within Ramsey County, the trail passes through a wildlife corridor adjacent to the Arden Hills Army Training Site, and through Long Lake Regional Park in New Brighton (217 acres).

Anoka and Ramsey counties are conducting a trail master plan. The main activity center will be in and around Building 189 in Arden Hills. Within Mounds View, planned improvements include:

- Trails for hiking, mountain biking, and cross country skiing, east of and adjacent to Irondale HS.
- Redevelopment of parking lot at Old Hwy 8 to include improved water trail access, fishing area, restrooms, increased parking.
- Overflow parking at Edgewood Middle School.

(Below) Proposed Development (south section). Mounds View highlighted in yellow.



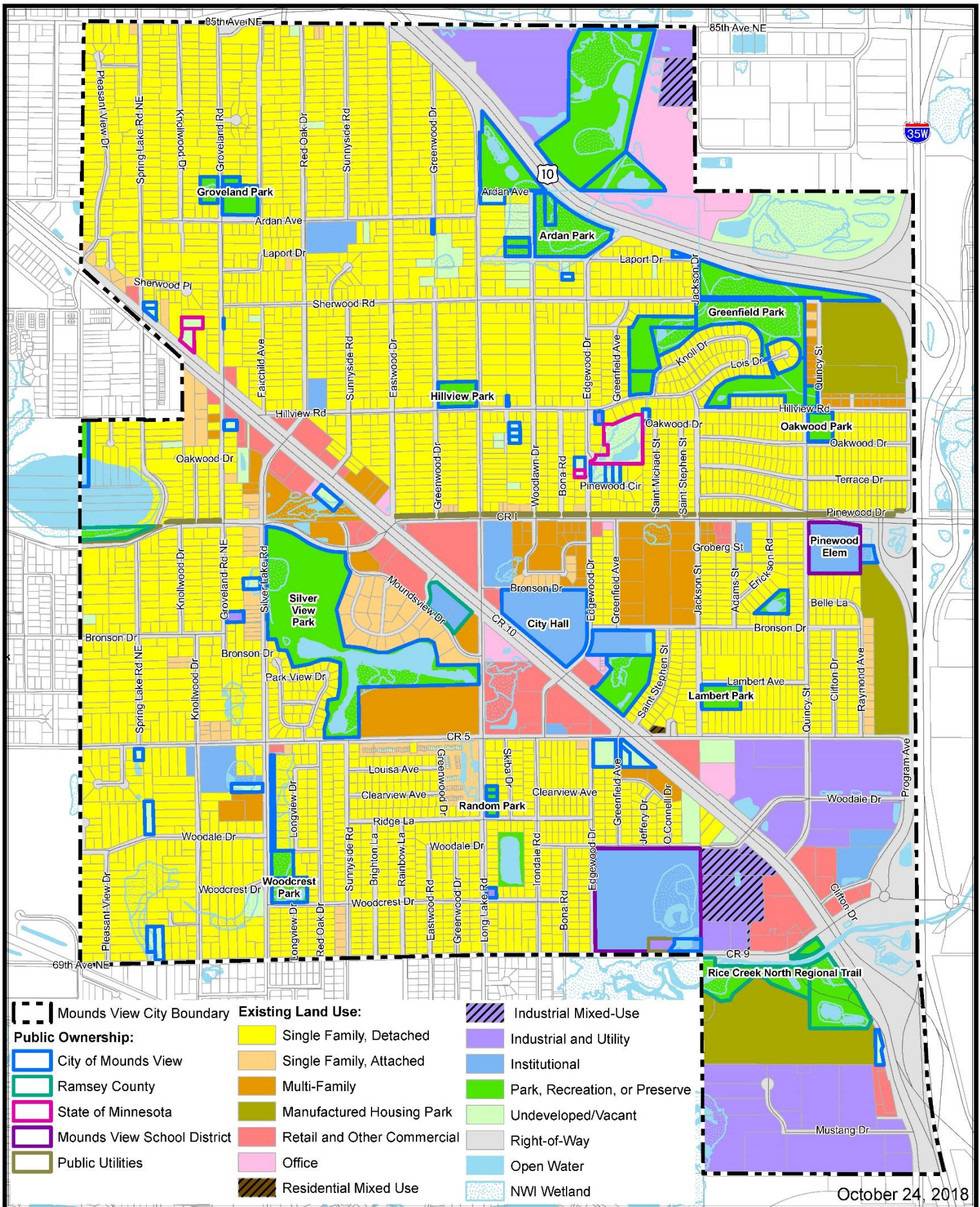




Figure 4-1: Publicly Owned Properties

City of Mounds View



 In addition to City parks, Ramsey County Parks and Trails are included in the Metropolitan Council's Regional Park System. Within, and adjacent to Mounds View, is the Rice Creek North Regional Trail, and water trail, which includes portions of Anoka and Ramsey counties. The trail cuts through the extreme southeast corner of Mounds View. Facilities include a pedestrian trail, water trail (Rice Creek), and parking/portage area.

PLANNED PARKS AND TRAILS

 Mounds View is a developed suburb. There are no proposals for new parks within the city. There are a number of sidewalks, trails, and extensions proposed to improve options for active transportation. Proposed trails and sidewalks generally connect segments that are missing to close gaps in the network. Proposed trails/sidewalks connections are mapped in Figure 4-2.

COMMUNITY FACILITIES

Mounds View public buildings include City Hall (which includes city administrative offices and the police department), the Public Works maintenance facility, the community center, park buildings, and park shelters. All community facilities are mapped in Figure 4-3.



Mounds View Community Center and YMCA

The Bel Rae Ballroom was built in 1964, and was remodeled and expanded to become the Mounds View Community Center in 1998. The Center includes a banquet facility with a 400-person capacity, meeting rooms, gymnasium, fitness equipment, teen center, game area, and daycare center (operates independently).

In 1998, in an effort to save money the City Council eliminated the Parks Department and replaced its staff through an outside management agreement. The outside manager would operate the Community Center and run the City's park & recreation programs. The City entered into an agreement with the YMCA in 1999, and have renewed agreements every five-years.

The YMCA administers the Community Center operations and recreational programming, and is overseen by the YMCA Advisory Board, which includes two City Councilmembers, Parks, Trails & Forestry Commissioners, community members, YMCA staff and City staff. The Advisory Board provides



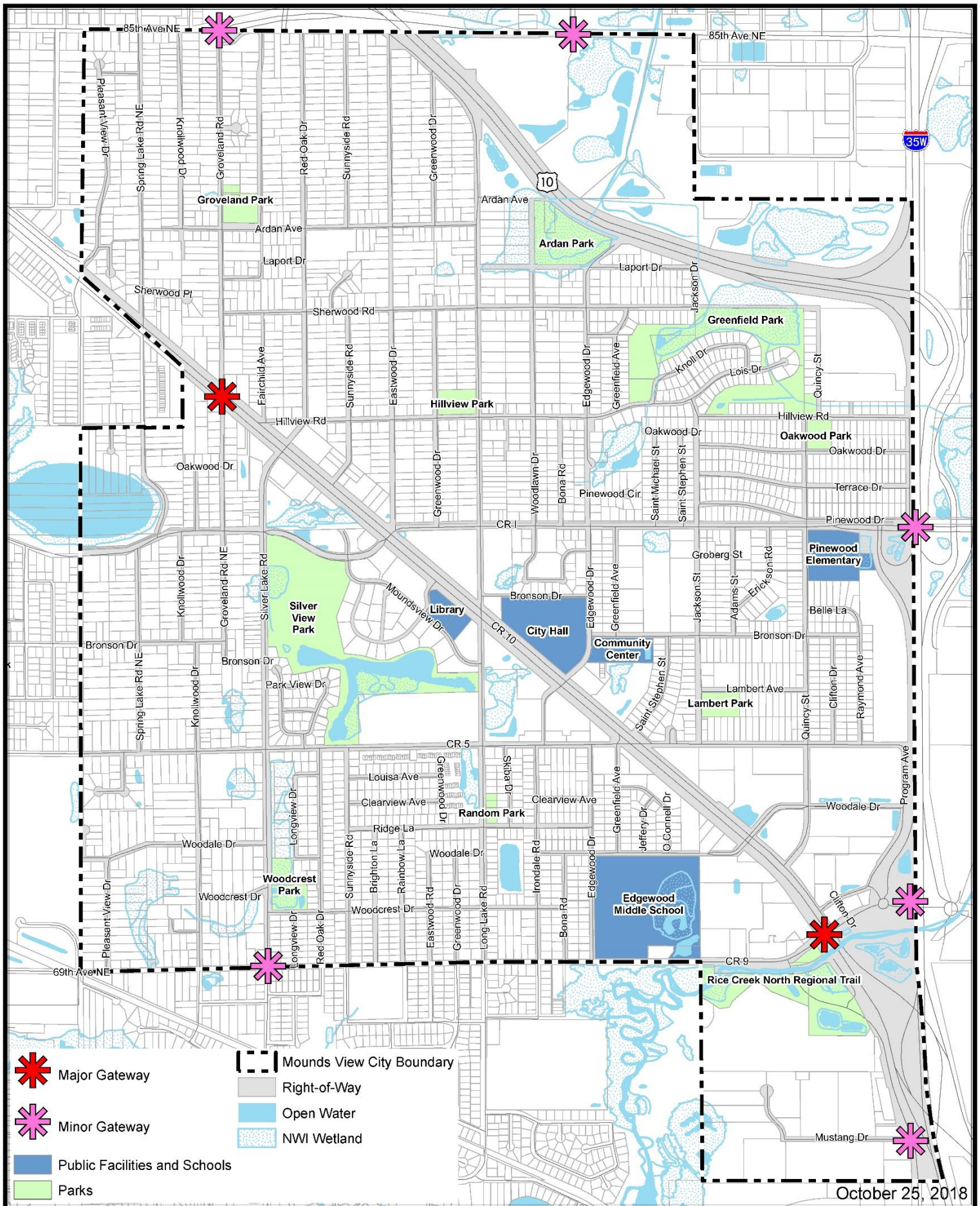


Figure 4-3: Community Facilities

City of Mounds View



PARKS ELEMENT REQUIREMENTS

| Item | Solution | Done? |
|--|----------------------|-------|
| Describe and map Regional Parks in city | Page 4-2, Figure 4-2 | Y |
| Describe and map Fed. & State recreational lands | Figure 4-1 | Y |
| Mark regional parkland on maps | Figure 4-1 | Y |
| Acknowledge Council-approved park master plan boundaries | N/A | Y |
| Describe and map existing and proposed parks, trails, facilities | Figure 4-2 | Y |
| Include CIP for parks and open space facilities | | |
| Additional, not required by Council: | | |
| D. Peterson providing table of amenities | | |

Chapter 5: Transportation

INTRODUCTION

The roadway system in Mounds View is built-out, though it will still evolve. The system consists of state and county roads that function as principal and minor arterials, and County and City roads that function as collector and local streets. Mounds View Boulevard, also known as County Highway 10, runs diagonally through the city. The corridor provides quick access to nearby freeways, but many have seen it function dually as a barrier. The State of Minnesota (MnDOT) turned the jurisdiction of Mounds View Boulevard to Ramsey County in 2000. While Mounds View acknowledges the importance of the corridor for moving traffic, the City has determined that there is an excessive amount of right-of-way being maintained for the Boulevard. In 2002, the City adopted a design theme to enhance the image of the Mounds View Boulevard corridor and continues working to implement it.

Mounds View has developed a comprehensive trailway plan. The City will consider opportunities to implement the construction and maintenance of trailways. See Chapter 5: Parks, Trails, and Community Facilities for more information.

Transportation Goals and Policies

The City has developed transportation goals and policies to ensure residents and visitors can move safely through the city. The goals and policies related to transportation are as follows:

Goal 1: Support Transit Oriented Development (TOD) through supportive transit options.

- Expand transit routes through Mounds View, including the city's northeast quadrant.
- Encourage future Bus Rapid Transit.
- Work with MTC to invest in permanent Park & Ride facilities.
- Advocate for transit including the preservation of existing routes, investments in permanent Park & Ride facilities, and support for Transit Oriented Development.
- Improve permanent mass transit stations, including seating, shelters, and signage for all ages and abilities.

Goal 2: Complete the remaining **20%** of street reconstruction and maintain a long-term fiscal plan for maintenance and replacement of City infrastructure.

Goal 3: Acknowledge that Mounds View is located along a commuting corridor by enhancing characteristic that improve the City's *Boulevard*.

- Coordinate with Ramsey County access management to balance needs of travelling public with needs of local residents and property owners.
- Minimize non-local traffic from cutting through neighborhoods.
- Coordinate with Ramsey County and MnDOT to improve traffic flow on County and State Roads.

- Improve safety of pedestrian crossings along Mounds View Blvd.
- When considering subdivisions, require additional right-of-way and realignment of off-set intersections along Mounds View Blvd.

Goal 4: Continue to participate in the planning process for any expansion of the Anoka County Airport.

- Protect the general airspace for the Anoka County Airport, through regulation of structure height.
- Notify MnDOT and the FAA of any proposed construction or alteration that would exceed a height of 200' above ground level at an imaginary surface extending upward and outward at a slope of 100:1 from the nearest point of the nearest runway of a public airport, at least 30 days in advance of a Public Hearing, or City Council action.
- Oppose expansion of the Anoka County Airport if it creates noise nuisance for Mounds View residents.

ROADWAY SYSTEM

The streets in Mounds View mostly create a regular, rectangular grid system. The major exception is Mounds View Boulevard as it cuts through the grid northwest to southeast diagonally from Central Avenue (Highway 65) just outside of Mounds View to I-35W at the opposite edge of the city. This layout creates many angled intersections with the Boulevard. The City is not anticipating any major street expansion projects in the near future, although some street extensions may occur due to subdivisions and development of existing large lots. Some street and intersection reconfigurations and traffic calming installations may also be undertaken to manage traffic. Ramsey County and the City recently completed a federally funded reconstruction of the intersection of Mounds View Boulevard and County Road H. The City will continue to pursue funding opportunities to improve roadway facilities, crossings, and calming measures across the city.



Functional Classification

Functional classification is a system to establish the hierarchy of streets that collect and distribute traffic from residential neighborhoods to the metropolitan roadway system. The Metropolitan Council has established a functional classification system for the Twin Cities metropolitan area. Classifications of streets in Mounds View include *principal arterials*, *minor arterials*, *collector roadways*, and *local streets*. The functional classifications of roadways in Mounds View and associated traffic volumes are shown in Figure 5-1.

Functional classification helps to ensure that non-transportation factors, such as land use and development, are taken into account in planning and design of the roadway system.

The two major considerations in the classification of roadway networks are access and mobility. Mobility is of primary importance on arterials and thus limiting access is a necessity. However, the primary function of a local roadway is access. This in turn limits mobility. The extent and degree of access control is an important factor in the function of a roadway facility. The functional classification types are dependent upon one another in order to provide a complete system of streets and highways.

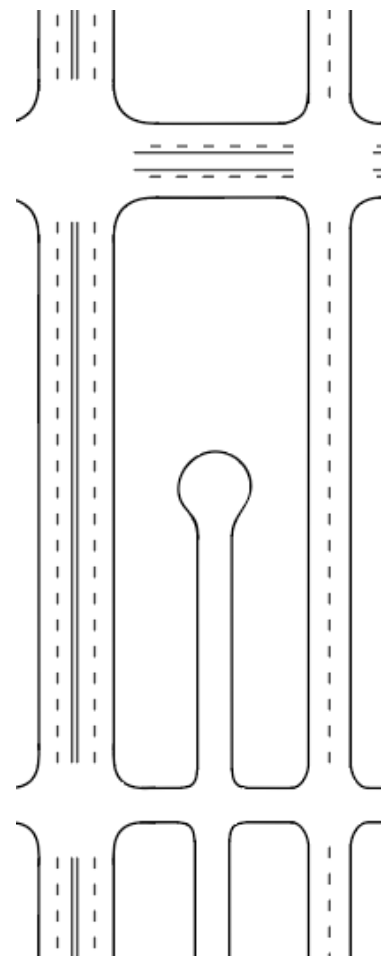
Minor Arterials – Mounds View Boulevard, Silver Lake Road: Minor arterial roadways connect the urban service area to cities and towns inside and outside the region and generally service medium to short trips. Minor arterials connect principal arterials, minor arterials, and collectors. The spacing range from $\frac{1}{4}$ to $\frac{3}{4}$ of a mile in metro centers to 1 to 2 miles in developing areas. The desired minimum average speed during peak traffic periods is 20 mph in fully developed and 30 mph in developing areas. The emphasis for minor arterial roadways is on mobility rather than on land access. In urban areas, direct land access is generally restricted to concentrations of commercial/industrial land uses.

- **Mounds View Boulevard** (A-Minor Reliever): Defined as a road that provides direct relief for metropolitan highway traffic. 4 lanes + turn lanes.
- **Silver Lake Road** (A-Minor Expander): Defined as a road that provides a way to make connections between urban areas outside the I-494/I-694 beltway. 4 lanes.

Principal Arterials - Interstate 35W, State Highway 10: Principal arterial roadways serve major activity centers, higher traffic volumes, longer trips, and carry a higher proportion of total urbanized travel on a minimum of mileage. Along these facilities, the City and other agencies need to limit access to preserve the ability of the roadway to accommodate the volumes and to maximize safety. The management criteria require that a 40 mph average speed be achieved during peak traffic periods. Also, little or no direct land access should be allowed to these roadways. Grade separated intersections are required for freeways and highly desired for other principal arterial roadways.

Highway Safety

Minnesota Strategic Highway Safety Plan (SHSP) 2014-2019, Minnesota Toward Zero Deaths (TZD)



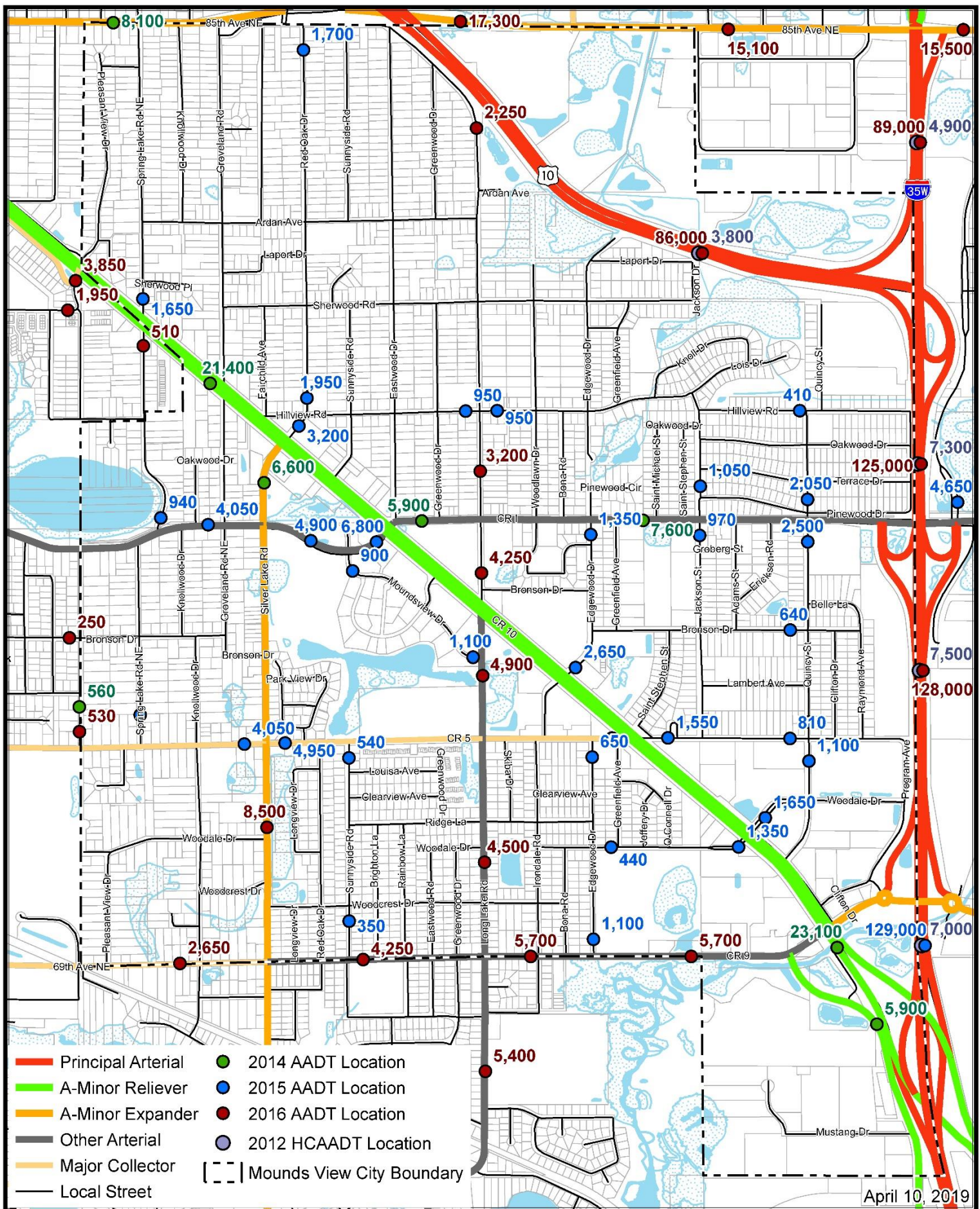
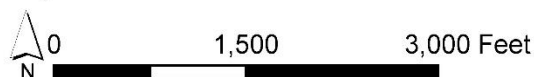


Figure 5-1: Existing and Planned Functional Classifications and Traffic Volumes

City of Mounds View



Access Management

Access management is the balancing of two important components in any transportation system: access and mobility. It is a critical component of a safe and efficient roadway system. By limiting access points on highways, potential conflicts may be reduced. Access management is important to balancing automotive mobility with access to local properties. As discussed above, access is limited on higher mobility roadways such as Principal Arterials, while local streets provide increased access and decreased mobility. Standards are listed in Table 5-1.

Table 5-1: Summary of Recommended Street Spacing for Non-IRCs, MnDOT Access Management Manual

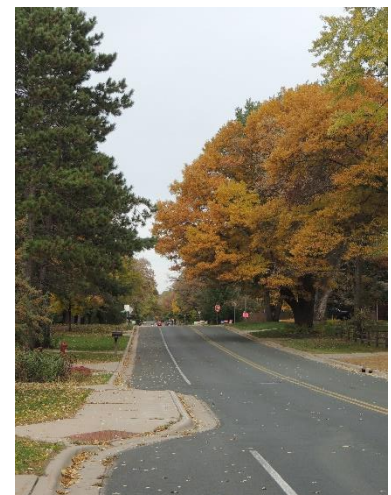
| Category | Area or Facility Type | Typical Functional Class | Public Street Spacing | | Signal Spacing |
|--|------------------------|--------------------------|---|------------------------|-------------------|
| | | | Primary Full-Movement Intersection | Secondary Intersection | |
| 4 Principal Arterials in the Twin Cities Metropolitan Area and Primary Regional Trade Centers (Non-IRCs) | | | | | |
| 4AF | Non-Interstate Freeway | Principal Arterials | Interchange Access Only (see Section 3.2.7 for interim spacing) | | Interim |
| 4A | Rural | | 1 mile | 1/2 mile | See Section 3.2.5 |
| 4B | Urban/Urbanizing | | 1/2 mile | 1/4 mile | 1/2 mile |
| 4C | Urban Core | | 300-660 feet, dependent upon block length | | 1/4 mile |
| 5 Minor Arterials | | | | | |
| 5A | Rural | Minor Arterials | 1/2 mile | 1/4 mile | See Section 3.2.5 |
| 5B | Urban/Urbanizing | | 1/4 mile | 1/8 mile | 1/4 mile |
| 5C | Urban Core | | 300-660 feet, dependent upon block length | | 1/4 mile |
| 6 Collectors | | | | | |
| 6A | Rural | Collectors | 1/2 mile | 1/4 mile | See Section 3.2.5 |
| 6B | Urban/Urbanizing | | 1/8 mile | Not Applicable | 1/4 mile |
| 6C | Urban Core | | 300-660 feet, dependent upon block length | | 1/8 mile |
| 7 Specific Area Access Management Plans | | | | | |
| 7 | All | All | By adopted plan | | |

Complete Streets

The City is committed to providing a transportation network that is safe and supportive of all users, in- or outside of motor vehicles.

As the use of alternative modes of transportation rise locally and regionally, the City will study the feasibility of allocating more space on the roads for slower moving traffic with a primary focus on pedestrian comfort and safety.

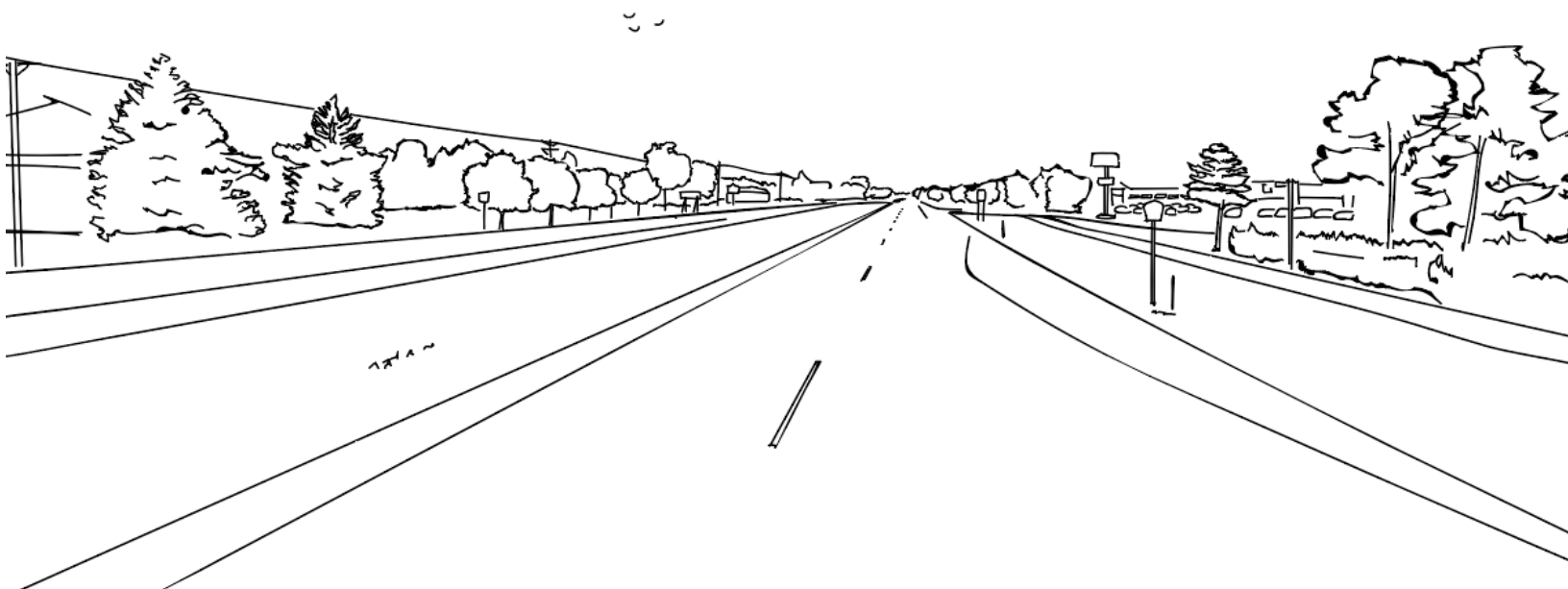
The City also recognizes that residents' mode choice is partially dependent on the type of infrastructure in place. The City will continue to study options for improving sidewalk, bikeways, and transit facilities as a catalyst for increasing use of alternative modes of transportation.



Revisioning Mounds View Boulevard

In past years, a significant portion of traffic has been diverted from Mounds View Boulevard to State Highway 10, bypassing much of the city. This reconfiguration brings new opportunities as well as challenges. With much of the traffic diverted from the area, fewer people are passing by the local businesses each day.

The bypass of automotive traffic also provides the opportunity to create an attractive destination. Mounds View Boulevard could better function for people using a range of transportation options, including driving, use of mass transit, walking, and biking. The City will study the feasibility of reconstructing Mounds View Boulevard in the coming years. Transportation studies will be completed in tandem with land use studies, as each greatly effects and is dependent on the other. See Chapter 2: Land Use.



Pedestrian and Bicycle System

Mounds View adopted a resolution establishing a comprehensive trailways system policy in 1992. The goals of this program include:

1. Helping to promote pedestrian and bicycle safety in the city
2. Providing a trailway system that connects recreational opportunities within the city
3. Provide trail links to Ramsey and Anoka counties and to adjacent cities' trail systems

In recent years, a link to the Rice Creek North Regional Trail and Rice Creek Chain of Lake Park Preserve has been completed, providing bike and walking access to neighboring jurisdictions and the Mississippi River Trail. Anoka and Ramsey Counties jointly operate the Rice Creek West Regional Trail and the Rice Creek North Regional Trails. Mounds View lies in the middle of the corridor and provides a link between the two.

Ramsey County trailway connections that serve Mounds View include a route to downtown St. Paul through Shoreview on a trailway on County Road I. Mounds View also has the opportunity to connect with trailways leading to downtown Minneapolis via Silver Lake Road. The City will continue to study trailway improvements and extensions. See Chapter 4: Parks, Trails, and Community Facilities for more.

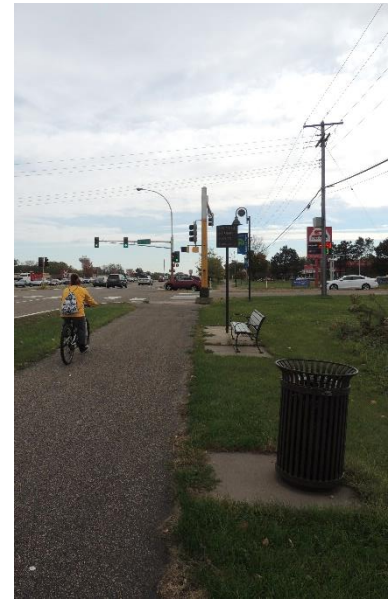
The City does not provide trailways on every street. Mounds View intends for the trailway system to provide reasonable accessibility to all areas of the city, making special provisions to provide access to schools, parks, business areas, and the City Hall and Community Center area. A map of the existing and proposed bicycle and pedestrian system can be seen in Figure 5-2.

Trailway priorities established by the City in 1992 include:

Stripe and mark one or both sides of City roads with sufficient width to provide on-street trails consistent with the trailways plan

1. Pursue grants and funding sources for development of the trailways in Mounds View
2. Consider adding trailways during street reconstruction and improvements

The City has nearly completed a program to construct new trailways along both sides of Mounds View Boulevard, a street which could otherwise be seen as a barrier to safe biking. The corridor contains several destinations vital to the city, including Mounds View City Hall, Community Center, Ramsey County public library, parks, transit facilities, and various strip malls, most of which were designed primarily for access by car. The new trails along Mounds View Boulevard provide pedestrian safe access to these facilities as well as provide access to several local trail segments and regional trail systems. The City will investigate strategies for integrating mixed-use trails into existing strip malls and other auto-oriented developments. The City will also study expansions to the system that provide connections with neighboring cities.



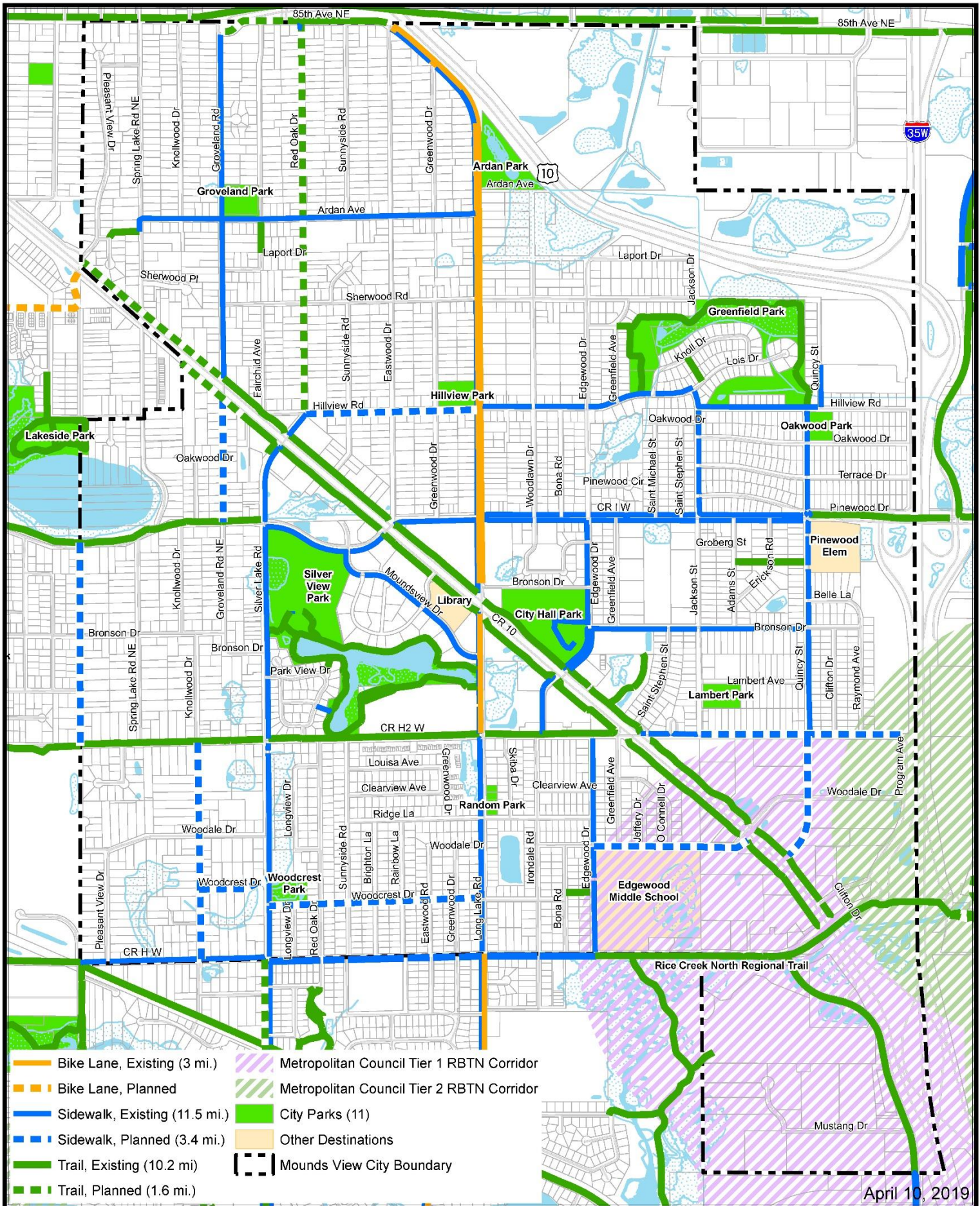
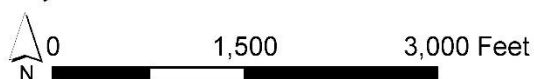


Figure 5-2: Bicycle and Pedestrian System
City of Mounds View



Transit

Metro Transit is the major transit service provider in the Twin Cities area and it provides transit service in Mounds View. Mounds View is within the Metropolitan Transit Taxing District, Market Area III. Service options for Market Area III include:

- Primary emphasis on commuter express bus service
- Suburban local routes providing basic coverage
- General public dial-a-ride complements fixed routes in some cases

Figure 5-3 shows the current bus routes serving Mounds View. There are express routes to downtown Minneapolis and downtown St. Paul, and limited and local bus service to downtown Minneapolis via Silver Lake Road. In addition to the fixed route bus service, the Metropolitan Council operates Metro Mobility that provides door-to-door transportation service for people with disabilities. The Metropolitan Council provides other services through the Metro Commuter program. The City is expecting the Metropolitan Council to continue to provide mass transit, Metro Mobility, and Metro Commuter services in the future.

The City is supportive of higher density and mixed-use development along the Mounds View Boulevard corridor, see Chapter 2: Land Use. Higher density development is particularly symbiotic with reliable transit service. As plans move forward with higher density development along the Corridor, the City will continue to work with Metro Transit to develop transit service on Mounds View Boulevard.

There is an existing park-and-ride lot located at the County Road H and I-35W interchange area.

Transit service in the northeast quarter of Mounds View is virtually nonexistent. The residential areas there, including two manufactured home parks, would benefit from transit service. As Mounds View works to build a robust and diversified transportation network, it is important for transit service to be included as a viable option. Mounds View will work with Metro Transit to enhance transit service in the City in order to support a multi-modal network and improve access for current and future residents.



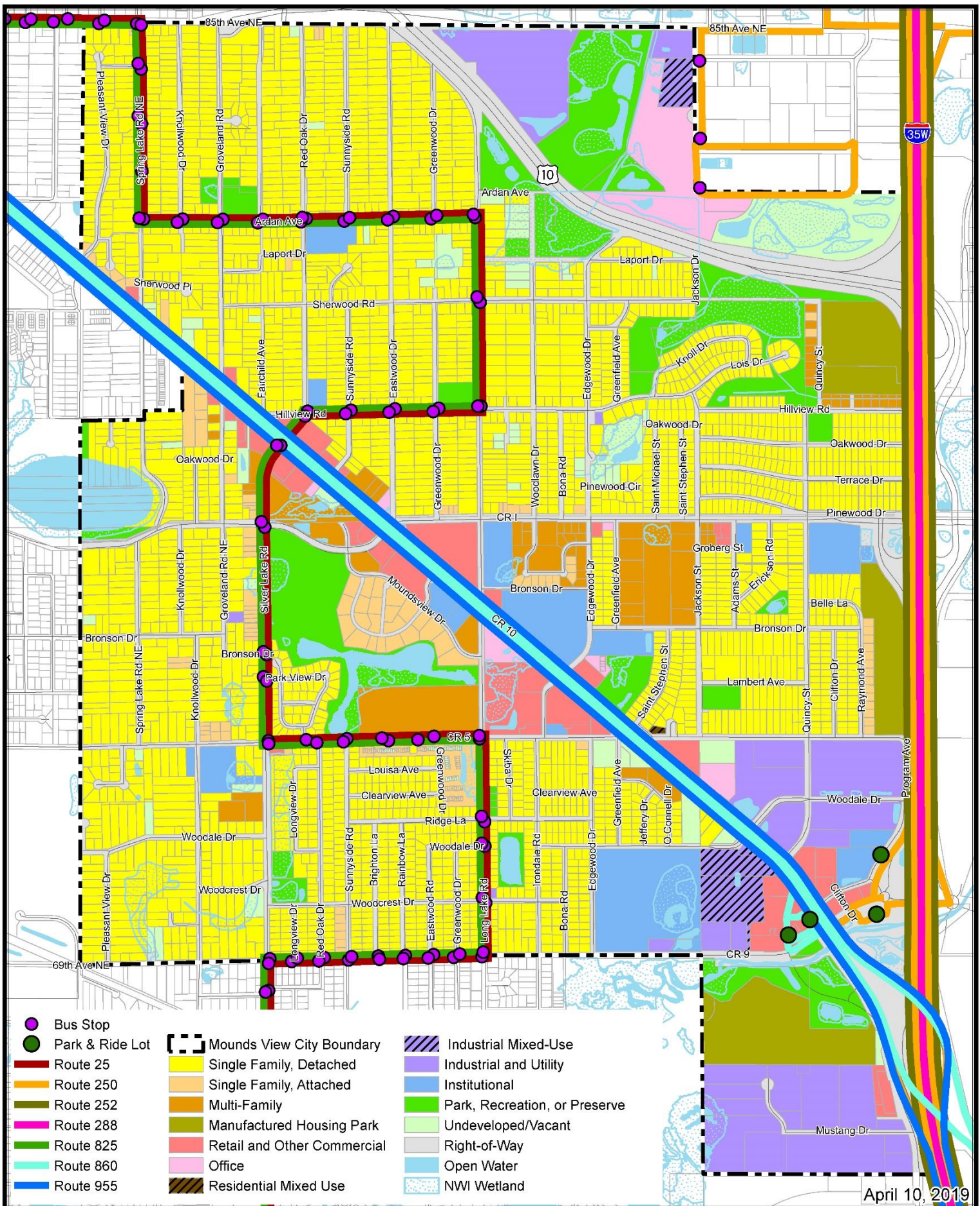
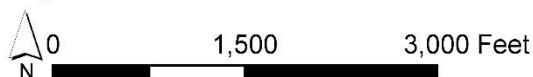


Figure 5-3: Existing Transit System
City of Mounds View



Aviation

The Federal Aviation Administration (FAA) and Minnesota Department of Transportation (MnDOT) Aeronautics safety and standards are a major consideration in the planning, design, maintenance, and operation of air transportation facilities and services. There are no existing or planned aviation facilities within Mound View. However, the City has a responsibility to protect airspace from potential hazards to air navigation including electronic interference. The City recognizes its responsibility to protect the general airspace around the airport in Blaine and within City limits.

Federal and state agencies have established safety zones and regulations around public airports to ensure safety of aircraft operations. Land uses in these zones must be consistent with FAA and MnDOT Aeronautics rules. Structures that are 200 feet tall or higher may pose a hazard to air navigation. As such, structures are limited to a maximum height of 200 feet and there can be no interference with electronic communications, airport lighting, and impairment of visibility. The construction for any structure or alteration exceeding a height of 200 feet or any construction or alteration of greater height that an imaginary surface extending upward at a scale of 100:1 from the nearest point of the nearest runway of a public airport requires notification to the MnDOT Commissioner and possibly the FAA.

The current FAA Regulations can be found on the FAA website. Part 77 of the Current FAA Regulations contains guidelines regarding when the FAA shall be notified of construction or alterations that will affect the local airspace. In the event that the FAA shall be notified of proposed construction or alterations, one may find the appropriate form ("Notice of Proposed Construction or Alteration" – Form 7460-1) on the FAA website. The FAA has several regional offices with Minnesota served by the Great Lakes Regional Office in Des Plaines, Illinois.

There currently are no structures in Mounds View that exceed 200 feet or pose safety hazards to air navigation. Mounds view is almost fully developed and land uses are well established in the safety zones. Some infill development of residential land may occur as property owners subdivide larger lots in the future. Mounds View has enacted a Wireless Telecommunication Facilities Ordinance that governs the height of towers among other things. This ordinance limits the height of towers to 150 feet in an industrial area, subject to certain conditions. As such, the City is not expecting to have any structure that would be taller than 200 feet near the airport or within its boundaries.

In 2008, the Mounds View City Council passed Resolution 7366, opposing the expansion of the Anoka County-Blaine Airport runway(s), and opposing any legislative effort to reclassify the airport as an intermediate status facility.

The City expects to participate in the long-term planning efforts and preparations of the safety zoning ordinance for the Anoka County-Blaine Airport and to ensure that airport noise levels to not increase in Mounds View.

Freight

There are a couple nodes of industrial uses that generate freight movement within Mounds View, each adjacent to city limits.

The first and largest is around the interchange of I-35W and Mounds View Boulevard (County 10). Multiple industrial facilities with trucking docks are located in this area. Access is provided via A-Minor and local streets to the Interstate system and Mounds View Boulevard.

The second use that generates freight movement is along the city's northern border. There is a distribution center with direct access to County Rd J, an A-Minor Expander so freight traffic is not expected on local streets as a result.

There are no rail lines or rail stations in Mounds View. One rail line and spur runs adjacent to city limits and to a property in Fridley. County Road H2 through Mounds View is the most direct route between the property and Interstate-35W, creating freight traffic through Mounds View along County Road H2 as a result.

Figure 5-4 illustrates major access-point and destinations in Mounds View for freight traffic. Figure 5-1 maps multi-axle freight traffic on A-Minor and Principal Arterial roads.



Figure 5-4: Freight Access

TRAFFIC ANALYSIS ZONES

The City of Mounds View lies within Traffic Analysis Zones (TAZ) 1692 through 1695, and 1701 through 1707. Portions of zones 1703 and 1695 are also within adjacent cities. Figure 5-5 shows the alignment of TAZ zones and Mounds View boundaries. Population, household, and employment forecasts are allocated for each TAZ zone in Table 5-2.

The City of Mounds View is developed with few vacant parcels. New population growth in each zone will be the result of residential and mixed-use redevelopment. The heaviest concentration of redevelopment (i.e. population growth) is guided along the Mounds View Boulevard corridor, which limits the need for road improvements on local roads and better supports use of mass transit and alternative modes of transportation.

TAZ zone 1701 is expected to see the greatest population change in the city with an 80 person increase. This zone is one of the largest by geographical area and includes land along Mounds View Boulevard, residential neighborhood, one of the city's manufactured home parks, and large industrial parcels. Population growth here could be a result of mixed-use or high-density residential development along Mounds View Boulevard, or infill development in the residential neighborhoods or manufactured home park.

The number of households is also expected to remain steady across all Mounds View TAZ zones. In one zone near Long Lake Road and County Road H2, the number of households is expected to drop by 10. In the other zones, the number of households is expected to increase by anywhere between 10 and 30 between 2020 and 2040. The greatest increase is expected in a small zone between Mounds View Boulevard and Spring Lake.

Employment numbers are expected to rise nearly across the board, with one major exception. The zone that is spread between Blaine and the northeast corner of Mounds View and that includes a Medtronic facility within Mounds View and industrial uses within Blaine is expected to lose 100 jobs between 2020 and 2040. Most zones are expected to gain somewhere between 10 and 40 jobs. The zone south of Mounds View Boulevard at the southeast corner of Mounds View is expected to gain 300 jobs.

Most growth is expected in TAZ zones adjacent to Mounds View Boulevard.

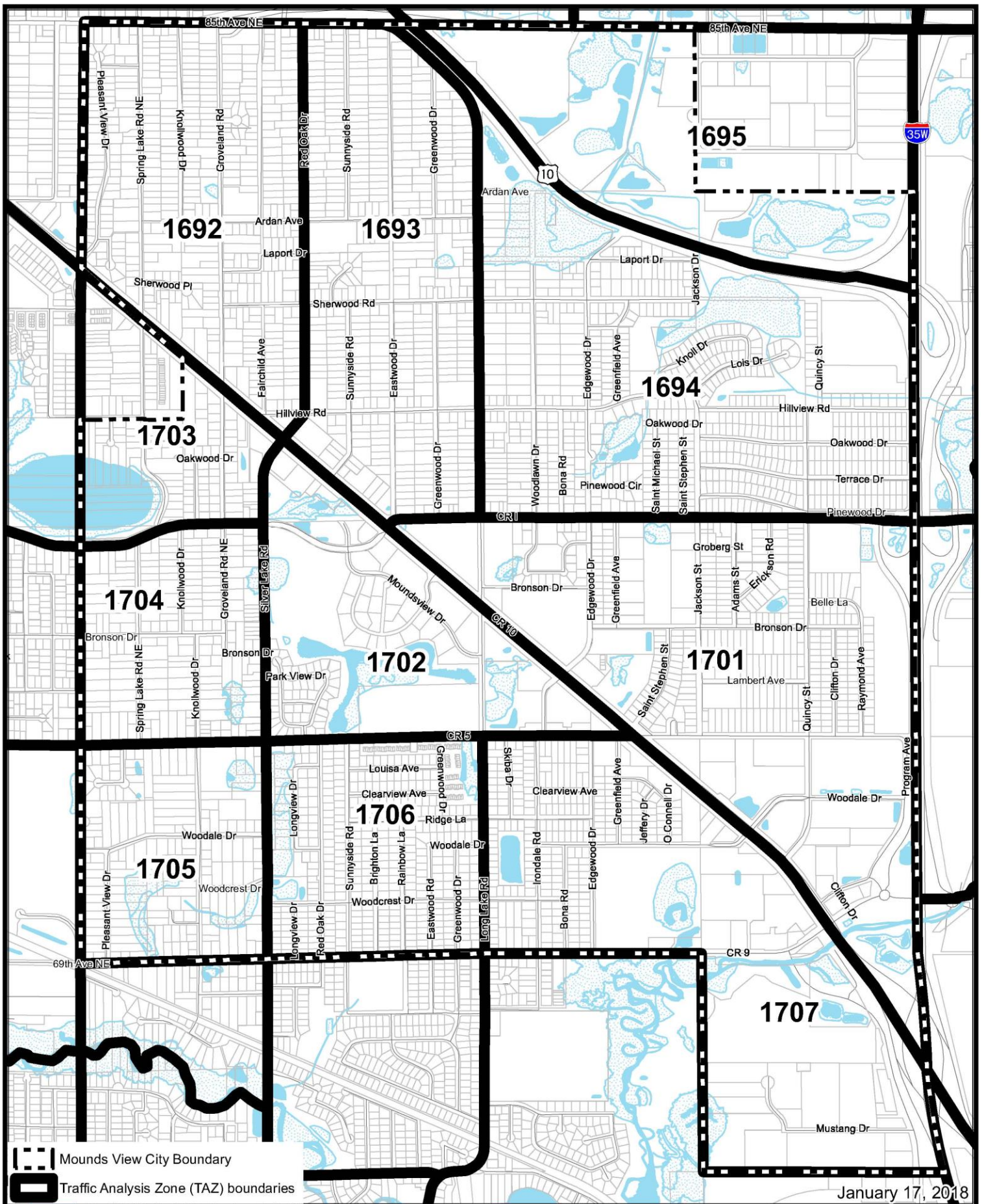


Figure 5-5: Traffic Analysis Zones (TAZ)

Table 5-2: Traffic Analysis Zones (TAZ)

| <i>Population : TAZ</i> | <i>2020</i> | <i>2030</i> | <i>2040</i> |
|-------------------------|-------------|-------------|-------------|
| 1692 | 1,200 | 1,200 | 1,210 |
| 1693 | 1,230 | 1,230 | 1,240 |
| 1694 | 2,150 | 2,130 | 2,150 |
| 1695 | 0 | 0 | 0 |
| 1701 | 2,600 | 2,640 | 2,680 |
| 1702 | 1,710 | 1,720 | 1,740 |
| 1703 | 520 | 540 | 570 |
| 1704 | 470 | 480 | 490 |
| 1705 | 470 | 450 | 450 |
| 1706 | 1,020 | 980 | 970 |
| 1707 | 1,130 | 1,130 | 1,140 |

| <i>Households : TAZ</i> | <i>2020</i> | <i>2030</i> | <i>2040</i> |
|-------------------------|-------------|-------------|-------------|
| 1692 | 480 | 490 | 490 |
| 1693 | 490 | 500 | 510 |
| 1694 | 850 | 870 | 870 |
| 1695 | 0 | 0 | 0 |
| 1701 | 1,080 | 1,100 | 1,100 |
| 1702 | 750 | 770 | 770 |
| 1703 | 220 | 250 | 250 |
| 1704 | 210 | 210 | 220 |
| 1705 | 190 | 190 | 190 |
| 1706 | 410 | 410 | 400 |
| 1707 | 500 | 500 | 500 |

| <i>Employment : TAZ</i> | <i>2020</i> | <i>2030</i> | <i>2040</i> |
|-------------------------|-------------|-------------|-------------|
| 1692 | 60 | 60 | 70 |
| 1693 | 40 | 40 | 50 |
| 1694 | 80 | 80 | 90 |
| 1695 | 4,660 | 4,710 | 4,560 |
| 1701 | 1,610 | 1,690 | 1,730 |
| 1702 | 280 | 340 | 380 |
| 1703 | 110 | 140 | 140 |
| 1704 | 0 | 0 | 0 |
| 1705 | 10 | 10 | 20 |
| 1706 | 90 | 100 | 110 |
| 1707 | 940 | 1,120 | 1,260 |

PLANNED IMPROVEMENTS

The City of Mounds View will continue to collaborate with neighboring municipalities, Anoka and Ramsey Counties, and MnDOT to maintain and improve mobility and access for residents and visitors to the city.

Highlights from the 2018-2024 Capital Improvement Plan are listed below.

- 2018 – Program Ave from MV Blvd to CR H2
- 2019 – Bronson Dr from Edgewood to Long Lake and Woodale Dr.
- 2019 – Water Treatment System Upgrade (bonds in 2020)
- 2020 – Quincy St from CR H2 to CR I
- 2020 – MV Blvd / Co. Rd. H2 intersection improvements
- 2020 – Water Treatment System Upgrade
- 2021 – Pleasant View Dr/84th Ave
- 2021 – Spring Lake Road
- 2021 – Water Treatment System Upgrade
- 2022 – Bronson from Edgewood to Quincy
- 2024 – Intersection improvements along MV Blvd (2024 or later)
- 2026 – Sediment Removal – Silver View Pond (approx. year)



TRANSPORTATION ELEMENT REQUIREMENTS

| Item | Solution | Done? |
|---|-------------|-------|
| TAZ table with population, household, employment growth (2020, 2030, 2040) | Table 5-3 | Y |
| Describe connection between growth and FLU | Page 5-13 | Y |
| Describe placement of density around transit | Page 5-9 | Y |
| Map of functional classification | Figure 5-1. | Y |
| Information on A-minor's: | - | n/a |
| <ul style="list-style-type: none"> Existing and future number of lanes | Page 5-3 | Y |
| <ul style="list-style-type: none"> Traffic volumes, inc. heavy commercial | Figure 5-1 | Y |
| <ul style="list-style-type: none"> Map 2040 traffic volumes | | N |
| <ul style="list-style-type: none"> Planned improvements for principal arterials | Page 5-16 | Y |
| <ul style="list-style-type: none"> Incorporate MnDOT access management | Table 5-1 | Y |
| Identify transit market area | Page 5-9 | Y |
| <ul style="list-style-type: none"> Dail-a-ride service | Page 5-9 | Y |
| <ul style="list-style-type: none"> Existing and potential high-frequency transit routes | None | Y |
| <ul style="list-style-type: none"> Existing and planned transit stations and transit centers | Figure 5-3 | Y |
| <ul style="list-style-type: none"> Existing and planned park-and-rides and express corridors | Figure 5-3 | Y |
| <ul style="list-style-type: none"> Existing and planned transit advantages | None | Y |
| Describe and map bike facilities (include RBTN), connections to activity centers, physical barriers | Page 5-7 | Y |
| Describe pedestrian needs for Suburban designation | Page 5-7 | Y |
| Airport: Identify policies/ordinances protecting airspace | Page 5-11 | Y |
| Identify freight terminals, nodes, | Page 5-12 | Y |
| Map multi-axle traffic on principal arterial and a-minors | Figure 5-1 | Y |

Chapter 6: Water Resources

INTRODUCTION

This chapter provides information on the City's Sanitary Sewer, Local Surface Water Management, and Water Supply Plans. These plans are currently being updated to meet new Metropolitan Council and watershed district standards. Full versions of these water resource plans will be included as appendices to the final comprehensive plan.

Water Resources Goals and Policies

The City of Mounds View recognizes the importance of water resources for human and ecological services. The following goals and policies address sanitary sewer, surface water, and water supply.

1. Provide adequate sanitary sewer, water supply, and surface water management to serve existing and new development or redevelopment.
2. Construct and operate existing and new public facilities to protect the health, safety, and welfare of residents.
3. Develop a plan consistent with the Metropolitan Council's Regional Development Framework.

Policies and Action Steps:

1. Encourage new development or redevelopment that is consistent with the capacity of the sanitary sewer and water systems.
2. Continue City activities to prevent or eliminate excessive infiltration/inflow from the sanitary sewer system.
3. Continue City activities and programs to prevent flooding and adverse impacts from land disturbance, and to manage and preserve the City's wetlands, lakes, and groundwater.
4. Continue implementation of the City's water conservation actions including a conservation rate structure, system improvements, educational efforts, conservation ordinances, and enforcement of water regulations.

SANITARY SEWER

The Metropolitan Council has prepared forecasts for sewer flow to assist communities in their comprehensive planning efforts. The sewer forecasts for Mounds View are presented in Table 6-1.

Table 6-1: Sewer Forecasts

| | 2020 | 2030 | 2040 |
|--------------------------------------|--------|--------|--------|
| Sewered Population | 12,300 | 12,300 | 12,400 |
| Sewered Households | 5,100 | 5,200 | 5,200 |
| Sewered Employment | 6,800 | 7,100 | 7,200 |
| Average Annual Wastewater Flow (MGD) | 1.06 | 1.03 | 1.01 |

The City of Mounds View is served by two Met Council interceptors, 4-NS-523 and 4-NS-524. Mounds View's wastewater flow is treated at the Metropolitan Waste Water Treatment Plant in St. Paul. Several improvements are planned for this facility through 2040 to provide for additional plant capacity and to meet required permit standards.

The Met Council has established infiltration/inflow (I/I) goals for all communities discharging wastewater to the Metropolitan Disposal System. Since excess I/I is a local concern to Mounds View as well as a regional concern to the Metropolitan Council, Mounds View will continue to work on reducing I/I in its sanitary sewer. The City's goals generally are to identify and prevent I/I from exceeding local and regional system capacity and causing local backups, and to work to remove I/I from the system to the greatest extent practicable.

As demonstrated in Table 6-1, the community's sewer flow is anticipated to decrease slightly by the year 2040, largely due to water conservation efforts. The City does not anticipate any capacity issues with the existing sewer system.

SURFACE WATER MANAGEMENT

Mounds View is within the Rice Creek Watershed District. The City has updated its local surface water management plan to reflect the needs of the watershed district and the Metropolitan Council. A draft plan has been prepared and is currently (2019) under review by the watershed district and Met Council. A full copy of the plan will be included in the appendices of this Comprehensive Plan upon completion.

WATER SUPPLY PLANNING

The City of Mounds View water system includes water supply, treatment, distribution, and storage to meet the water demands of the utility's customers. The utility operates five active groundwater wells to supply water and maintains two water tanks in the distribution system to sustain water system pressures and provide water during emergencies.

The City's water system supply and storage is adequate to meet projected future water demands. The existing firm water supply capacity exceeds the projected 2040 maximum day demand. The existing water storage capacity exceeds future average day demand. While no new water system facilities are planned, maintenance and repair of existing facilities are ongoing. The water treatment facilities are currently (2019) being evaluated to determine necessary repairs and improvements to be made over the next five years.

All public water suppliers in Minnesota that operate a public water distribution system, serve more than 1,000 people, and/or all cities in the seven-county metropolitan area, must have a Water Supply Plan (WSP) approved by the Department of Natural Resources (DNR). The City of Mounds View Water Supply Plan is required by the DNR and Metropolitan Council. The Mounds View WSP was originally submitted in December 2016 and was updated in January 2019. A full copy of the plan is included in the appendices of this Comprehensive Plan.



Inflow & Infiltration

One Million Dollars, per year! That is the cost of treating sewage that the City of Mounds View pays to the Metropolitan Council each year to have our sewer lines connected to their sanitary sewer treatment system. I & I, or Inflow and Infiltration comprises somewhere from 20% to 25% of that bill.

Inflow is waste water going down the drain. Flushing toilets, showers, sinks, washing machines, etc. It is not lawn sprinkling as that goes back into the ground or down the storm sewer.


Infiltration is seepage into the underground sewer lines, both the City collector lines and the lateral line from the house/business to that collector line. Cracks occur due to settling, roots, or construction activity and with our high water table, ground water or clear water, seeps into the pipe.

You can HELP, do not let the faucet run in the sink. Use water saving appliances and low flow shower heads. 100% of our lines will be inspected and re-lined within the next 10 years. A proposed ordinance will require homeowners to inspect and repair their lateral line at the point of sale.

Chapter 7: Implementation

INTRODUCTION

This Chapter is intended to address the Metropolitan Council's Checklist of Minimum Requirements regarding Implementation, unless otherwise addressed previously in this Plan.

 The Comprehensive Plan (Plan) will be implemented through the following:

1. When considering a change in land use (e.g. Zoning Map amendment, subdivision, conditional use permit, etc.), the City Council and Planning Commission shall consider if the proposed use is consistent with the Goals and Policies of the Comprehensive Plan.
2. When considering annual department goals, Department Heads shall consider their role in implementing the Goals & Policies of the Comprehensive Plan, in conjunction with the Strategic Plan.
3. When considering adoption of a three-year Strategic Plan, the City Council shall consider how it relates to, and implements the Goals & Policies of this 20-year Comprehensive Plan. This includes the timeline in which this Comprehensive Plan will be implemented.
4. When considering adoption of a 5-year Financial Plan¹, City Staff and the City Council shall consider prioritization of expenditures, in implementing the Goals & Policies of the Comprehensive Plan.
5. When considering studies, inter-agency cooperative efforts, and Joint Power Authorities (when applicable), City Staff will consider how these actions are impacted by this Comprehensive Plan, in addition to that of adjacent agency's comprehensive plans, to meet common goals.

 Official Controls relevant to this Comprehensive Plan include the following:

- Mounds View City Code, Chapters 600 (Public Health and Safety), 900 (Public Ways), 1000 (Building and Development Regulations), 1100 (Zoning Code), 1200 (Land Subdivisions), and 1300 (Flood Control Regulations).
- All new buildings designated for human occupancy shall be connected to the Municipal water system.²

¹ The Five Year Financial Plan (aka Capital Improvement Plan, or CIP) is adopted annually, as required by the City Charter, Chapter 7.05. The Financial Plan includes the replacement of equipment and vehicles within their expected life-cycle (5 – 25 years). The CIP is adopted annually in May, and supports annual budget preparation for the coming August/September. The Five Year Financial Plan is available at www.moundsviewmn.org and through the City's Finance Department.

² City Code, Section 906.01 (Connection Required; Exceptions).



Priorities


The Strategic Plan establishes policy areas and strategy for the City to concentrate its efforts. The 2020-2023 Plan identifies the following Major Themes:


- Financial Stability
- Maintain Good Infrastructure
- Demographics: Diversity & Outreach
- Employee Recruitment & Retention
- Business Retention & Expansion

The Strategic Plan identifies Goals, allocated funds and funding gaps, and Staff's tasks in implementing the Plan within fiscal constraints. In preparation of creating the Strategic Plan, the City Council discusses numerous subjects during Council Work Sessions, such as Development Priorities (pictured). In this example, the Council identified five priority sites (2018):

- Tires N'More/Simon's Sports
- Mounds View Blvd & Woodale Dr
- Rydell Auto Outlet
- Mounds View Blvd & Spring Lake Rd
- Snyders

- All buildings which include a toilet or other plumbing facilities, and which are adjacent to the municipal sanitary sewer system, must be connected to the system.³ Once connected, septic tanks are required to be filled.⁴ There is one known single-family home which is not connected to the municipal sewer system.

 Within nine months of adoption of this Plan, the City shall update its Official Controls (e.g. City Code), such that the Code and this Plan are not in conflict. It is not the City's intent that such amendments (e.g. Zoning Map amendments) create non-conforming land uses, but such conflicts must be considered when balancing property rights, and Goals & Policies of this Plan.

 Mounds View is an affordable community, with strategic access to major freeways, and is within an outstanding school district. The community welcomes all residents.

Regarding Affordable Housing, the Metropolitan Council has allocated a need for 27 additional units of affordable housing in Mounds View by 2030.⁵ The City will consider subsidized development projects on a case by case basis, dependent upon location, project integration within the neighborhood, and the City's fiscal abilities. It is the City's desire for affordable housing to be mixed with market rate housing, although, in practice, this is not always feasible. Mounds View includes a substantial amount of naturally occurring affordable housing, such as manufactured homes, and aging apartments built in the 1960's and 1970's. It is the City's desire that these communities be stabilized, physically (structures) and neighborly (community). The City does not have the capacity to stabilize these communities alone, and is dependent upon cooperation with property owners, Ramsey County, ISD 621, community organizations, and private development. If these communities are to be redeveloped and residents displaced, it is the City's intent (when practical) that the number of affordable housing units be re-established within the same project, or within the same school attendance area, but not necessarily at the same affordability.

Since the relocation of US Highway 10 in 1999, Mounds View Boulevard (County Road 10) has experienced many vacant businesses and blight due to changing traffic patterns, a changing economy, and commercial landlords who have chosen not to reinvest in their properties. The 2018 Community Survey indicates that Mounds View Boulevard is the #1 priority that residents would change, and that there is a desire for additional restaurants, grocery stores, retail, and other businesses. In order to support such businesses, the community's income must increase, either through higher income families, or through increased density. In either case, redevelopment involves change,

³ City Code, Section 907.02 (Connection with System Required).

⁴ City Code, Section 907.04, Subd 3 (Construction Specifications).

⁵ Metropolitan Council, 2021-2030 Allocation of Affordable Housing Need. Allocation of need includes 13 units for households at or below 30% of the Area Median Income (AMI), 5 units for households with income 31% - 50% of AMI, and 9 units for households with income 51% - 80% AMI.

which is difficult for established neighborhoods to accept. But change is necessary to support the Mounds View Boulevard corridor.

Similar to aging apartment buildings, the community includes aging single-family homes. The City utilizes the Center for Energy and Environment (CEE) to administer the City's housing assistance program.⁶ The program has been seldomly used, and is adequately funded based on demand. The program is promoted by City Staff through word-of-mouth to homeowners in need (e.g. during building permit inspections), and through the City's website.



⁶ Emergency Repair Loan, Revolving Loan Program, Manufactured Home Loan, Home Energy Squad.

IMPLEMENTATION ELEMENT REQUIREMENTS

| Item | Solution | Done? |
|--|----------|-------|
| Describe public programs, devices, actions used to implement plan | | |
| Describe timeline for implementation of each element | | |
| CIP for transportation | | |
| CIP for sewers | | |
| CIP for parks | | |
| CIP for water supply | | |
| CIP for open space facilities | | |
| Describe sequence of major public investments | | |
| Describe official controls, zoning, subdivision, water supply, private sewer | | |
| Shcedule needed changes to official controls | | |
| Include zoning map | | |
| Describe zoning categories | | |
| Describe where zoning must be updated to follow plan | | |