



2401 Highway 10 • Mounds View, MN 55112-1499  
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## **COMPREHENSIVE PLAN TASKFORCE**

### **Meeting Agenda**

**March 13, 2018, 7:00 PM**

**Mounds View City Hall, 2401 Mounds View Blvd.**

1. **Call to Order**
2. **Roll Call**
3. **Approval of the Agenda**
4. **Special Order of Business**
  - A. (none)
5. **Regular Business**
  - A. Discussion: Goals & Policies and Future Land Use Map
6. **Direction for Next Meeting**
  - A. Discussion: Goals & Policies and Future Land Use Map (cont.)
7. **Other Business**
  - A. Next scheduled meeting: Tuesday, March 27, 2018 at 7:00 PM
8. **Call to Adjourn**

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To:	John Sevald	From:	Beth Elliott
	City of Mounds View		Stantec Consulting
File:	Mounds View Comprehensive Plan	Date:	February 28, 2018

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**Reference:** Task Force Meeting | February 27, 2018

## GOALS EVALUATION

Task force members were asked to review the goals and provide feedback using dot voting and post-it notes for land use, housing, public facilities, transportation, economic development, intergovernmental coordination, and water resources goals. Members could use green dots to symbolize that they “love” the goal, orange dots symbolized “no opinion”, and red dots symbolized that they “hate” the goal. The goals and respective feedback are summarized below by category. Photos of the boards with dots and comments are included following this memo.

### Land Use

- Any amendment to the Zoning Map shall be consistent with the Comprehensive Plan Future Land Use Map, and the Plan's Goals and Policies.
  - 5 love the goal, 4 have no opinion
- Prior to approval of a change in land use, the City Council/Board of Adjustment shall consider impacts to the neighborhood, from the viewpoint of neighbors.
  - 5 love the goal, 3 have no opinion
  - Comment: which neighbors?
- Encourage citizen participation in land use decisions through; timely education (website, Mounds View Matters, public hearing notices, neighborhood notices), and participation (Open Forum, Public Hearings, neighborhood/developer meetings).
  - 7 love the goal, 2 have no opinion
- Prior to approval of new developments and expansions (>10% or 10,000 sf), the development should be buffered from affected residential areas and public spaces. Buffering shall be consistent with what is required by City Code, or as approved by the City Council/Board of Adjustment.
  - 5 love the goal, 3 have no opinion
  - Comment: define “buffered” visual sound
- Prior to approval of new developments and expansions which significantly change the character of the neighborhood, in the opinion of the City Council or Staff, the developer may be required to conduct impact studies for traffic, noise, water, economic or housing markets, or other topics of concern. Such impact studies shall be considered when approving development projects.
  - 7 love the goal, 2 have no opinion
  - Comment: forestry loss or potential gain should be included
- Prior to approving an amendment to the Comprehensive Plan Map and/or Zoning Map, the City Council shall consider impacts to the neighborhood and community, to the greatest extent practical.
  - 7 love the goal
- Prior to approval of new developments and expansions (>10% or 10,000 sf), consideration shall be given that the project contributes to a unified neighborhood appearance, through architectural characteristics common amongst neighboring buildings (in the opinion of the City Council/Board of Adjustment), and continuation or enhancement of landscaping patterns.
  - 1 love the goal, 3 have no opinion, 4 hate the goal
  - Comment: need to develop an architectural vision before this is practical

**Reference: Task Force Meeting | February 27, 2018**

8. Create distinctive neighborhood nodes that are economically and environmentally sustainable, at the intersections of Mounds View Blvd and; (1) Silver Lake Rd; (2) Edgewood Dr; and (3) Co Rd H. Silver Lake Rd and Co Rd H are mass-transit routes. Edgewood Dr has the highest potential of becoming a "town center", which would carry over one block to the intersections of Mounds View Blvd & Long Lake Rd, and Co Rd H2.
  - 4 love the goal, 2 have no opinion, 4 hate it
  - Comment: distinctive how?
9. Guide High Density Residential (XX-units p/acre) for areas within the Mounds View Blvd Neighborhood Nodes, and along Co Rd I (east of Mounds View Blvd).
  - 3 love the goal, 2 have no opinion, 5 hate it
  - Comment: Commercial
10. Guide Medium Density Residential (XX-units p/acre) for areas adjacent to these Neighborhood Nodes, and along Arterial and Collector roads.
  - 2 love the goal, 4 have no opinion, 3 hate it
  - Comment: or high-density
11. Preserve the character of residential neighborhoods by maintaining permitted density standards.
  - 6 love the goal, 3 have no opinion
12. Cooperate with manufactured home park owners to determine the highest and best use of their property. If not manufactured housing, then conduct studies to determine the highest and best use, to the benefit of the City.
  - 1 loves the goal, 1 has no opinion, 6 hate it
13. Encourage underutilized commercial properties in residential areas for uses that are compatible with the surrounding neighborhood.
  - 5 love the goal, 4 have no opinion
  - Comment: how will compatible be defined?
14. Support the use of Planned Unit Developments (PUD) which demonstrate a value to the community that would not occur as a standard development under the minimum City Code requirements.
  - 1 loves the goal, 4 have no opinion, 2 hate it
  - Comment: what is a PUD?
15. The City will proactively enforce zoning standards of all commercial properties.
  - 9 love the goal
16. The City will proactively enforce zoning standards for all residential properties.
  - 9 love the goal
  - Comment: proactive and reactive for zoning in residential and commercial. Combine these goals.
17. The City will reactively enforce zoning standards for all residential properties.
  - 1 loves it, 3 have no opinion, 5 hate it
  - Comment: proactive is more fair and equitable

**Housing**

1. Preserve the character of residential neighborhoods through enforcing property maintenance codes, and promoting home improvement financial assistance.
  - 8 love the goal
2. Preserve and enhance medium density neighborhoods through proactive zoning enforcement, rental housing inspections, and encouraging owner reinvestment.
  - 6 love the goal, 2 have no opinion
3. Preserve existing manufactured home parks as a means of naturally occurring affordable housing.
  - 4 love the goal, 4 have no opinion
  - Comment: Manufactured housing is a vital part of life-cycle housing in Mounds View
4. Encourage life-cycle housing, including affordable rental housing, single-family homes and townhomes, and senior housing including, assisted living.

**Reference: Task Force Meeting | February 27, 2018**

- 7 love the goal
- 5. The City shall be supportive of the redevelopment of large single-family lots into smaller single-family detached or attached homes.
  - 3 love the goal, 4 have no opinion, 1 hates it
  - Comment: only initiated by property owners
  - Comment: multi-generational
- 6. The City shall preserve the character of single-family neighborhoods through discouraging the redevelopment of large lots into more intensive densities.
  - 3 love the goal, 4 have no opinion, 1 hates it
- 7. The City will encourage private investment in existing multi-family housing, with the intent of transforming older substandard buildings into those that provide modern amenities.
  - 7 love the goal, 1 has no opinion
- 8. The City will provide financial incentives for private investment and renovation of older multi-family housing, which are determined by the City to be substandard and detract from the neighborhood.
  - 8 love the goal
- 9. The City will participate financially with public and non-profit organizations to acquire and renovate multi-family housing into facilities that meet modern expectations and amenities.
  - 6 love the goal, 2 hate it
  - Comment: how does this impact tax revenue?
  - Comment: if this can be done while maintaining affordability
- 10. The City will aggressively promote the use of City sponsored home improvement assistance programs.
  - 3 love the goal, 4 have no opinion, 1 hates it
- 11. The City will pursue requiring a point-of-sale inspection ordinance.
  - 2 love the goal, 3 have no opinion, 2 hate it
  - Comment: highly support this

**Public Facilities**

1. Consider reuse of underutilized and undeveloped public green space for recreational opportunities.
  - 6 love the goal, 2 have no opinion
2. The City shall invest in its facilities (e.g. parks and public buildings), with the intent of encouraging homeowners to invest in their own properties.
  - 5 love the goal, 3 have no opinion
  - Comment: and maintain our assets to the best of our ability
3. Develop a Pollinator-Friendly parks program.
  - 4 love the goal, 3 have no opinion, 1 hates it
4. Investigate alternative recreational uses for public and private undeveloped open space.
  - 1 loves the goal, 7 have no opinion
5. The City will implement these Goals & Policies in a fiscally responsible manner, through the Capital Improvement Program (CIP), considering investments in programs and facilities that will result in the greatest impact (cost/benefit).
  - 5 love the goal, 3 have no opinion

**Transportation**

1. Promote walkability along the Mounds View Blvd corridor through pedestrian connections through new developments.
  - 7 love the goal, 1 hates it
  - Comment: maintain new streets and utilities
  - Comment: green space trees

**Reference: Task Force Meeting | February 27, 2018**

2. Assure that new developments along the Mounds View Blvd corridor are designed with adequate access, internal circulation, off-street parking, and loading, as demonstrated by the developer through impact studies (when appropriate), while continuing to allow flexible standards.
  - 8 love the goal, 1 has no opinion
3. The City will update studies and construction cost estimates to beautify Mounds View Blvd, work with Ramsey County (road authority) on design and access improvements, and consider improvements through the CIP.
  - 5 love the goal, 3 have no opinion
4. Expand and improve city trails which connect to regional trail systems.
  - 8 love the goal, 1 has no opinion
5. When considering approval of Development Reviews, consider the needs for sidewalks and trails through public and private property.
  - 7 love the goal, 2 have no opinion
6. Pursue improvements to pedestrian crossings of Mounds View Blvd to provide safe access.
  - 9 love the goal
  - Comment: promote following existing pathways and laws
7. Pursue a Bus Rapid Transit (BRT) route, serving Mounds View.
  - 4 love the goal, 5 have no opinion
  - Comment: What does this mean for access?
8. Pursue improvements to transit stops, such as bus shelters and improved signage.
  - 4 love the goal, 4 have no opinion
9. Expand the trail system along Mounds View Blvd, connecting to trail systems in adjacent communities.
  - 8 love the goal, 1 has no opinion
  - Comment: contingent on goal 8
10. Improve public informational signage along Mounds View Blvd for both pedestrians and motorists.
  - 7 love the goal, 1 hates it
  - Comment: hooray for a wayfinding project!!
11. The City will proactively advocate for improvements to the county road system.
  - 9 love the goal

**Economic Development**

1. Create a common theme or brand; "woods and wetlands", along the Mounds View Blvd corridor.
  - 2 love the goal, 6 have no opinion, 1 hates it
  - Comment: yes- green space, parks, water runoff
  - Comment: yes to common theme, just not "woods and wetlands"
2. Proactively promote economic development, attracting commercial uses which will reduce the tax impact on residential properties.
  - 3 love the goal, 4 have no opinion
3. The City will consider the use of Tax Increment Financing (TIF) only for projects that demonstrate a benefit to the community, and which further the Comprehensive Plan Goals & Policies.
  - 5 love the goal, 4 have no opinion
  - Comment: How can that be proved? It seems that any entity can plead a case for TIF under this assumption
  - Comment: And meet requirements to pass the "but/for" test as Ehler's review of MWF project
4. The City will be a "developer friendly" community, through streamlining the development review and approval process in a time efficient manner.
  - 5 have no opinion about the goal, 3 hate it
5. Identify specific industries that would benefit by locating in Mounds View because of the City's proximity to job corridors, manufacturers, suppliers, and transportation corridors, and matching those potential businesses with redevelopment sites that may serve their specific needs.

**Reference: Task Force Meeting | February 27, 2018**

- 6 love the goal, 1 has no opinion, 1 hates it
- 6. The City shall acquire challenging properties (due to location, size, shape, or access) for assemblage into larger developable projects, and market for private development.
  - 7 love the goal, 1 has no opinion, 1 hates it
- 7. The City shall develop a vision for redevelopment sites, to include visual examples (e.g. sketches) of desirable uses, buildings and landscaping.
  - 8 love the goal, 1 hates it
  - Comment: seems \$\$\$ with little return on investment
- 8. The City will aggressively promote the redevelopment of public and privately owned landlocked properties.
  - 8 have no opinion on the goal, 1 hates it
- 9. The City will encourage the preservation of undeveloped landlocked properties as green space.
  - 4 love the goal, 2 have no opinion, 2 hate it
- 10. Continue an active Business Retention & Expansion program.
  - 6 love the goal, 2 have no opinion
- 11. Promote the use of business development programs to private businesses.
  - 2 love the goal, 4 have no opinion, 1 hates it
- 12. Proactively encourage the private investment and renovation of retail centers to meet the visual expectations of the City.
  - 7 love the goal
  - Comment: how would the City do this?
- 13. The City will prioritize public investment in redevelopment opportunities, based on current market demands and potential.
  - 1 love the goal, 3 have no opinion, 4 hate it
  - Comment: unsure what this means
- 14. The City will develop a fiscally sustainable source for economic development investments and programs.
  - 3 love the goal, 5 have no opinion
  - Comment: not sure how this is currently done
  - Comment: how is this different from the current mold?
- 15. The City will actively monitor development activities in adjacent communities, which may impact Mounds View.
  - 3 love the goal, 3 have no opinion, 2 hate it
  - Comment: Plan worthy?
  - Comment: This is very important as aesthetics in adjacent communities can affect traffic, patronage, and other amenities in our city. EX: TCAP

**Intergovernmental Coordination**

1. The City will provide communications and publicity to its residents and the public, of news and events, using multiple media platforms.
  - 9 love this goal
2. The City will work with the YMCA, Mounds View School district, and youth athletic associations to identify opportunities to share facilities and expenses, for programing, maintenance, and renovation.
  - 7 love the goal, 1 hates it
  - Comment: relevant to plan?
  - Comment: can we be more expansive? Arts groups, senior groups

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## Water Resources

1. When development is proposed near wetlands and shoreland (within 1,000' of Spring Lake), consideration will be given as to how the development may affect the wetlands and shoreland, and if and how the development can enhance wetlands and shoreland (appearance and water quality).
  - 5 love the goal, 2 have no opinion, 2 hate it
  - Comment: seems obvious this would be done
  - Comment: should be all developments
  - Comment: Includes runoff
2. Pursue public investment in water quality improvements of public waterways.
  - 6 love the goal, 2 have no opinion
  - Comment: clarity "public waterway", navigable

In a follow-up conversation, Task Force members some topics were missing from the Goals and Policies. Topics mentioned include:

- Partnerships with environmental jurisdictions (e.g. watershed)
- Forestry-related goals (e.g. tree coverage, disease management)
- Noise pollution from highways, need noise buffer zones
- Stormwater runoff
- Erosion
- Aesthetic impression and identity
- Commercial along Mounds View Blvd – what would be the radius of commercial nodes?
- Livability standards – what do residents leave town to do or buy?
- Maintenance of public assets.

## LAND USE PLAN

The second part of the Task Force discussion revolved around options for future land use. The future land use guidance from the 2030 Comprehensive Plan presents challenges in its administration, so the first step in the analysis was to figure out how to simplify it. Stantec identified general ways the land use map should be simplified:

1. Reduce the number of categories under each land use.
2. Better define land use categories.
3. Put the categories where they best achieve your goals.

## Commercial Uses

Stantec staff stated that the ultimate goal of commercial land use categories is to guide development so that businesses are able to attract customers without having too many negative externalities on neighboring residential areas. The current commercial guidance includes five categories: Neighborhood Commercial, Community Commercial, Regional Commercial, Regional Commercial-PUD, and Highway Commercial. Since there are really only two main corridors with existing commercial uses – Mounds View Blvd. and County Road I – it is confusing and inefficient to identify uses along the same corridor (and sometimes adjacent to each other) in different Commercial categories. Stantec recommends consolidating these categories down to two – Neighborhood Commercial and Regional Commercial.

**NC: Neighborhood Commercial:** The Neighborhood Commercial district is generally engaged in the provision of goods and services at a small, neighborhood scale. Neighborhood commercial uses are typically located in residential areas of the city, along major roadways. For example, neighborhood commercial uses may be located along County Road H2 and County Road I, Silver Lake Road, and Long Lake Road. Patrons should be able to

**Reference: Task Force Meeting | February 27, 2018**

access neighborhood commercial uses by alternative modes of transportation including by foot, bike or transit. Examples of neighborhood commercial uses include small, detached retail and office establishments, convenience grocery, small gas stations, day care centers, laundromats, or barber/beauty shops.

**RC: Regional Commercial:** The Regional Commercial district is generally engaged in the provision of goods and services at a large, city-wide or regional scale. Regional Commercial uses are located along County Highway 10 (Mounds View Boulevard) where access and visibility by automobiles is possible. In addition to automobile accessibility, properties in this district should feature bicycle and pedestrian infrastructure and connections to transit hubs for patrons arriving by other modes of transportation. Commercial uses may be stand-alone or part of a larger strip in this district. Examples of regional commercial uses include large-scale retail shopping, banks, clinics, theaters, restaurants, auto-oriented uses, or hotels/motels.

Due to the nature of existing commercial areas in the city, the Neighborhood Commercial category best fits the scale and character along County Road I and the Regional Commercial category is best used to perpetuate commercial uses along Mounds View Blvd.

Task Force members mentioned other places in the city that may be good for commercial activity:

- County Road H
- Silver Lake Road
- Long Lake Road

**Residential Uses**

Stantec explained that the ultimate goal of residential land use categories is to guide development densities which will shape the character of the different neighborhoods. Residential in Mounds View is guided into four categories:

- Single Family Detached: Single family homes with an allowed density of up to 3.9 units per acre.
- Single Family Attached: One, two, and three family dwellings and townhomes with an allowed density of up to 7 units per acre.
- Multifamily Family: Buildings with three or more dwelling units such as fourplexes, apartments, and condominiums. The district has an allowed density of up to 17.4 units per acre.
- Mobile Home Park: Manufactured Housing Park

Task Force members expressed a strong commitment to the three manufactured home parks in the city as a source of affordable housing. Members said that residents in these parks are members of the community and deserve some certainty as to the future of their housing. Members also talked about how to preserve sites along Mounds View Boulevard for higher-density housing.

Stantec explained that the existing residential categories may fit best with the needs of Mounds View. Most communities in the metro use categories based on density ranges (e.g. low, medium, high) but these work best in growing communities rather than developed cities. If Mounds View transitioned to those more traditional residential density categories, many parcels within the city would then become nonconforming. Stantec and City staff will continue to review options to maintain the current categories but better define them and guide future zoning changes to better fit them.



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## Industrial Uses

Stantec talked about the ultimate goal for industrial categories to guide development so that industrial businesses have access to major roadways, large parcels, and necessary infrastructure while avoiding conflicts with residential properties. The city's current industrial categories are:

- Light Industrial
- Light Industrial – PUD
- Heavy Industrial

Uses in the industrial categories are currently guided in the city south of County Road J, south of County Road H2, and along Old Highway 8.

Stantec explained some issues with the current industrial categories such as uses guided for industrial that aren't currently industrial (e.g. manufactured home park), the fact that the City only has one industrial zoning category that doesn't differential between light and heavy industry, and that there are no heavy industrial uses in Mounds View.

Stantec recommends consolidating these categories down to one industrial land use category – Industrial.

**I: Industrial:** Uses within the I: Industrial district are generally engaged in manufacturing, processing, fabrication, assembly, packaging, warehousing, sales, and distribution. Uses are typically contained within buildings with limited noise, odor, dust, glare or pollutants. Some truck traffic may be generated by industrial uses, depending on the type of use. Examples of industrial uses include greenhouses, food processing plants, industrial office centers, warehouses, and research and development facilities.

## Mixed Use

The ultimate goal of a mixed use land use category is to blend two or more residential, commercial, cultural, institutional, and/or industrial uses. Mixed use districts foster integration, density, and compatibility of land uses in a walkable environment. The City currently has a Mixed Use category that is guided along various sections of Mounds View Blvd. Currently, it is mainly used on sites when the direction is vague or flexibility is needed. The definition states that it is meant for "land containing a building or buildings with significant amounts of residential uses in combination with commercial and/or office uses. Sites with this designation should be developed as planned unit developments to provide flexibility to ensure that integrated efficient and well-planned development occurs."

The existing definition for Mixed Use is focused on larger sites but it does not discuss how mixing uses and defining a character for that development and surrounding public realm can create a character for Mounds View. Additionally, mixed use districts benefit those who live, work, and visit them because they tend to be designed for optimal pedestrian, bicycle, and transit access.

Stantec recommends better definition of the intention behind the Mixed Use category and guiding sites to have more of a district feel. The Task Force reviewed a revised draft definition for the Mixed Use Category.

**MU: Mixed Use:** Areas designated "Mixed Use" are intended to provide flexibility to allow complementary uses within a district. A mixed use land use pattern generally includes any combination of higher density residential, commercial services, employment opportunities, and supports one another through the use of walking, biking, and transit. The City of Mounds View seeks to achieve Mixed Use Districts by:

- Allowing development of multiple, complementary uses that support one another.

**Reference: Task Force Meeting | February 27, 2018**

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

The Task Force spent time talking about the type of development and amenities they would want to see in Mixed Use Districts. These included higher-density housing, retail and restaurants with outdoor patios, sidewalk and bicycle connections, and green space. Additionally, there was strong support for connecting these districts to existing transit service and even working with Metro Transit to get better transit coverage citywide.

**NEXT STEPS**

City staff will use the Task Force feedback to revise the draft Goals and Policies. Stantec will focus on using the ideas generated from the meeting to create a draft of a future land use map for the Comprehensive Plan. This map will be available for review at the next Task Force meeting on March 13.

**STANTEC CONSULTING SERVICES INC.**

**Beth Elliott**  
Senior Planner

Phone: (651) 967-4552  
Beth.elliott@stantec.com

c. Tyler McLeete, Stantec

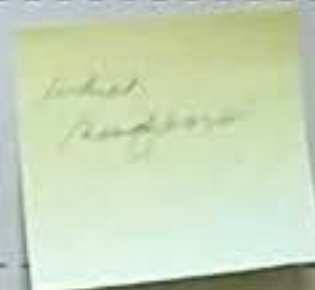
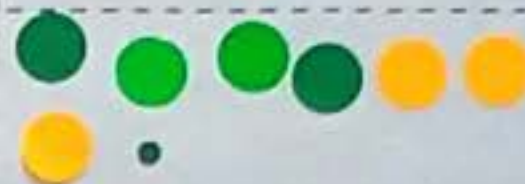
# Land Use Goals

Leave a dot and post-it note in the right column to share your opinion on the goals listed to the left.

1. Any amendment to the Zoning Map shall be consistent with the Comprehensive Plan Future Land Use Map, and the Plan's Goals and Policies.



2. Prior to approval of a change in land use, the City Council/Board of Adjustment shall consider impacts to the neighborhood, from the viewpoint of neighbors.



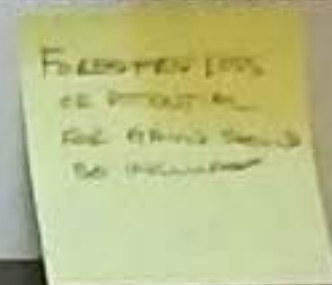
3. Encourage citizen participation in land use decisions through: timely education (website, Mounds View Matters, public hearing notices, neighborhood notices), and participation (Open Forum, Public Hearings, neighborhood/developer meetings).



4. Prior to approval of new developments and expansions (>10% or 10,000 sf), the development should be buffered from affected residential areas and public spaces. Buffering shall be consistent with what is required by City Code, or as approved by the City Council/Board of Adjustment.



5. Prior to approval of new developments and expansions which significantly change the character of the neighborhood, in the opinion of the City Council or Staff, the developer may be required to conduct impact studies for traffic, noise, water, economic or housing markets, or other topics of concern. Such impact studies shall be considered when approving development projects.





# Land Use Goals

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6. Prior to approving an amendment to the Comprehensive Plan Map and/or Zoning Map, the City Council shall consider impacts to the neighborhood and community, to the greatest extent practical.



7. Prior to approval of new developments and expansions (>10% or 10,000 sf), consideration shall be given that the project contributes to a unified neighborhood appearance, through architectural characteristics common amongst neighboring buildings (in the opinion of the City Council/Board of Adjustment), and continuation or enhancement of landscaping patterns.



*Need to develop  
an architectural  
style that is  
consistent with  
the neighborhood*

8. Create distinctive neighborhood nodes that are economically and environmentally sustainable, at the intersections of Mounds View Blvd and; (1) Silver Lake Rd; (2) Edgewood Dr; and (3) Co Rd H. Silver Lake Rd and Co Rd H are mass-transit routes. Edgewood Dr has the highest potential of becoming a "town center", which would carry over one block to the intersections of Mounds View Blvd & Long Lake Rd, and Co Rd H2.



*Distinctive  
Nodes*

9. Guide High Density Residential (XX-units p/acre) for areas within the Mounds View Blvd Neighborhood Nodes, and along Co Rd I (east of Mounds View Blvd).



*Commercial*

10. Guide Medium Density Residential (XX-units p/acre) for areas adjacent to these Neighborhood Nodes, and along Arterial and Collector roads.



*Do higher  
density*



# Land Use Goals

Leave a dot and post-it note in the right column to share your opinion on the goals listed to the left.

11. Preserve the character of residential neighborhoods by maintaining permitted density standards.



12. Cooperate with manufactured home park owners to determine the highest and best use of their property. If not manufactured housing, then conduct studies to determine the highest and best use, to the benefit of the City.



13. Encourage underutilized commercial properties in residential areas for uses that are compatible with the surrounding neighborhood.



14. Support the use of Planned Unit Developments (PUD) which demonstrate a value to the community that would not occur as a standard development under the minimum City Code requirements.



15. The City will proactively enforce zoning standards of all commercial properties.



16. The City will proactively enforce zoning standards for all residential properties.



17. The City will reactively enforce zoning standards for all residential properties.



Goal 13  
Compatible  
in density?

Goal 14  
PUD

Proactive & reactive  
the same thing?  
Commercial  
residential  
mixed?

Goal 17



# Housing Goals

Leave a dot and post-it note in the right column to share your opinion on the goals listed to the left.

1. Preserve the character of residential neighborhoods through enforcing property maintenance codes, and promoting home improvement financial assistance.



2. Preserve and enhance medium density neighborhoods through proactive zoning enforcement, rental housing inspections, and encouraging owner reinvestment.



3. Preserve existing manufactured home parks as a means of naturally occurring affordable housing.



*Manufactured housing is a key part of the affordable housing solution.*

4. Encourage life-cycle housing, including affordable rental housing, single-family homes and townhomes, and senior housing including, assisted living.



*Multi-generational housing*

5. The City shall be supportive of the redevelopment of large single-family lots into smaller single-family detached or attached homes.



*Relax restrictions on large lots*

6. The City shall preserve the character of single-family neighborhoods through discouraging the redevelopment of large lots into more intensive densities.





# Housing Goals

Leave a dot and post-it note in the right column to share your opinion on the goals listed to the left.

7. The City will encourage private investment in existing multi-family housing, with the intent of transforming older substandard buildings into those that provide modern amenities.



8. The City will provide financial incentives for private investment and renovation of older multi-family housing, which are determined by the City to be substandard and detract from the neighborhood.



9. The City will participate financially with public and non-profit organizations to acquire and renovate multi-family housing into facilities that meet modern expectations and amenities.



How does that  
look?

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look?

10. The City will aggressively promote the use of City sponsored home improvement assistance programs.



11. The City will pursue requiring a point-of-sale inspection ordinance.



How does that  
look?



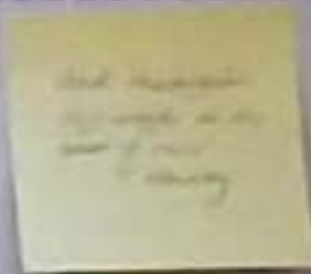
# Public Facilities Goals

Leave a dot and post-it note in the right column to share your opinion on the goals listed to the left.

1. Consider reuse of underutilized and undeveloped public green space for recreational opportunities.



2. The City shall invest in its facilities (e.g. parks and public buildings), with the intent of encouraging homeowners to invest in their own properties.



3. Develop a Pollinator-Friendly parks program.



4. Investigate alternative recreational uses for public and private undeveloped open space.



5. The City will implement these Goals & Policies in a fiscally responsible manner, through the Capital Improvement Program (CIP), considering investments in programs and facilities that will result in the greatest impact (cost/benefit).





# Transportation Goals

Leave a dot and post-it note in the right column to share your opinion on the goals listed to the left.

1. Promote walkability along the Mounds View Blvd corridor through pedestrian connections through new developments.



2. Assure that new developments along the Mounds View Blvd corridor are designed with adequate access, internal circulation, off-street parking, and loading, as demonstrated by the developer through impact studies (when appropriate), while continuing to allow flexible standards.



3. The City will update studies and construction cost estimates to beautify Mounds View Blvd, work with Ramsey County (road authority) on design and access improvements, and consider improvements through the CIP.



4. Expand and improve city trails which connect to regional trail systems.



5. When considering approval of Development Reviews, consider the needs for sidewalks and trails through public and private property.



BRUNNEN  
MOUNTAIN  
VIEW

BRUNNEN  
MOUNTAIN  
VIEW



# Transportation Goals

Leave a dot and post-it note in the right column to share your opinion on the goals listed to the left.

6. Pursue improvements to pedestrian crossings of Mounds View Blvd to provide safe access.



2/24/2016  
Eden Center of Family  
4511 177th Ave  
Mounds View, MN  
L. Smith

7. Pursue a Bus Rapid Transit (BRT) route, serving Mounds View.



What I like  
the idea for  
BRT

8. Pursue improvements to transit stops, such as bus shelters and improved signage.



9. Expand the trail system along Mounds View Blvd, connecting to trail systems in adjacent communities.



2/24/2016  
Eden Center of Family  
4511 177th Ave  
Mounds View, MN  
L. Smith

10. Improve public informational signage along Mounds View Blvd for both pedestrians and motorists.



2/24/2016  
Eden Center of Family  
4511 177th Ave  
Mounds View, MN  
L. Smith

11. The City will proactively advocate for improvements to the county road system.





# Economic Development Goals

Leave a dot and post-it note in the right column to share your opinion on the goals listed to the left.

1. Create a common theme or brand; "woods and wetlands", along the Mounds View Blvd corridor.



Don't want to see  
woods and wetlands  
along the corridor.

Yes to woods and  
wetlands along the  
corridor.

2. Proactively promote economic development, attracting commercial uses which will reduce the tax impact on residential properties.



3. The City will consider the use of Tax Increment Financing (TIF) only for projects that demonstrate a benefit to the community, and which further the Comprehensive Plan Goals & Policies.



Yes, but we  
don't want to see  
any property  
that is not  
in the  
comprehensive  
plan.

Yes, but we  
don't want to see  
any property  
that is not  
in the  
comprehensive  
plan.

4. The City will be a "developer friendly" community, through streamlining the development review and approval process in a time efficient manner.



5. Identify specific industries that would benefit by locating in Mounds View because of the City's proximity to job corridors, manufacturers, suppliers, and transportation corridors, and matching those potential businesses with redevelopment sites that may serve their specific needs.





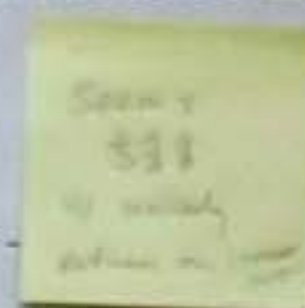
# Economic Development Goals

Leave a dot and post-it note in the right column to share your opinion on the goals listed to the left.

6. The City shall acquire challenging properties (due to location, size, shape, or access) for assemblage into larger developable projects, and market for private development.



7. The City shall develop a vision for redevelopment sites, to include visual examples (e.g. sketches) of desirable uses, buildings and landscaping.



8. The City will aggressively promote the redevelopment of public and privately owned landlocked properties.



9. The City will encourage the preservation of undeveloped landlocked properties as green space.



10. Continue an active Business Retention & Expansion program.



11. Promote the use of business development programs to private businesses.

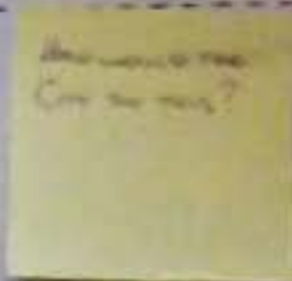




# Economic Development Goals

Leave a dot and post-it note in the right column to share your opinion on the goals listed to the left.

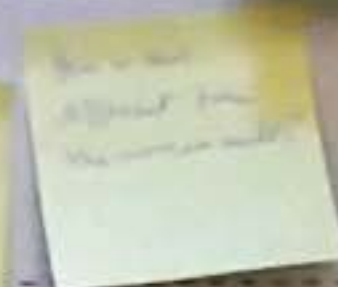
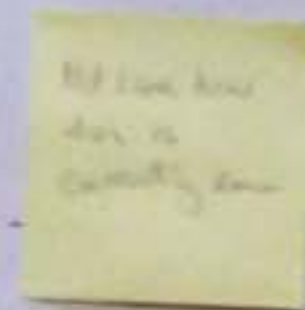
12. Proactively encourage the private investment and renovation of retail centers to meet the visual expectations of the City.



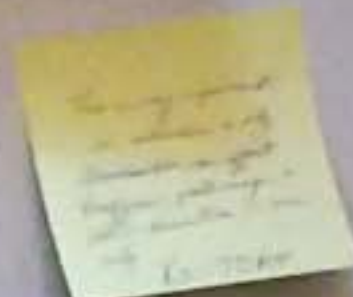
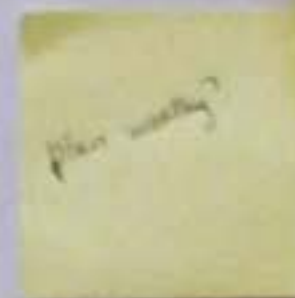
13. The City will prioritize public investment in redevelopment opportunities, based on current market demands and potential.



14. The City will develop a fiscally sustainable source for economic development investments and programs.



15. The City will actively monitor development activities in adjacent communities, which may impact Mounds View.





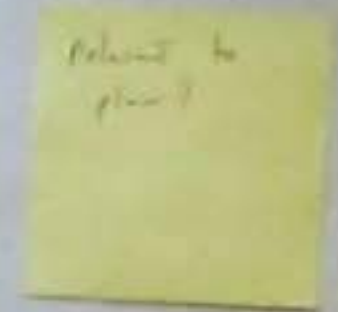
Leave a dot and post-it note in the right column to share your opinion on the goals listed to the left.

### Intergovernmental Coordination Goals

1. The City will provide communications and publicity to its residents and the public, of news and events, using multiple media platforms.

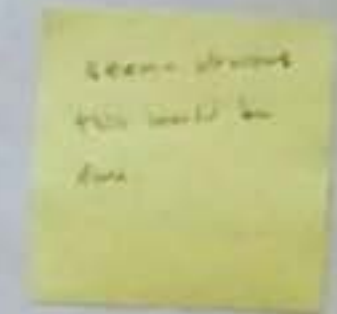


2. The City will work with the YMCA, Mounds View School district, and youth athletic associations to identify opportunities to share facilities and expenses, for programing, maintenance, and renovation.



### Water Resources Goals

1. When development is proposed near wetlands and shoreland (within 1,000' of Spring Lake), consideration will be given as to how the development may affect the wetlands and shoreland, and if and how the development can enhance wetlands and shoreland (appearance and water quality).



2. Pursue public investment in water quality improvements of public waterways.





