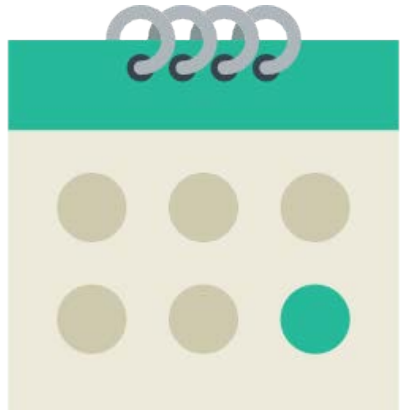


BLAINE COMPREHENSIVE PLAN UPDATE

City Council
November 9, 2017

SUMMARY AGENDA



PROGRESS TO DATE



LAND USE



HOUSING

PROGRESS TO DATE

- Draft chapters complete
 - Introduction
 - Land Use
 - Housing
 - Transportation
 - Parks
 - Natural Resources

6

Staff Meetings

3

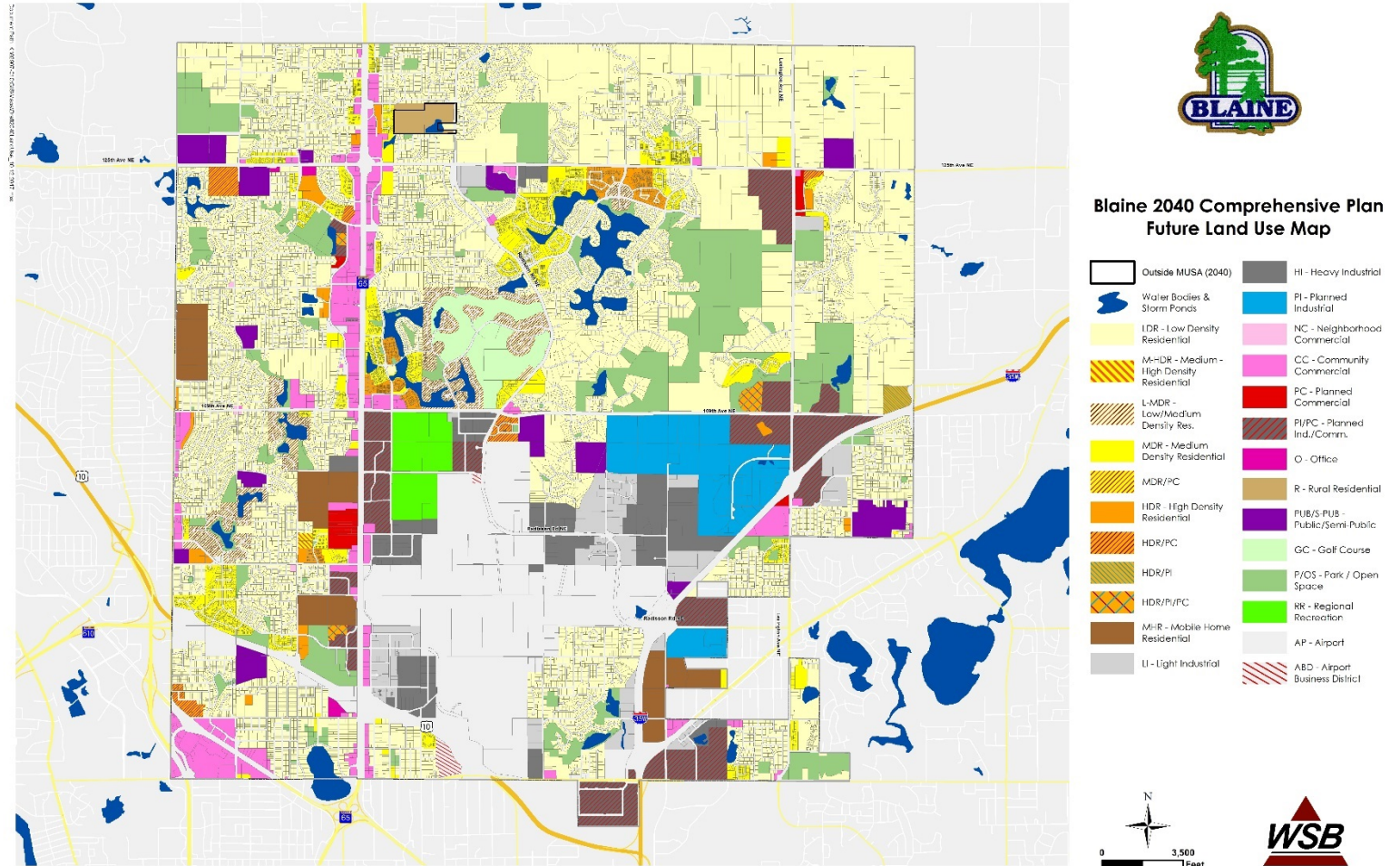
Commission Meetings (parks,
natural resources, planning)

2

Council Updates

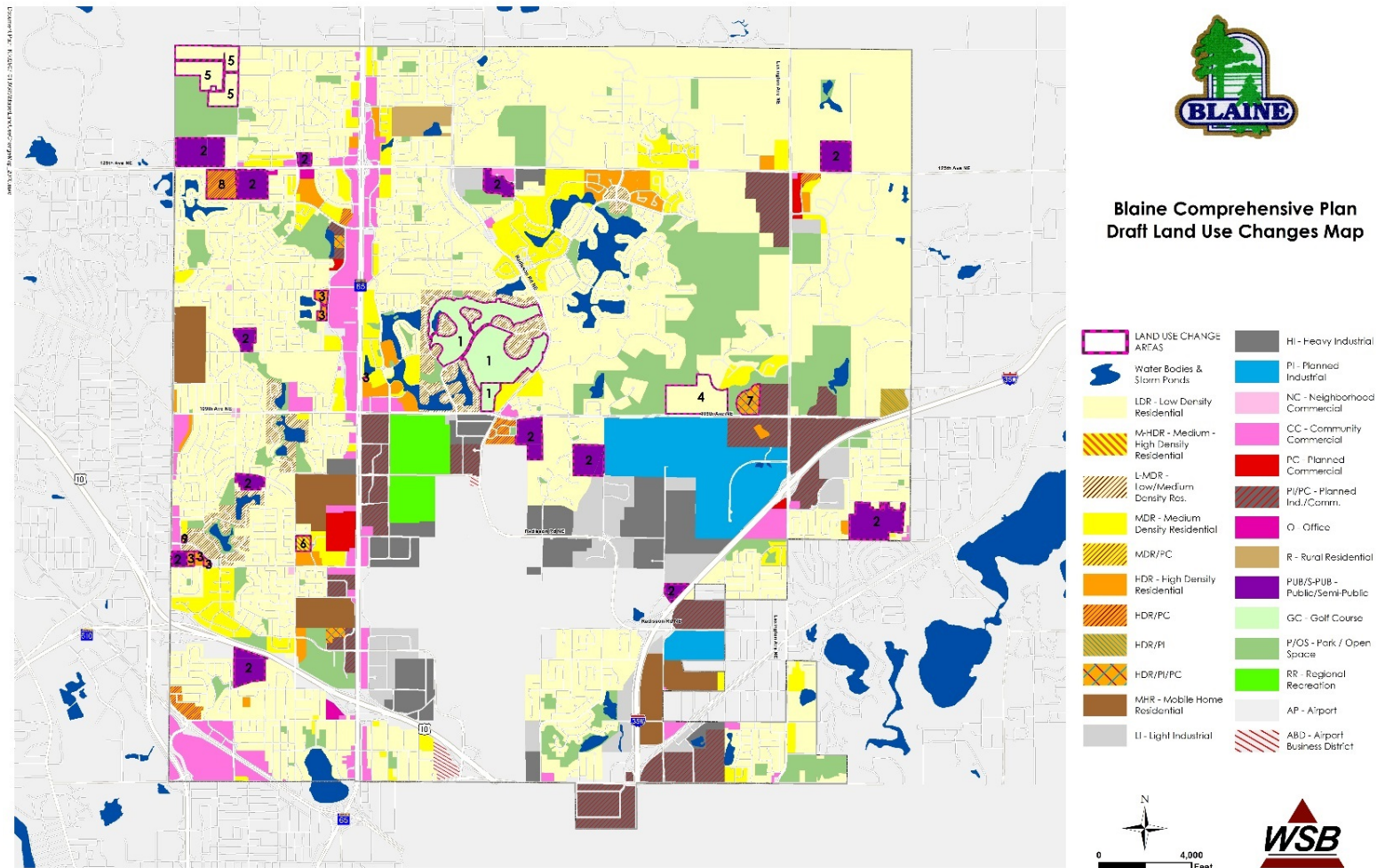
LAND USE OVERVIEW

2040 Land Use draft
map complete,
vetted with staff



PROPOSED LAND USE MAP CHANGES

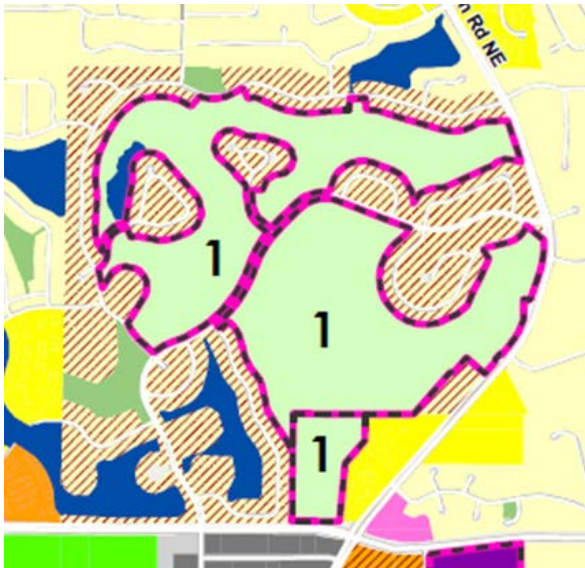
Overall, limited changes
from 2030 plan



LAND USE MAP CHANGES

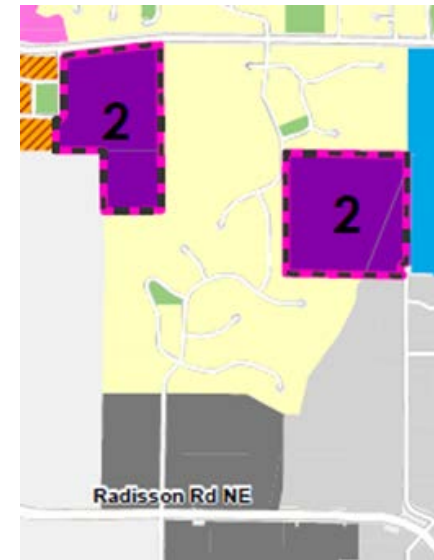
Change Type 1

- Re-guided from LDR to Golf Course, a new land use category.
- A more accurate projection of the future use of this land and signals that the current golf course use of the site is intended to remain as such.

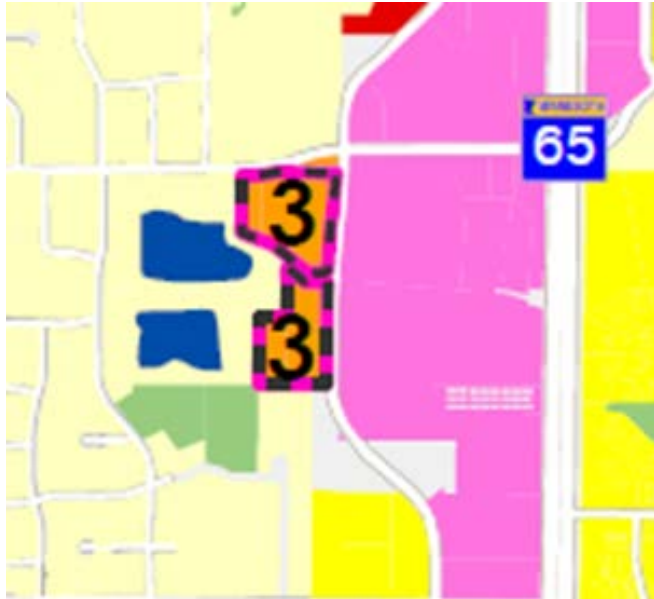


Change Type 2

- Areas (various) formerly guided for a residential or other use that are now designated Public/Semi-Public, a new land use category for the 2040 plan. These areas comprise schools, city-owned and other public properties.

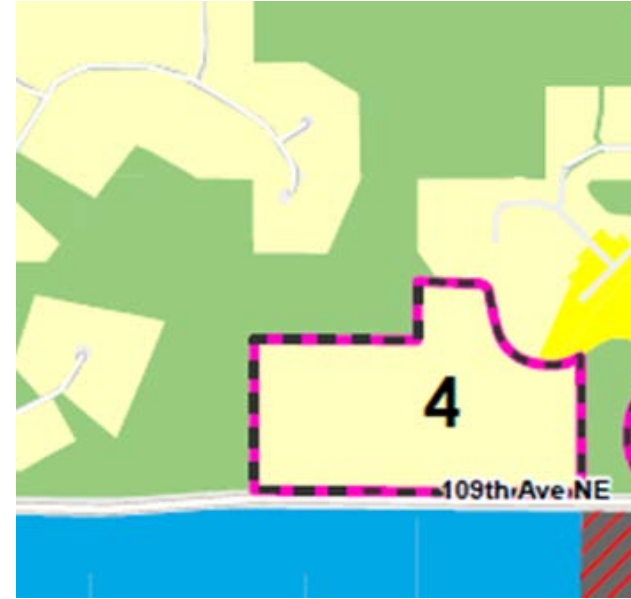


LAND USE MAP CHANGES



Change Type 3

- “Up-guided” or re-guided from their current designation (largely Medium or Medium-High Residential) to a designation that contains High Density Residential



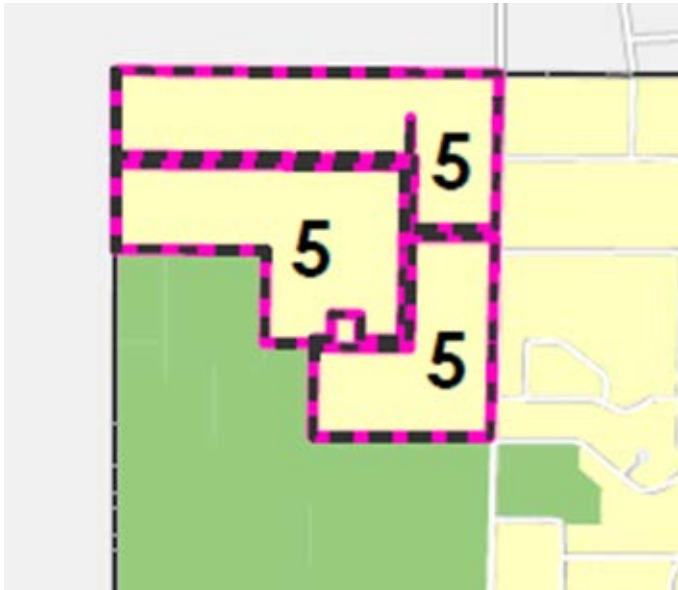
Change Type 4

- Site has been re-guided from Park and Open Space to Low Density Residential, due to known residential development interest for the 18-20 acres located on the western edge.

LAND USE MAP CHANGES

Change Type 5

- Formerly Rural Residential area in NW corner of city has been moved inside the 2030 MUSA.
- Re-guided for Low Density Residential



Change Type 6

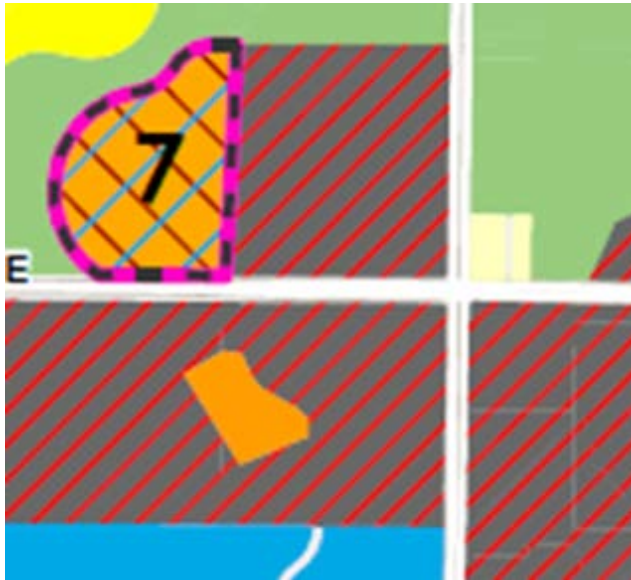
- Changed from a straight Medium Density Residential use to a Medium Density/High Density flexible land use guidance.



LAND USE MAP CHANGES

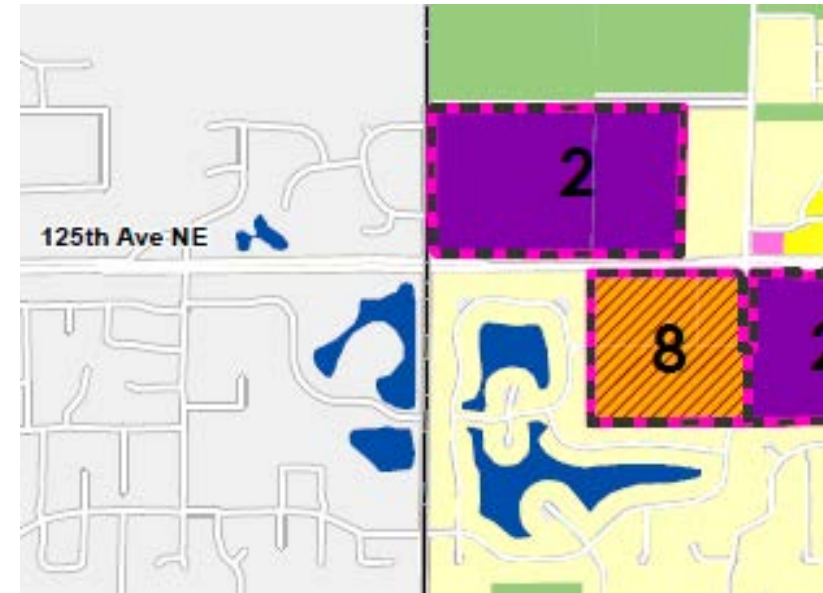
Change Type 7

- Area west of Lexington and north of 109th formerly guided for Planned Commercial and Planned Industrial, now allows for High Density Residential as well as PI/PC uses.



Change Type 8

- This area has been changed from a patchwork of Commercial, Medium Density and High Density residential to all HDR/PC (flexible) to reflect current market and known site conditions.



LAND USE MAP CHANGES

Change Type 9

- Small area changed from Commercial to Medium Density Residential to reflect current conditions.



LAND USE DENSITY CHANGES

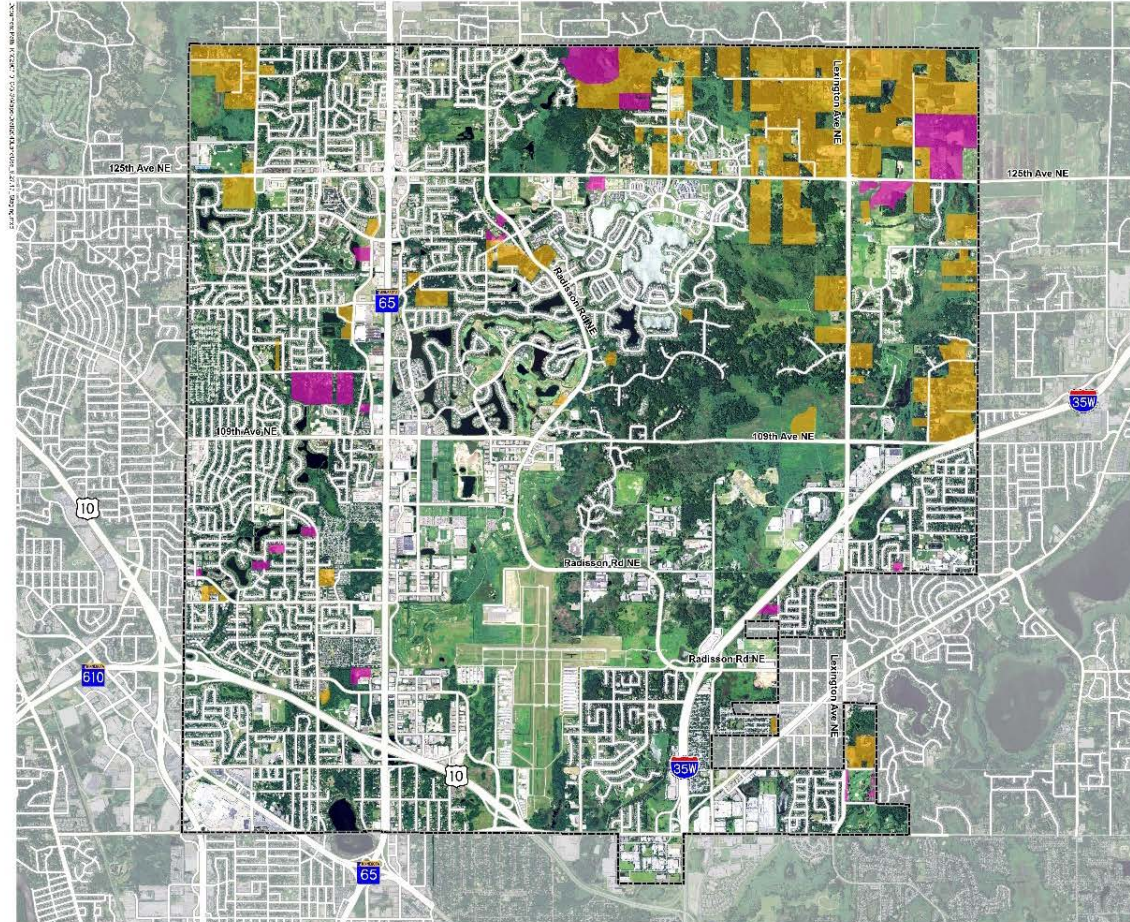
- Density range adjustments reflect built history and market realities.

	2030 Plan		2040 Plan	
	Min	Max	Min	Max
Low Density Residential	2.5	6	2.5	6
Low-Medium Density Residential	NA	NA	2.5	12
Medium Density Residential	6	10	6	12
High Density Residential	10	20	12	25

- All mixed use/flex districts (HDR/PC, HDR/PI/PC, HDR/PI, HDR/MDR) assume a 50% residential yield

LAND USE CHANGE AREAS

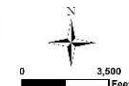
- Residential change “staging”/potential
 - Forecasted growth staging:
 - 28% by 2020,
 - 61% in 2021-2030,
 - 11% in 2031-2040.



Blaine Comprehensive Plan
Draft 2040 Land Use Map - Staging

**Residential
Redevelopment Staging
Staging Timeline**

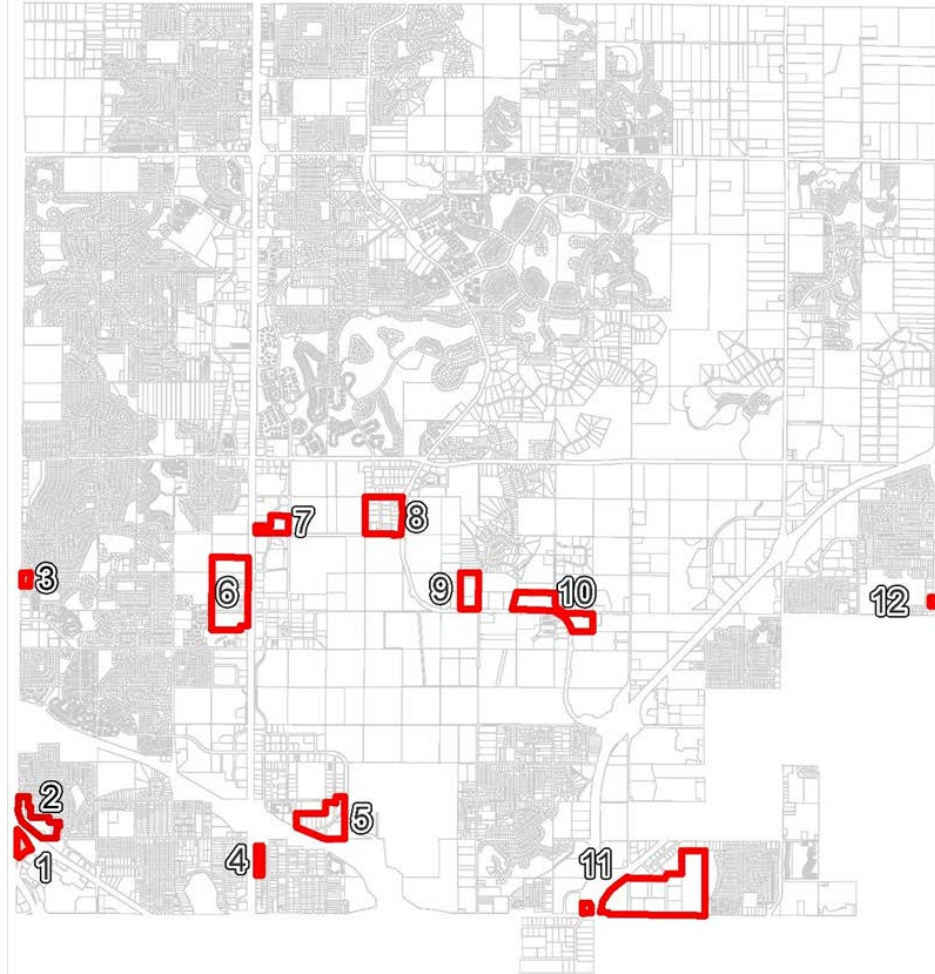
- 2016 to 2020
- Beyond 2020



LAND USE REDEVELOPMENT AREAS

Commercial & Industrial Redevelopment Areas

- Twelve commercial and/or industrial areas identified for possible redevelopment, mostly in southwestern part of Blaine.



Potential Redevelopment Areas (Draft)



LAND USE QUESTIONS?



HOUSING



- Blaine’s draft 2040 Land Use plan effectively meets the regional affordable housing allocation
- This does not require that Blaine “must” build these units – only guide for them
- The Affordable Housing Tools section of the Housing Chapter states how Blaine might proactively work to achieve its affordable housing allocation

Housing

- Affordable Housing Tools Matrix
- Matches affordable housing **tools** with housing **goals**.

2040 Plan Housing Goals

Provide housing opportunities, which meets the needs of all generations and income levels, particularly varying type of independent and accessible senior housing. (Target AMI: 80% and below)

The City supports the development of well-designed and appropriately-located multi-family housing projects when these developments improve access to affordable housing and transit, creative positive community impacts, and preserve natural resources. (Target AMI: 80% and below)

As housing preferences change, the City supports taking actions that improve the quality of the existing housing stock and supports the development of housing that meets the needs of the population today. (Target AMI: 80% and below)

Preserve the manufactured housing communities within Blaine as important affordable housing option. (Target AMI: 30-80%)

HOUSING



- Blaine is already using many strategies to achieve these goals
 - Examples:
 - Blaine Home Loan Program
 - TIF
 - Economic Development Authority
 - Rental license & inspections
 - Partnering with affordable developers and non-profits
 - Effective zoning
 - Livable Communities grants
 - The implication is that each of these will be continued



HOUSING



- The Plan identifies tools that are new or could be used to greater effect
 - Examples:
 - Effective referrals to supportive programs
 - Connect residents with foreclosure or homebuyer assistance
 - Partnership with Anoka County Community Action
 - Naturally Occurring Affordable Housing impact fund
 - Identify Housing Improvement Areas (HIAs)



HOUSING QUESTIONS?

