



# ***Framing Fridley***

## **2040 Comprehensive Plan**



**Jan. 2021**

# Table of Contents

**p. 9-14** Introduction - Purpose, Process and Goals

**p. 15-20** History, Current Demographics and Projections

<b>21</b>	<b>Chapter 1: Land Use</b>	<b>143</b>	<b>Chapter 6: Local Water</b>
<b>59</b>	<b>Chapter 2: Housing</b>	<b>145</b>	<b>Chapter 7: Wastewater</b>
<b>75</b>	<b>Chapter 3: Transportation</b>	<b>161</b>	<b>Chapter 8: Economic Competitiveness</b>
<b>119</b>	<b>Chapter 4: Parks and Trails</b>	<b>173</b>	<b>Chapter 9: Critical Areas</b>
<b>141</b>	<b>Chapter 5: Water Supply</b>	<b>197</b>	<b>Chapter 10: Public Facilities</b>

**p. 207-218** Chapter 11: Implementation - Plans for an Improved Fridley

# Table of Contents

<b>Chapter 1.</b>	<b>Land Use</b>	<b>21</b>
1.0	Urban Designation	22
1.1	Transit and Land Use	24
1.2	Existing Land Use	26
1.3	Future Land Use	28
1.4	Growth and Redevelopment	30
1.5	Natural Resources	46
1.6	Resiliency	50
1.7	Land Use and Redevelopment Goals and Objectives	54
1.8	Policies	55
1.9	Conclusions and Action Steps	56
<b>Chapter 2.</b>	<b>Housing</b>	<b>59</b>
2.0	Introduction	60
2.1	Existing Housing Assessment	60
2.2	Age of Housing Stock	62
2.3	General Occupancy	64
2.4	Housing Affordability	65
2.5	Housing Conditions and Needs	69
2.6	Housing Programs	70
2.7	Housing Policies	72
2.8	Action Steps and Summary	73
<b>Chapter 3.</b>	<b>Transportation</b>	<b>75</b>
3.1	Existing Roadways	76
3.0	Introduction	76
3.2	Rail Transportation and Aviation	80
3.3	Public Transit Facilities and Services	85
3.4	Bike/Pedestrian Traffic	92
3.5	Traffic Analysis Zones	100
3.6	Commuting and Trucking Impacts	103
3.7	East-West Travel	106
3.8	Maintenance	106
3.9	Resiliency	106
3.10	Future Improvement Needs	106
3.11	Goals and Objectives	111
3.12	Policies	112
3.13	Conclusions and Action Steps	112

<b>Chapter 4.</b>	<b>Parks and Trails</b>	<b>119</b>
4.0	Introduction	120
4.1	Existing Parks, Trails, and Facilities	120
4.2	Park Classification System	122
4.3	Facility Inventory	124
4.4	Trail System	125
4.5	Trail System Needs	129
4.6	Recreational Uses in Parks	130
4.7	Parks and Trails Trends	130
4.8	Parks and Trails Policies	133
4.9	Parks and Trails Goals	135
4.10	Conclusions and Action Steps	135
4.11	Summary	139
<b>Chapter 5.</b>	<b>Water Supply</b>	<b>141</b>
<b>Chapter 6.</b>	<b>Local Water Management</b>	<b>143</b>
<b>Chapter 7.</b>	<b>Wastewater</b>	<b>145</b>
7.0	History	146
7.1	Purpose	146
7.2	Sanitary Sewer System Description	146
7.3	Projected Wastewater Flow Volume	149
7.4	Infiltration and Inflow	152
7.5	Septic Systems	155
7.6	Sanitary Sewer System Maintenance	155
7.7	Policies	157
7.8	Goals and Objectives	157
7.9	Action Steps and Summary	158
<b>Chapter 8.</b>	<b>Economic Competitiveness</b>	<b>161</b>
8.0	Introduction	162
8.1	Fridley's Economic Profile	162
8.2	Business Retention and Expansion Program	167
8.3	City Tax Base	168
8.4	Building Permit Activity	169
8.5	Economic Competitiveness Policy	170
8.6	Summary and Action Steps	171

<b>Chapter 9.</b>	<b>Critical Area</b>	<b>173</b>
9.0	Critical Area Plan	174
9.1	Mississippi River Districts	176
9.2	Future Redevelopments in the MRCCA	178
9.3	Primary Conservation Areas	180
9.4	Open Space and Recreational Facilities	187
9.5	Public River Corridor Views (PRCVs)	189
9.6	Transportation and Public Utilities	190
9.7	Surface Water and Water Oriented Uses	191
9.8	Resiliency	191
9.9	Goals and Objectives	192
9.10	Policies	193
9.11	Action Steps	194
<b>Chapter 10.</b>	<b>Public Facilities</b>	<b>197</b>
10.0	Purpose	198
10.1	Public Facilities Inventory	198
10.2	Needs Assessment	202
10.3	Resiliency	203
10.4	Summary and Action Steps	204
<b>Chapter 11.</b>	<b>Implementation Plan</b>	<b>207</b>
11.0	Fiscal Plan	208
11.1	Zoning Controls	208
11.2	Implementation Action Steps and Timeline	208
11.3	Conclusion	218

## **Index of Appendices**

<b>Appendix A.</b>	<b>2017 Citizen Survey Results</b>
<b>Appendix B.</b>	<b>2018-2022 Capital Investment Program</b>
<b>Appendix C.</b>	<b>Water Supply Plan</b>
<b>Appendix D.</b>	<b>Local Surface Water Management Plan</b>
<b>Appendix E.</b>	<b>Intercommunity Agreements</b>
<b>Appendix F.</b>	<b>Ordinance No. 1044</b>
<b>Appendix G.</b>	<b>Recent Flow Data from City of Fridley’s Three Metersheds</b>
<b>Appendix H.</b>	<b>Connections to MCES Interceptors</b>
<b>Appendix I.</b>	<b>Adjacent &amp; Affected Jurisdictional Review</b>
<b>Appendix J.</b>	<b>Planning Commission &amp; Public Hearing Staff Report &amp; Minutes</b>
<b>Appendix K.</b>	<b>City Council Resolution, Staff Reports, &amp; Minutes</b>

# Index of Figures

Figure 1.	Historical Population Growth	17
Figure 2.	Per Capita Income	19
Figure 3.	30 Year Forecasts	20
Figure 1.1	Land Use Community Designation Map	22
Figure 1.2	Proposed Central Line BRT Stops	25
Figure 1.3	Existing Land Use Map	27
Figure 1.4	Future Land Use Map	29
Figure 1.5	Potential Redevelopment Areas	32
Figure 1.6	Mississippi River Tributaries	46
Figure 1.7	Large Deciduous Trees in the City of Fridley	48
Figure 1.8	Fresh Produce Walksheds Map	51
Figure 1.9	Gross Solar Potential City of Fridley, Anoka County	53
Figure 2.1	Age of Single-Family Housing Stock	62
Figure 2.2	Age of Multi-Family Housing Stock	63
Figure 2.3	Average Monthly Rents 2006 and 2017	65
Figure 2.4	Estimated Market Value of Owner-Occupied Housing	66
Figure 2.5	Allocation of 268 Affordable Housing Units	68
Figure 3.1	Existing and Planned Functional Class Roads	77
Figure 3.2	Roadway Jurisdictions	78
Figure 3.3	Metropolitan Freight System	80
Figure 3.4	Railroad Bottleneck Map	81
Figure 3.5	Northstar Route Map	82
Figure 3.6	Transit Market Areas and Routes	85
Figure 3.7	Fridley Northstar Shuttle Route	88
Figure 3.8	Metro Transit Shelters and Ridership	90
Figure 3.9	Metro Transit Accessibility and Ridership	91
Figure 3.10	Households with Zero Vehicles Available	92
Figure 3.11	Streets Designated for Trails/Sidewalks in 2013 Active Transportation Plan	93
Figure 3.12	Fridley Alternative Transportation Node	95
Figure 3.13	Motor Vehicle Crashes Since 11/2015	98
Figure 3.14	Motor Vehicle Crash Hotspots Since 11/2015	99
Figure 3.15	Traffic Analysis Zones (TAZ)	100
Figure 3.16	TH 65-A Corridor	104
Figure 3.17	TH 65-A Corridor	105
Figure 3.18	Existing Congestion Levels	108
Figure 3.19	2040 Projected Congestion Levels	109
Figure 4.1	Existing City of Fridley Park System	121
Figure 4.2	Existing Parks and Recreational Facilities	124
Figure 4.3	Regional Parks System, City of Fridley, Anoka County	125

Figure 4.4	Regional Bicycle Transportation Network (RBTN), City of Fridley, Anoka County	126
Figure 4.5	Existing Trails by Jurisdiction	128
Figure 4.6	Priority Trail Connections	129
Figure 7.1	Regional Wastewater System Long-Term Service Areas	147
Figure 7.2	Sanitary Sewer System	148
Figure 7.3	Annual Wastewater Flow 1991-2016	149
Figure 8.1	Communiting Patterns	162
Figure 8.2	Fridley Business Workforce	164
Figure 8.3	Fridley Workforce Population	165
Figure 8.5	Metro Area Tax Base Composition	168
Figure 8.4	Fridley Tax Base Composition	168
Figure 8.7	Residential Building Permit Revenue	169
Figure 8.8	Commercial, Industrial and Other Building Permit Revenue	169
Figure 8.6	Building Permits	169
Figure 9.1	Mississippi River Corridor Critical Area Districts	177
Figure 9.2	MRCCA Districts and Redevelopment Areas	178
Figure 9.3	Transit Oriented District Master Plan	179
Figure 9.4	Bluff Impact Zones	181
Figure 9.5	Wetlands, Floodplains, and Natural Drainage Routes	182
Figure 9.6	Natural Vegetation	184
Figure 9.7	Vegetation Restoration	185
Figure 9.8	Open Space and Recreation Facilities	187
Figure 9.9	Desired Features in Riverfront Parks	188

# Index of Tables

	Age Trends	18
	Diversity Trends	18
	Household Trends	19
Table 1.1	Existing Land Use	26
Table 1.2	Future Land Use Definitions	28
Table 1.3	Future Land Use Acreage	30
Table 1.4	City of Fridley Forecasts	30
Table 1.5	Anticipated Acres of Redevelopment by Decade	42
Table 1.6	Potential Residential Unit Phasing	43
Table 2.1	Housing Type	61
Table 2.2	Housing Occupancy	64
Table 2.3	Rental Housing Percentage Comparison of First-Ring suburbs of Minneapolis	64
Table 2.4	2016 Assessed Valuation of Single Family Housing	65
Table 2.5	Subsidized Housing	67
Table 2.6	Development Potential for Affordable Allocation 2021-2030	68
Table 2.7	Cost-Burdened Households vs. Affordable Units	69
Table 3.1	Existing Roadway Classification, Jurisdiction, and Lanes	79
Table 3.2	Forecasts per TAZ	101
Table 3.3	Traffic Volumes Trends 1997-2016	102
Table 7.1	Forecasts by Metershed	149
Table 7.2	Land Development Projections	150
Table 7.3	Flow Projections	150
Table 7.4	Capacity and Design Flows for Existing Sewers/ Lift Stations	151
Table 7.5	Inflow and Infiltration Estimate (2016 and more recent data)	152
Table 7.6	Estimated Percentages of Wastewater Volume	153
Table 7.7	Age of Residential Housing Stock	153
Table 7.8	Future Connections to Sanitary Sewer	155
Table 8.1	Fridley's Top 10 Employers	163
Table 9.1	Recreational Facilities	188
Table 11.1	Action Steps and Timeline	208