



City of Landfall Village

2040 Comprehensive Plan

September 18, 2017



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I. INTRODUCTION

The City of Landfall Village 2040 Comprehensive Plan update is an overview of Landfall, including historical context, existing land use, water and nature features, public facilities, transportation, population, housing and employment trends and forecasts. It also provides goals and policies for the future of the City and proposes an implementation plan extending toward 2040.

The plan reflects the values and goals City residents and other stakeholders view and hold important. The goals and policies proposed in this plan have been established to provide direction toward these goals.

A. Goals and Policies

Goals and policies are official statements which provide the basis for development and redevelopment strategies. The goals included in this plan identify the City's objectives for managing existing and future development and for protecting natural resources. The policies represent the official position of the City with respect to implementation of the stated goals.

B. Background/History of the Community

The name Landfall is a nautical term meaning the sighting of a destination. The area originally occupied the southwestern most corner of Oakdale Township and bordered Tanner's Lake on the west. It was one of the first townships organized in Washington County in November 1858 when Minnesota became a state. At one time, the area was mostly farmland. In 1901, John Schiltgen farmed the land Landfall sits on. In the 30's during the winter, the main industry was cutting ice from Tanner's Lake for use in iceboxes during the summer. Surrounding the area to the north and east was the 300-acre Oak Woods Stock Farm owned by Frank Morris. On the south was the Hudson Road leading from St. Paul to the St. Croix River Bridge at Hudson, Wisconsin. The City consists of a manufactured home park. The park was founded in 1953 by James and Mitzi Olson who were residents.



Photo Courtesy of City of Landfall Village

Mr. and Mrs. Olson owned all the land in Landfall from 1953 to the early 1990's. In 1953, they moved into a cottage that was hardly better than a log cabin. The cottage had been there a long time and was rumored to have harbored John Dillinger, a notorious gangster who made St. Paul his home in the 1930's. Mitzi Olson, in an interview in 1998, said, "We heard rumors that Dillinger used to live there. A fellow who used to deliver propane gas said he used to deliver packages for Dillinger as a boy."

The Olson's lived in a mobile home during World War II and knew there was a shortage of affordable housing, so they developed their site into a mobile home park. As it was on the early highway between St. Paul and Hudson, several businesses were developed as well.

In 1959, by a vote of the residents, the mobile home park was incorporated into a village with an elected Mayor, City Council, Treasurer and Clerk. The village of Landfall was created to provide security for the residents, to obtain sewer access and to provide a forum for problem resolution. In 1974, all villages were statutorily classified as cities and at that same time the residents voted to change the name from Landfall Village to the City of Landfall Village.

The City Council is responsible to provide for the public health and welfare of its residents. The City of Landfall Village provides water, sewer, utilities and other public services such as maintenance of streets, sidewalks, trees etc. The City currently utilizes contract service providers for police, fire and ambulance.

These services are provided by contracts with the Washington County and the City of Oakdale, respectively. Landfall's current law enforcement contract is with the Washington County Sheriff. The City of Oakdale also provides access to public water service for the City of Landfall Village. Wastewater treatment services are provided by Metropolitan Council Environmental Services (MCES).

The portion of the City consisting of the manufactured mobile home park was constructed over a period of time. The first twenty (20) lots were located in the Birch Avenue area. A few years later, one hundred sixty-five (165) more lots were constructed. In 1964, sixty more lots were added which are presently located in the areas of Garden Glen, Heather Way, Ivy Lane, Juniper Curve and Linden Lane. In 1971, James and Mitzi Olson added another seventy lots, which are located in the southeastern part of the city and are known as Dellwood Square North, Dellwood Square South and Dellwood Square East. Currently, there are fourteen (14) RV lots; six (6) on Second Avenue, seven (7) sites on Third Street and one (1) on Garden Glen.

In 1969, the land in the southwest corner, next to Tanner's Lake, was sold to Green Giant Company to build a Home and Garden Center. In the spring of 1970, construction was completed and the business was operational. The business was known as Frank's Nursery and Crafts. The Pure Oil Company had a truck stop located in the park known as Mickey's Landfall Restaurant. The truck stop was located on land leased from the Olson's. In 1973, it became the Landfall Dinner Theater. From 1973 to 1977, there were many businesses that rented and occupied the old Landfall Dinner Theater building. This property was sold by the Olson's to Saturn. In 1977, Saturn opened a used car business and auto repair service center named Cartiva. In January 2009, Indian Motorcycle of the Twin Cities purchased the property from Saturn.

In March of 1991, the Landfall Village City Council and Planning Commission heard the (then) owner had the manufactured mobile home park up for sale. They asked the City Attorney to approach the Washington County Housing and Redevelopment Authority (WCHRA), now the Washington County Community Development Agency (WCCDA) with the facts of the sale to assess whether the HRA could work with the city to purchase the property (the sale included only the residential part of the mobile home park). The city approached the HRA with three goals:

1. Protect residents from the vulnerability of a private owner (who could sell at any time)
2. Protect the local stock of low and moderate income housing.
3. Give some level of resident input into the operation of the park

On November 21, 1991 the land on which the manufactured home park is located was sold to WCHRA. At that time, Washington County Housing and Redevelopment Authority became responsible for providing certain services to the residents of the manufactured home park. In November of 1997, the City of Landfall Village Housing and Redevelopment Authority entered into a lease purchase with WCHRA for the purchase of the manufactured home park which is now known as Landfall Terrace.

Following discussion and negotiation between the various parties, WCHRA agreed to facilitate the sale of a bond to purchase the property and work with the City of Landfall Village. Together they submitted a grant proposal to the Minnesota Department of Trade and Economic Development for improvements (water, housing rehabilitation and a storm shelter). WCHRA and the City HRA (comprised of the same members of the City Council) worked to create a Joint Powers Agreement describing how the relationship should operate.

In 1993, the City of Landfall Village constructed a new storm shelter that is also used as a Community Center. The Community Center is used for a variety of Council approved activities and is also rented to the residents for their use. In 1994, Frank's Nursery and Crafts was sold. In March 1997, Harley Davidson opened for business. St. Paul Harley Davidson has since expanded and improved their presence in the City. In 1996, City Hall was constructed to house the Council chambers, HRA and City offices as well as an area that is used by Family Means of Washington County for after school activities for youth. In 1999, a major project of upgrading storm sewers and reconstructing Aspen Way, Birch Lane and Cedar Drive was completed, adding to the livability and safety of the City.

In the 21st century, many additions and accolades have come to the City of Landfall Village. A Teen Center and Bike Shop were constructed as well as a new Maintenance Building. In 2008, the City received two national Awards for the youth programs provided through Family Means with the financial support of the City of Landfall Village.

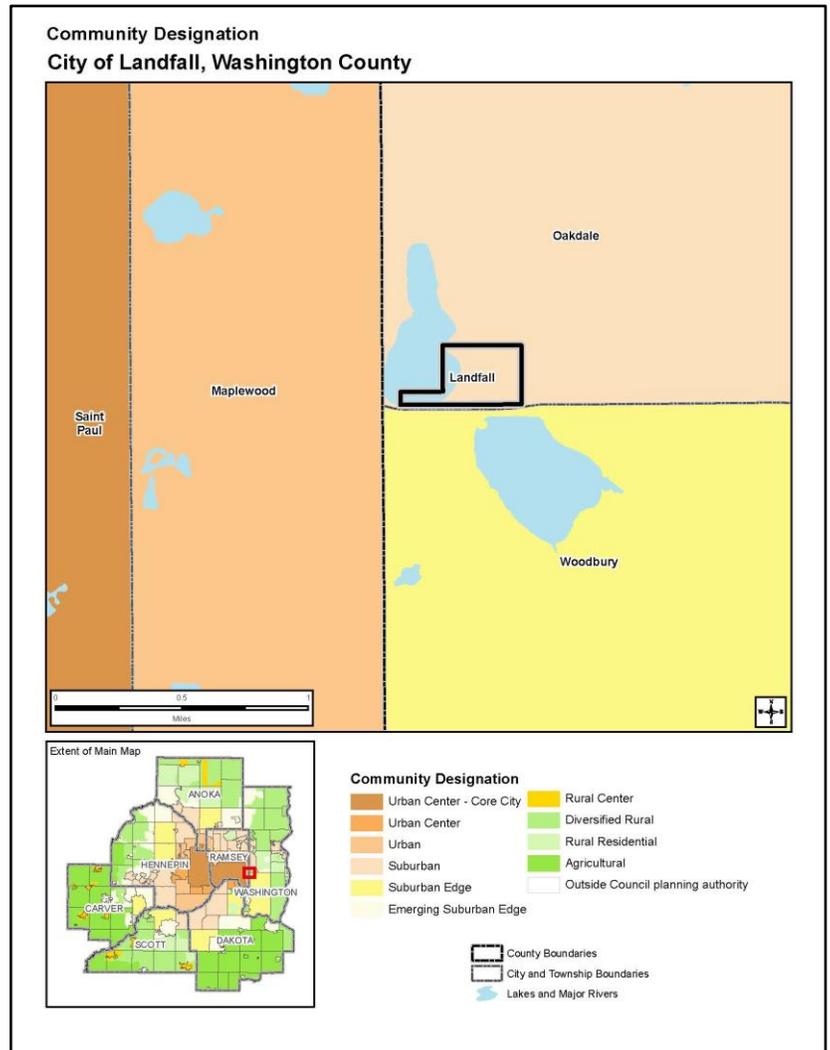
C. Purpose of the Plan

This Comprehensive Plan responds to the requirements of the Metropolitan Land Planning Act: Minnesota Statutes, Chapter 473. The plan is intended to guide future land use development, redevelopment and other planning and policy concerns for the City of Landfall Village.

D. Regional Setting

The City of Landfall Village is located on 53 acres in Washington County. It is located north of I-94 between Century Ave. west of I-494/694 on the southeast side of Tanner’s Lake. Landfall neighbors the cities of Oakdale, Maplewood and Woodbury. According to the Metropolitan Council, the City of Landfall Village is designated as a suburban community in the metropolitan area and is characterized by low-density development and single-use zoning designations. Many suburban communities region wide will be challenged by shifting redevelopment patterns, emerging transitways, and increasingly mixed-use areas in the coming years.

Figure 1: Community Designation

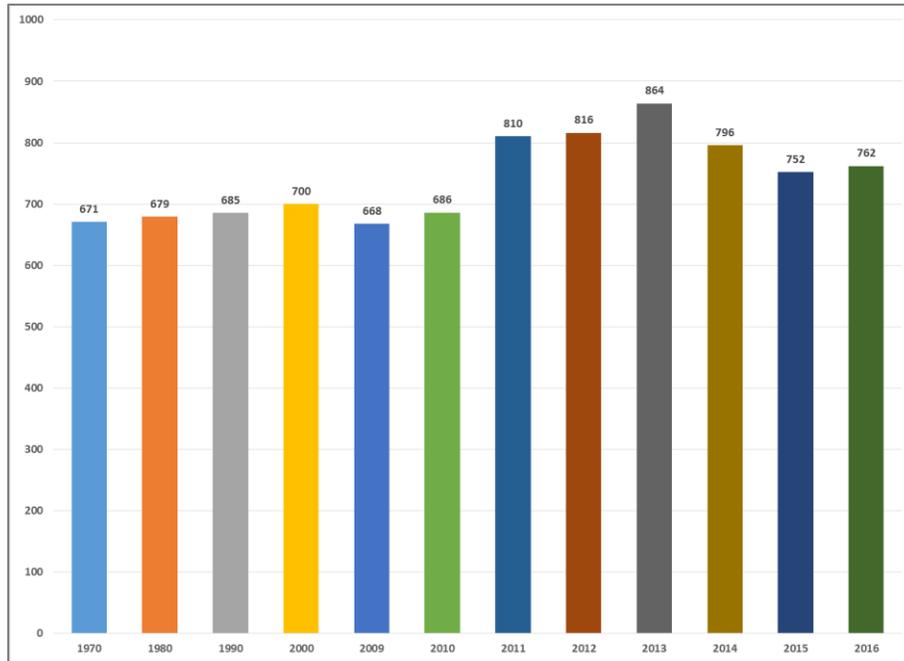


II. LAND USE

A. Forecasts

The City of Landfall Village is completely developed, with little room for new development or redevelopment. Historically, the population in the City has remained fairly stable, as shown in the chart below.

Figure 2: Population of Landfall



According to the 2010 US Census, approximately 663 people lived in Landfall Village in 257 households. In 2015, the Metropolitan Council estimated 742 residents in 294 households resided in Landfall Village. The Metropolitan Council recently estimated the 2016 population of Landfall Village at 762.

The number of households in Landfall Village is unlikely to change significantly; however, the composition of those households has changed. The percentage of younger children in Landfall Village has continued to rise since 2010, while the percentage of the older population has decreased. In fact, the agreement with the Washington County CDA and the City expressly calls for the preservation of affordable housing in the City. This housing appeals to working families. These factors seem to indicate the forecasts for the City of Landfall Village are low. It is more likely the population and households will remain closer to the 2016 levels. As a result, in July, 2017, the Metropolitan Council updated its original forecasts.

Table 1 below identifies the Metropolitan Council forecasts for the City of Landfall Village:

Table 1 – Forecasted Population, Housing, & Employment					
	2010	2016*	2020	2030	2040
Population	663	762	760	750	740
Households	257	294	300	300	300
Employment	25	25	30	30	30

**Met Council Estimates*

B. Existing Land Use

The most prominent land use in Landfall Village is manufactured housing. There are 14 RV lots; six on 2nd Avenue, seven on 3rd Street, and one on Garden Glen. Figure 3 identifies the existing land uses in Landfall Village.

Figure 3: Existing Land Use

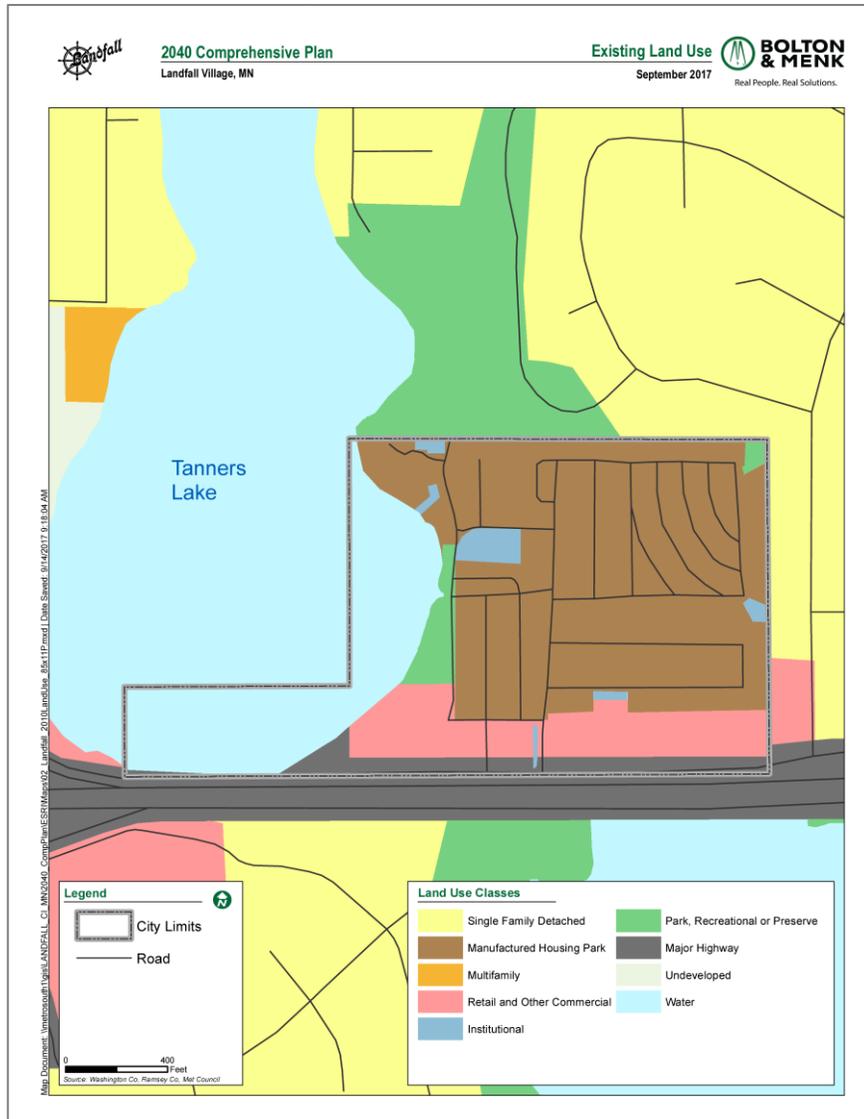


Table 2 summarizes existing land uses by category.

Table 2 – Existing Land Use Characteristics		
Category	Gross Acres	% of Total Gross Acres
Manufactured Housing Park	31.12	54.7%
Commercial	7.23	12.7%
Park, Recreational or Preserve	1.62	2.9%
Institutional	1.28	2.2%
Open Water	12.18	21.4%
Hudson Blvd Right-of-Way	3.47	6.1%
Total	56.91	100%

C. Future Land Use

The 2040 Land Use Map (Figure 4) shows the desired land use for all property in Landfall Village.

Figure 4: Planned Land Use

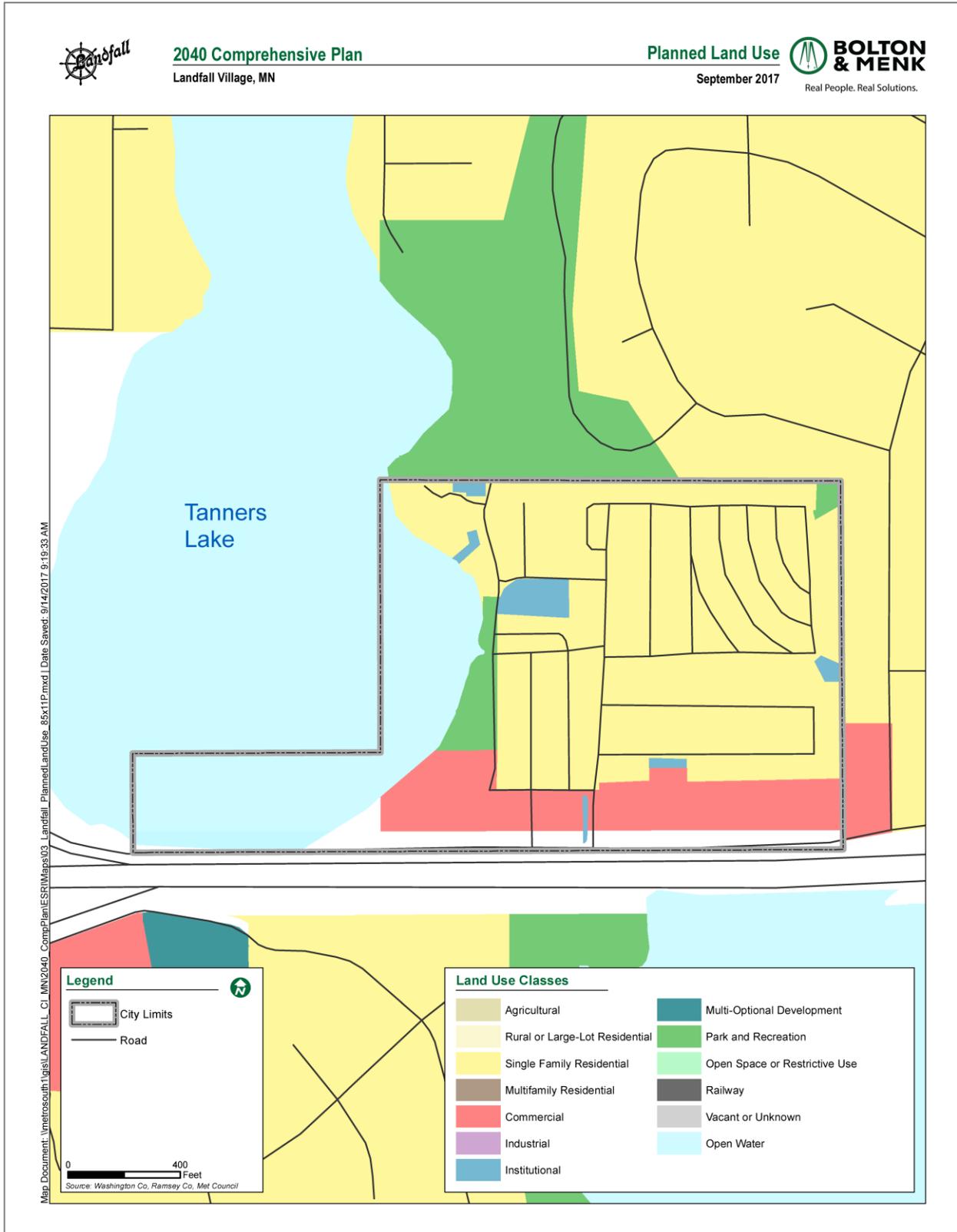


Table 3 summarizes the planned land uses by category shown on the map.

Table 3 – 2040 Future Land Use Characteristics		
Category	Gross Acres	% of Total Gross Acres
Manufactured Housing	31.12	54.7%
Commercial	7.23	12.7%
Park and Recreational	1.62	2.9%
Institutional	1.28	2.2%
Open Water	12.18	21.4%
Hudson Blvd Right-of-Way	3.47	6.10%
Total	56.91	100%

Density Calculations

The overall density for residential uses in Landfall Village is 9.4 units per acre. There is no additional developable land within the City of Landfall Village.

D. Natural Resources

Natural resources are beneficial to the social, environmental, and economic vitality of a community. To ensure their quality and benefits, it is essential to plan and manage natural resources and areas as we do residential and commercial areas. The City of Landfall Village borders Tanner’s Lake and the lake is used primarily as a recreational resource. No other natural resources are located in the City. Landfall residents value this resource and the City prioritizes its protection.

E. Special Resource Protection

The City of Landfall Village does not have any historic sites or aggregate resources to preserve.

F. Resilience

The Metropolitan Land Planning Act (Minnesota Statutes 473.859, Subd. 2) requires local comprehensive plans to include for the protection and development of access to direct sunlight for solar energy systems. The City of Landfall Village will protect access by requiring minimum sizes for lots, amounts of open space, yard setbacks and maximum height of buildings for urban residents. Land uses should not preclude the possible use of solar energy systems, however, and the City’s ability to make such changes is limited by the fact that all residential property within the City of Landfall Village is completely developed with mobile home lots. There are no plans to changes those lots. The City will review and revise, as necessary and where permitted, the Zoning and Subdivision Ordinances to ensure the protection of solar access.

III. HOUSING

A. Existing Housing

Landfall Village currently contains 300 housing units, 100% of which are manufactured homes. All homes are owner occupied. While this does not constitute a “variety” of housing types, it does combine beneficial features from several housing types. All units are detached, which offer privacy to residents. Housing units are one story, which make them accessible to people of all age groups. Since lots are relatively small, Landfall Village has higher residential densities than many suburban communities and utilizes land efficiently. All units are affordable, detailed more in Tables 4 and 5, making them available to young families, older people on fixed incomes and other modest incomes. This allows residents to grow up and grow old in their community affordably.

Table 4 – Housing Conditions	
Total of Housing Units	300
Housing Units affordable to households with incomes at or below 30% Area Median Income (AMI)	269
Housing Units affordable to households with incomes between 31 and 50% Area Median Income (AMI)	0
Housing Units affordable to households with incomes between 51 and 80% Area Median Income (AMI)	24
Housing Units – Owner Occupied	300
Rental RV Lots	14
Manufactured Housing Units	300
Single Family Homes	0
Multi-family Homes	0
Publicly Subsidized - Senior Housing	0
Publicly Subsidized – Housing for People with Disabilities	0
Publicly Subsidized – All Other Publicly Subsidized Units	0

Source: Metropolitan Council/City of Landfall Village

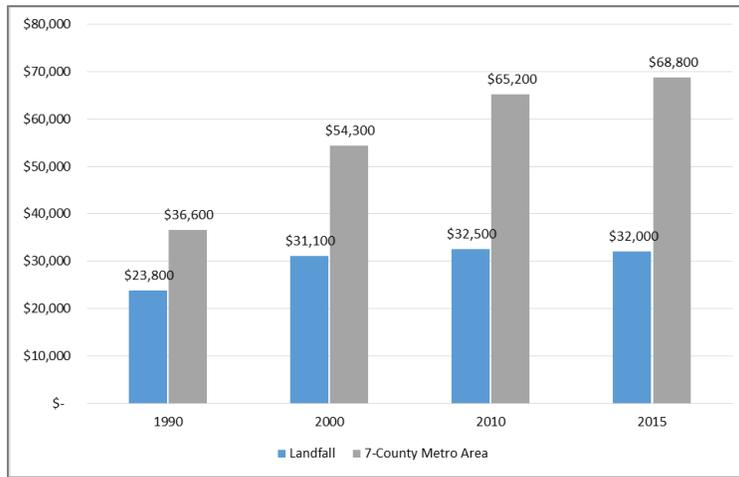
Table 5 - Households Experiencing Cost Burden	
Existing households experiencing housing cost burden with incomes below 30% AMI	70
Existing households experiencing housing cost burden with incomes between 31 and 50% AMI	25
Existing households experiencing housing cost burden with incomes between 51 and 80% AMI	9

Source: Metropolitan Council

The average household size in Landfall Village is 2.6 persons per household, which has increased from 2.4 in 2000. Most housing units were built between 1960 and 2008. As manufactured homes continue to age, residents may need assistance to make necessary improvements.

Income: The availability of affordable housing is very important to the residents of Landfall Village. The median household income in 2015 in Landfall Village was \$32,000, compared to \$68,800 in the 7-County Metropolitan Area. As shown in Figure 5, the median income in Landfall Village has consistently fallen further behind the 7-County Metro area since 1990.

Figure 5: Median Household Income



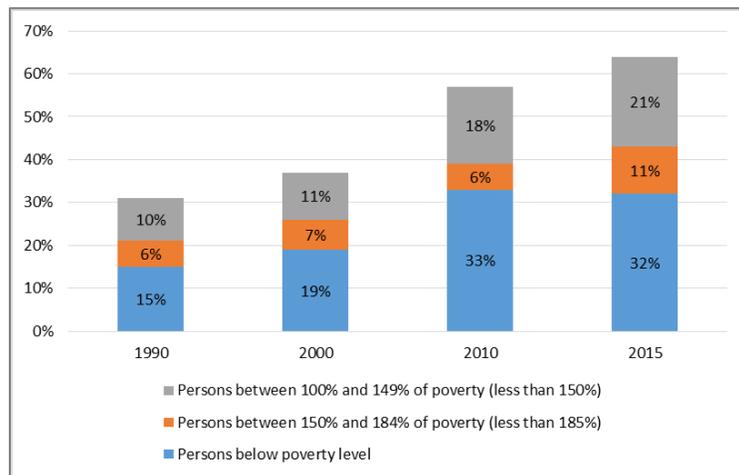
Source: Metropolitan Council

Income and Housing Affordability: Poverty is generally described as individuals and families within incomes below a defined threshold. The Metropolitan Council uses Area Median Income (AMI) to identify that threshold. Because the AMI in the Twin Cities region is relatively high compared to other metro areas, the Metro Council has defined three levels of the poverty threshold: Below Poverty Level, Between 100% and 149% of Poverty, and Between 150 and 185% of Poverty. These thresholds identify housing affordability. In 2016, the three levels of affordability for a 4-person household in the Twin Cities were:

Table 6 – Levels of Affordability		
Extremely Low Income (30% of AMI)	Very Low Income (50% of AMI)	Low Income (80% of AMI)
\$25,750	\$42,900	\$65,700

Figure 6 identifies the percentage of the Landfall Village Population with incomes below poverty level.

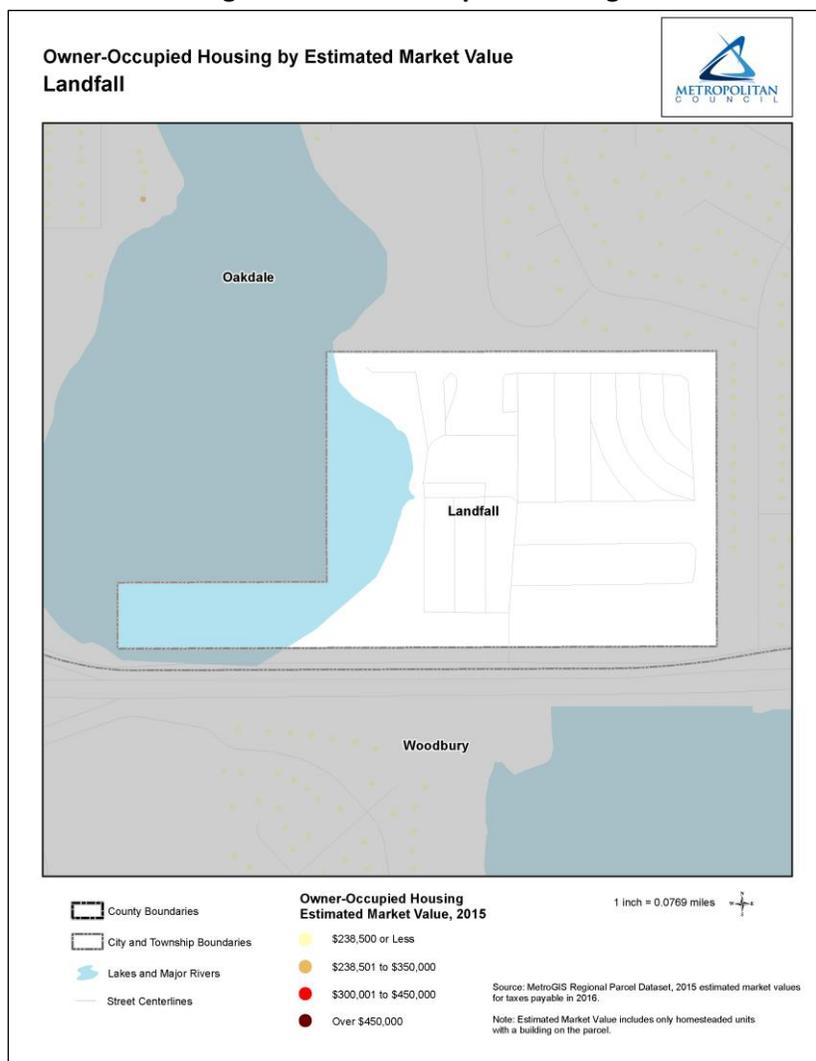
Figure 6: Percent of Population Below Poverty Level



Source: Metropolitan Council

Owner Occupied Housing: Figure 7 identifies owner occupied units by value. Landfall Village is unique in that all of the lots are publicly owned, and rented to the residents. The individual mobile home units are owned by the resident. According to the 2011-2015 American Community Survey, approximately 90% of the mobile home units are valued at less than \$50,000, while the remainder are valued between \$50,000 and \$99,999.

Figure 7: Owner Occupied Housing



Source: Metropolitan Council

B. Projected Housing Needs

Landfall Village is anticipated to have slight population growth in the future. However, there are no vacant, developable lots for future housing development, limiting the growth potential of the City.

C. Affordable Housing Allocation

The Affordable Housing Allocation reflects the region’s forecasted population that will need affordable housing. According to the Metropolitan Council’s affordable housing allocation, Landfall Village’s share of affordable housing need is 0 units, since all housing units in Landfall Village are affordable and will be preserved as such.

D. Housing Goals and Policies

It is the overall goal of the City of Landfall Village to maintain a supply of affordable housing for people of all ages. Because the City is fully developed, there is little room for change in the current housing makeup. The Washington County Community Development Agency (CDA) and the City have specifically purchased the property to maintain its status as a manufactured home community. With this in mind, the City had adopted the following goals:

1. Preserve the City’s housing units so they are affordable to people at 50% of the Area Median Income (AMI).

2. Require all units be owner-occupied.
3. Retain the present housing type, manufactured mobile homes, throughout the community to accommodate people at all stages of life.
4. Plan to ensure services are available in the community to accommodate the needs of all age groups.
5. Retain a residential density of approximately 9.0 units per acre.
6. Strive to achieve sustain 95% or higher rate of compliance with the housing code.

In order to meet these goals, the City has adopted the following Housing Policies:

1. It is the policy of the City of Landfall Village that all housing units remain affordable to low and moderate income households.

Unlike most cities, the City of Landfall Village has entered into a lease agreement with the CDA. Once the terms of the lease agreement have been satisfied, the Landfall Housing and Redevelopment Authority (HRA) will hold title to all of the residential lots in the City.

Individual lots will be rented to residents to locate manufactured housing, which can be among the most affordable housing available.

2. It is the policy of the City of Landfall Village to ensure housing in the community is available for people at all stages of life.

In order to be considered life-cycle housing, the housing supply must be accessible and affordable for people in all age groups and at all income levels. Mobile homes are single story homes, meeting the accessibility requirement, and are among the most affordable housing stock on the market.

3. It is the policy of the City of Landfall Village to protect its natural resources and environment while maintaining housing affordability.

The City will continue to maintain the lakefront property at Tanner's Lake as a public beach and park. This will ensure all residents have access to the natural amenity.

4. It is the policy of the City of Landfall Village to preserve the quality of its housing and neighborhoods.

The City has adopted a housing maintenance code, and the exterior of all units are inspected annually to assure compliance with the code. The City will continue to maintain the streets and other infrastructure to maintain the integrity of the community.

5. It is the policy of the City of Landfall Village to offer equal housing opportunities for people of all racial and ethnic groups, and to people with physical disabilities requiring special housing needs.

The Landfall HRA uses the Equal Housing Opportunity resident screening procedures approved by the Federal Department of Housing and Urban Development. The City is also willing to work with current or potential residents to address accessibility needs.

6. It is the policy of the City of Landfall Village to offer access to transit for all residents.

There is a centralized bus stop for both Metro Transit and school buses in the City, within walking distance of all residences. Specialized transit services, such as dial a ride and Metro Mobility, are also available to community residents.

E. Housing Implementation Plan

Because the Landfall HRA will hold title to all residential land, the City has the ability to guarantee the rents on the individual lots will remain as affordable as possible. The City will also use the tools listing in Table 5.

Table 5 – Housing Implementation

Need	Tool	Circumstances and Sequence of Use
Maintain affordability	Work with the CDA to transfer title to the Landfall HRA	The City has an existing agreement with the CDA. The term of the Obligation Bonds ends in 2024, at which time ownership of the land will be transferred to the Landfall HRA.
		The Landfall HRA will work to keep individual lot rents at an affordable level.
Maintain the quality of the housing stock	Housing Code	The City will continue to enforce its housing code and make annual inspections
	Livable Community Grant Funds	The City will work with the Metropolitan Council to apply for grant funds to assist residents with maintenance of their homes
	Minnesota Housing Finance Agency Funds	The City will work with the MHFA to apply for grant funds to assist residents with maintenance of their homes
Preserve natural amenities	HRA	When lots become vacant, the City will assess whether the community will benefit more from additional housing units or from additional open space.

IV. PARKS AND TRAILS

A. Regional Parks and Trails

Landfall Village does not have any regional park or trail nor any state or federal recreation lands located within the city.

B. Local Parks and Trails

Landfall Village has two local parks located within the city. Sunset Park is located on the southeast shore of Tanner’s Lake, offering a beach, boat launch and handicapped accessible fishing pier, playground, a picnic shelter and a basketball court. Landfall Village Haven Park is located on the northeast portion of the City and features a small “tot lot” playground. This park is fenced to ensure the safety of young children from passing traffic.

Figure 8: Local Parks

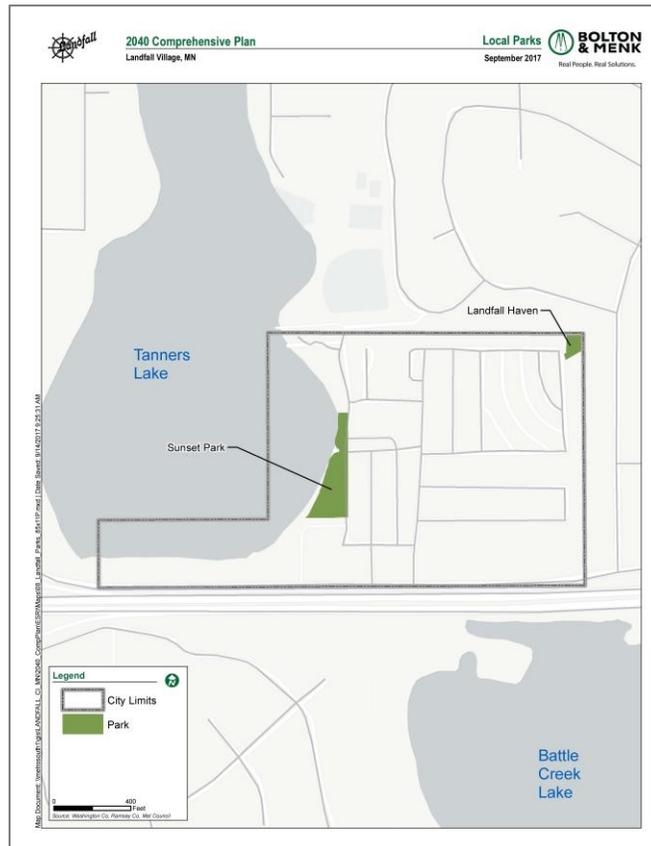


Table 6 – Park Amenities By Location

Amenities	Sunset Park	Landfall Haven
Picnic Area/Shelter	X	
Playground	X	X
Swimming	X	
Fishing	X	
Beach	X	
Sport Courts	Basketball	

V. TRANSPORTATION

A. Roadways

1. Existing Roadway Conditions

The City of Landfall Village is unique in the Twin Cities metro area in that it has a very small geographic area (approximately 41 acres, not including Tanner’s Lake) and its entire roadway network consists of local streets providing access to manufactured homes (see Figure 9). Along the southern portion of Landfall Village, motorcycle dealerships are accessed off Hudson Boulevard, which is an I-94 frontage road under the jurisdiction of the City of Oakdale. It can be seen on Figure 9 that there is no through traffic on Landfall Village streets since the only access in and out of the City are via Dellwood Lane and Birch Lane off of Hudson Boulevard. An emergency exit is available at the north end of Aspen Way.

There are no documented traffic volumes on Landfall Village streets. Based on the number of residences served, it is assumed that volumes on City streets generally range from 100 to 500 vehicles per day. No notable problem locations from a safety perspective exist. The streets in Landfall Village are built to Manufactured Housing Park design standards. This means narrow streets, with a 10 mph speed limit and on-street parking. There are no Washington County or MnDOT roadways within the City, nor are there any arterial or collector roadways. The table below summarizes significant roadways adjacent to Landfall Village.

Figure 9: Transportation Information

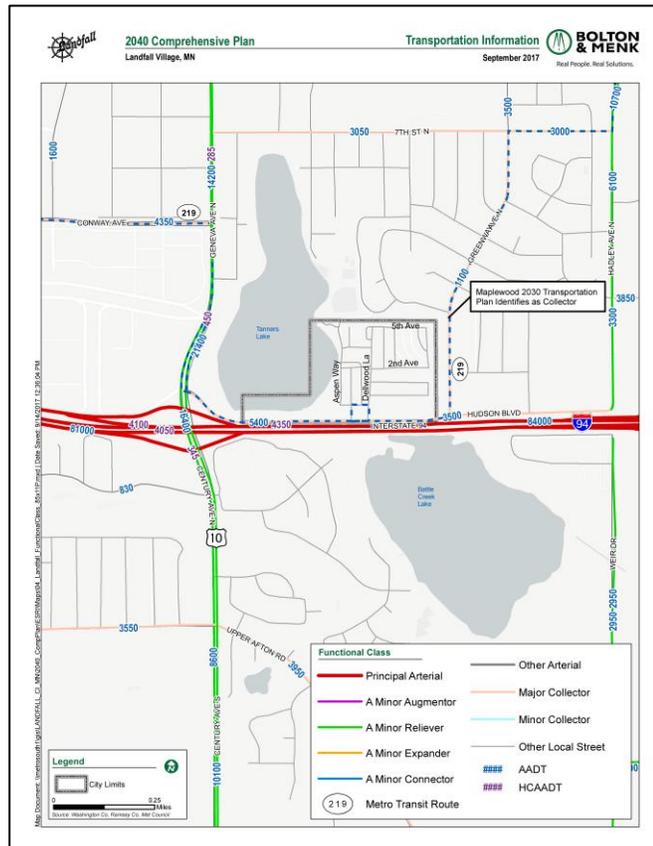


Table 7 – Significant Roadways

Roadway	Location	Agency	Functional Class	Current Volume
Hudson Boulevard	Directly south	City of Oakdale	Major Collector	3,500 – 5,400 ADT
Interstate 94	South of Hudson Blvd	MnDOT	Principal Arterial	84,000 ADT
Trunk Highway 120 (Century Ave/Geneva Ave)	Directly west	MnDOT	A Minor (reliever)	21,400 ADT
Greenway Ave	Directly east	City of Oakdale	Collector (per 2030 Oakdale Transportation Plan)	1,100 ADT

There have not been any corridor studies in recent years which pertain to Landfall Village roadways or direct access to them via Hudson Boulevard.

2. 2040 System Plan

Washington County is performing 2040 traffic forecasts for communities within the County. This does not pertain to Landfall Village because there are no arterial (or collector) roadways within Landfall

Village. Landfall Village is fully built out and traffic volumes on local roads within Landfall Village are not projected to increase into the foreseeable future.

B. TAZ

There is one Transportation Analysis Zone (TAZ) within Landfall Village, number 73. Figure 10 identifies the existing TAZ, and the projected information for this TAZ is provided in Table 8.

Table 8 – 2040 TAZ Data			
Year	Population	Households	Total Jobs
2010	663	257	25
2020	760	300	30
2030	750	300	30
2040	740	300	30

Source: Metropolitan Council

Other than routine maintenance on local roadways, there is not a projected need for roadway improvements within Landfall Village. Access management does not pertain to Landfall Village because there are only local streets within the City, which is fully built out. In general there are not problematic congestion or safety concerns associated with access conditions within Landfall Village.

C. Transit

Transit Market Area

The Metropolitan Council’s 2040 System Statement for the City of Landfall Village categorizes Landfall as Market Area III as far as demand for transit service and the appropriate provision of service:

Transit Market Area III has moderate density but tends to have a less traditional street grid that can limit the effectiveness of transit. Transit service in this area is primarily commuter express bus service with some fixed-route local service providing basic coverage. General public dial-a-ride services are available where fixed-route service is not viable.

Transit options in the City of Landfall Village include regular route services by Metro Transit with one local route, Route 219. This route is depicted on Figure 11. It connects the Maplewood Mall Transit Center with The Sun Ray Transit Center located at the Sun Ray Shopping Center in St. Paul. Other key destinations include Century College, North St. Paul Community Center, and Oakdale City Hall. There are connections to other routes and destinations available at the end points of Route 219. Demand responsive transit service is provided by Metro Transit: services for the disabled and the elderly are provided through Metro Mobility, and for the general public where regular route transit service is not available through Transit Link.

Current and Planned Service Facilities

Gold Line BRT

Metro Transit is currently in the planning stages of the Gold Line Transitway (see Figure 12). This will be a Bus Rapid Transit (BRT) system with all-day service. It will be connect downtown St. Paul (Union

Figure 10: Traffic Analysis Zones

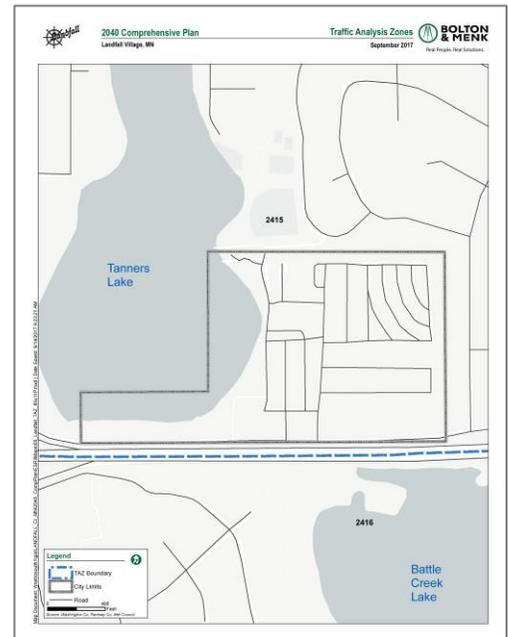


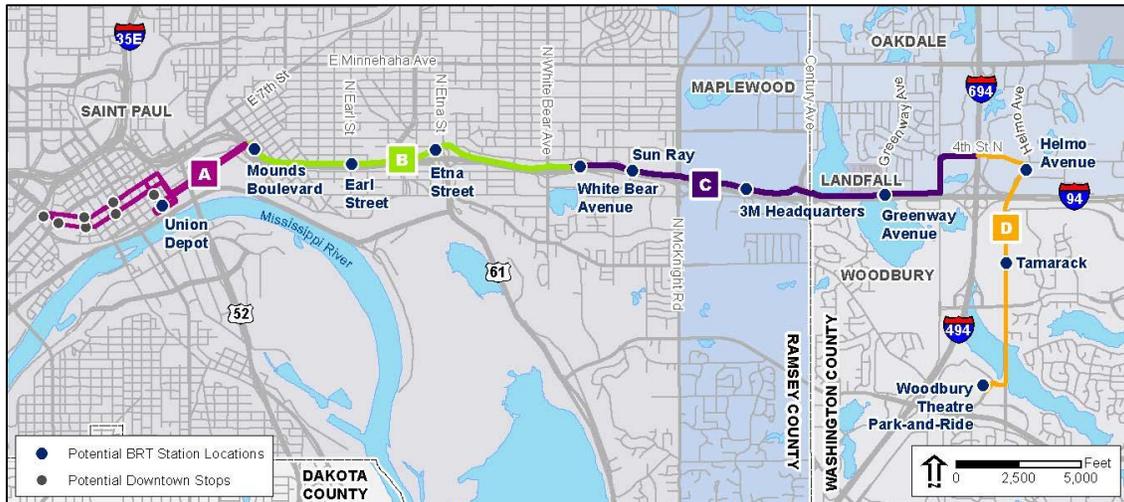
Figure 11: Route 219



Source: Metro Transit

Depot Station) with the City of Woodbury (Woodbury Theatre Station) generally along the I-94 corridor. There is a planned Gold Line station at Greenway Avenue which will be within Oakdale, but convenient for Landfall residents to use. The environmental review process for the Gold Line is currently underway. There is currently no firm schedule for construction and the Gold Line and commencement of service.

Figure 12: Gold Line



Dial-a-Ride Service

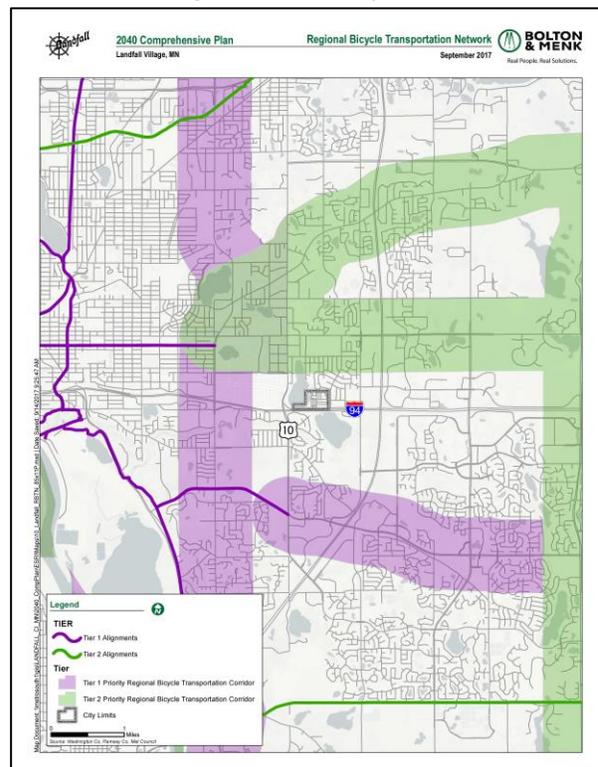
Landfall Village is serviced by Transit Link, the dial-a-ride service provided through the Metropolitan Council at the County level. Transit Link provides metro-wide transit connections and access to qualifying rides, such as last mile service, connections between transit stations, or to and from area not serviced by regular bus routes. Any member of the public may reserve a qualifying ride. Metro Mobility is also available to qualified individuals with disabilities on an on-call basis throughout the seven-county metropolitan area.

D. Bicycling and Walking

With the small size of the community, along with its relatively dense housing and self-contained street system, the layout of Landfall Village is not conducive to bike lanes or trails. There are not any existing or planned bikeways within Landfall. Most of the streets do have sidewalks. There are no plans to expand the sidewalk system, which has proven adequate for residents.

There is a Tier 2 Priority Corridor in the Metropolitan Council’s Regional Bicycle Transportation Network (RBTN) approximately ¼ mile north of the City of Landfall Village (see Figure 13). This corridor is centered on Washington County CSAH 10/10th Street North. There is no local or regional trail within Landfall which would link with this corridor.

Figure 13: RBTN Map



E. Aviation

The closest airport to Landfall Village is St. Paul Downtown Airport/Holman Field. This is the largest of the Metropolitan Airport Commission's reliever airports which function to support the Minneapolis St. Paul International Airport. Landfall is not impacted by Holman Field, which is approximately 3.5 miles west-southwest to the west-southwest.

The tallest structure in Landfall is a cell phone tower which is 175 feet high. There are no structures within Landfall Village that exceed 500 feet in height. Any applicant who proposes to construct a structure 200 feet above the ground that could affect navigable airspace level must get appropriate approvals. The Federal Aviation Administration and the Minnesota Department of Transportation must be notified at least 30 days in advance in advance of construction, as required by law per MCAR 8800.1200, Subpart 3 and FAA Form 7460-8. It is quite unlikely such a structure would be proposed in Landfall.

F. Freight

There are no railways, barge facilities, or freight terminals within Landfall Village. In addition, there are no industrial parks or large shopping areas within Landfall.

VI. WATER RESOURCES

A. Wastewater

The City of Landfall Village provides sewer to all lots and structures in the City which is connected to the Metropolitan Council system. Originally, the lots were served by shallow pipes running along the back lot lines for each unit. New lines were constructed in 1993 and remain fully operational.

1. Forecast

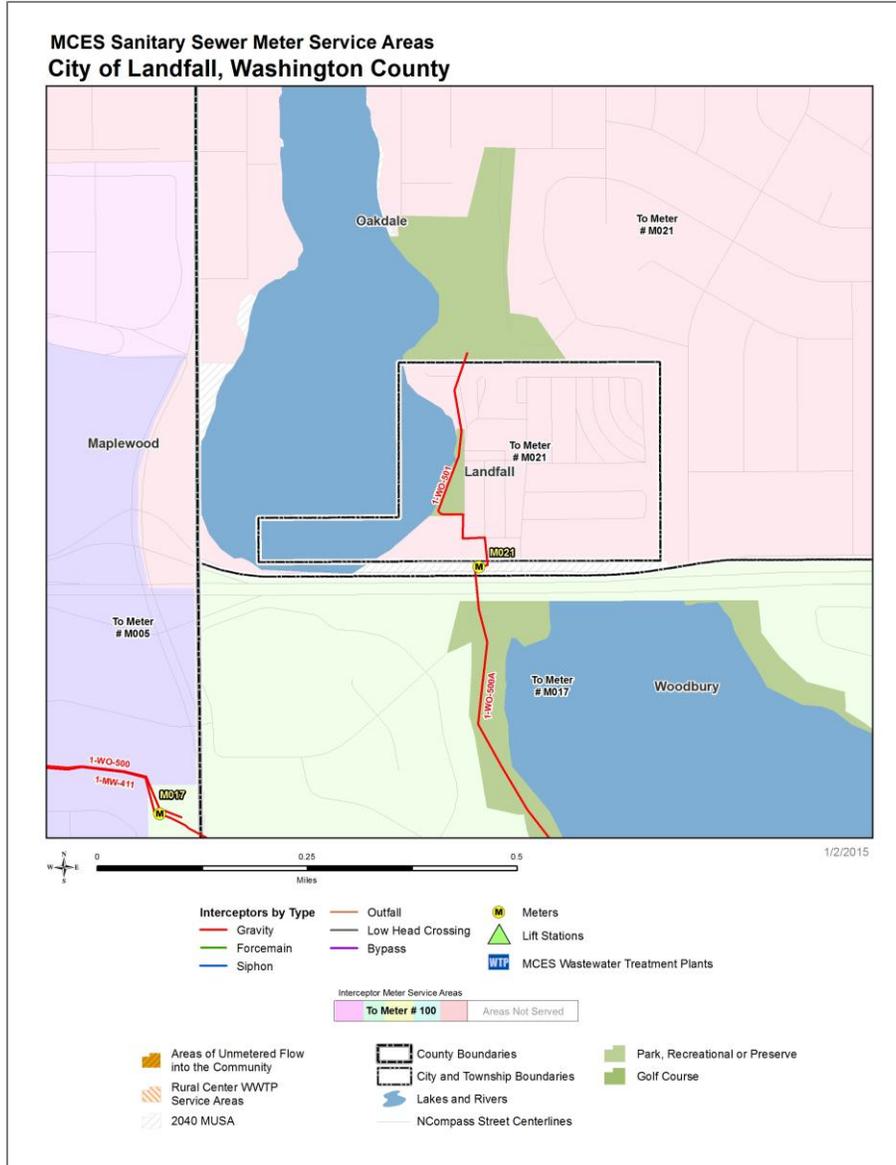
The sanitary sewer system provides service to all residents and businesses in the City. According the Metropolitan Council population, household, and employment forecasts, the City of Landfall Village will have the following sewer demands, as detailed in Table 9.

Table 9 – Population, Housing, & Employment Sewer Allocation Forecasts					
	Forecast Component	2010	2020	2030	2040
Population	MCES Sewered	663	760	750	740
Households	MCES Sewered	257	300	300	300
Employment	MCES Sewered	25	30	30	30

2. Existing system

The Metropolitan Waste Control Commission provides interceptor sewer service through the WONE interceptor I-WO-501. The existing wastewater treatment system, shown in Figure 14, includes 8” PVC pipes.

Figure 14: MCES Sanitary Sewer Meter Service Area



3. Capacity

Table 10 shows both the actual and projected MGD Flows for the City’s wastewater system. The current system has sufficient capacity to meet the demands of population forecasts.

Table 10 – Actual and Projected MGD Flows			
2010	2020	2030	2040
0.08	0.07	0.07	0.07

Source: Metropolitan Council

4. Inflow and Infiltration (I/I)

The City has made several efforts to locate the sources of I/I including the adoption of ordinances prohibiting the discharge of storm water, ground water, roof runoff, sump pumps, etc., to the sanitary sewer system. Specifically, in 2007, the City adopted a Storm Water Management Plan to address issues of inflow and infiltration in its storm water system and sanitary sewer. The Plan enacted as an ordinance

prohibits the connection of sump pumps, rain leaders and passive drain tile to the sanitary sewer system. The City intends to televise the sanitary sewer system to reduce inflow and infiltration. The City also performs routine inspections and educates residents about preventing excess I/I from entering the system.

5. Community and Subsurface Treatment Systems

The City of Landfall Village does not have any subsurface treatment systems.

B. Surface Water

1. Local Water Management Plan

Landfall Village is located in the Ramsey-Washington Metro Watershed District. As such, the City of Landfall Village adopts the Ramsey-Washington Metro Watershed District Watershed Management Plan (WMP) as a Local Water Management Plan (LWMP). The City recognizes the goals in WMP Strategic Overview:

1. Promote quality surface water in Tanner's Lake and Battle Creek Lake
2. Provide for flood control to protect public safety
3. Sustain quality groundwater by management protection decisions
4. Educate and involve residents about water resource use, protection, and management
5. Conduct public works improvements and practices to not conflict with the above

The City of Landfall Village adopted the Ramsey-Washington Metro Watershed District's plan, data, and model calculations as they affect any future development. The City of Landfall Village Planning Commission and City Council review all site plans for development and will provide copies to the Watershed District for their review. The City of Landfall Village adopted Ordinance 2007-004, Illicit Discharge Detection and Elimination; and MS4 Storm Water Pollution and Prevention Program (SWPPP).

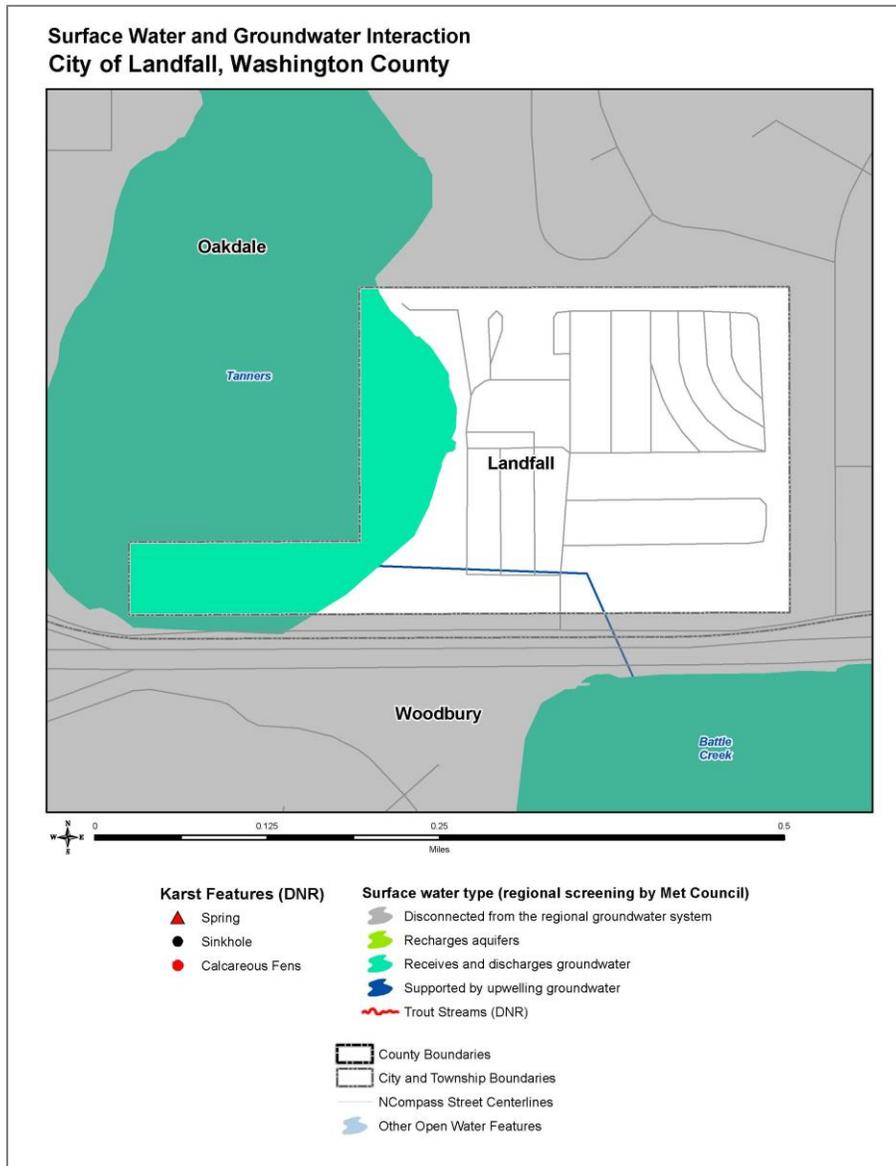
The City of Landfall Village encourages good shoreline management and techniques. The City also facilitates the following water quality and stewardship programs: green space, watershed stewardship activities, park management, street cleaning, shoreline and beach management, ground water re-charger practices, public participation in runoff pollution control and spring/fall clean-up days. The City's street sweeping policy consists of contracting to sweep the streets in the spring, which picks up debris and sand from the winter and again in the fall to pick up fallen leaves. The city also uses a small sweeper to clean on an as needed basis.

Landfall Village installed rip-rap protection along the entire city-owned shoreline property of Tanner's Lake with the exception of the beach area. This method is preferred by the city because it is effective, relatively inexpensive and uses minimum land area. The beach is fairly stable and boat wakes at high water levels are discouraged under a Joint Powers Agreement with the City of Oakdale.

2. Physical Environment and Land Use

The storm water system in Landfall Village is divided and drains into two lakes, Tanner's Lake and Battle Creek Lake. This means the City is part of two sub-watersheds, the Tanner's Lake Watershed and the Battle Creek Watershed, both within the larger Ramsey-Washington Metro Watershed District. There is very little upstream water flowing into the City from other cities. However, the runoff from Landfall Village flows into the adjacent City of Woodbury via the northerly ditch of Hudson Boulevard and the storm sewer under I-94. The area draining to Tanner's Lake totals 9.24 acres. This drainage is surface drainage from grass areas and from streets. There is no storm sewer draining into Tanner's Lake on the west side of the City. Figure 15 shows the Surface Water and Groundwater Interaction in Landfall.

Figure 15: Surface Water and Groundwater Interaction



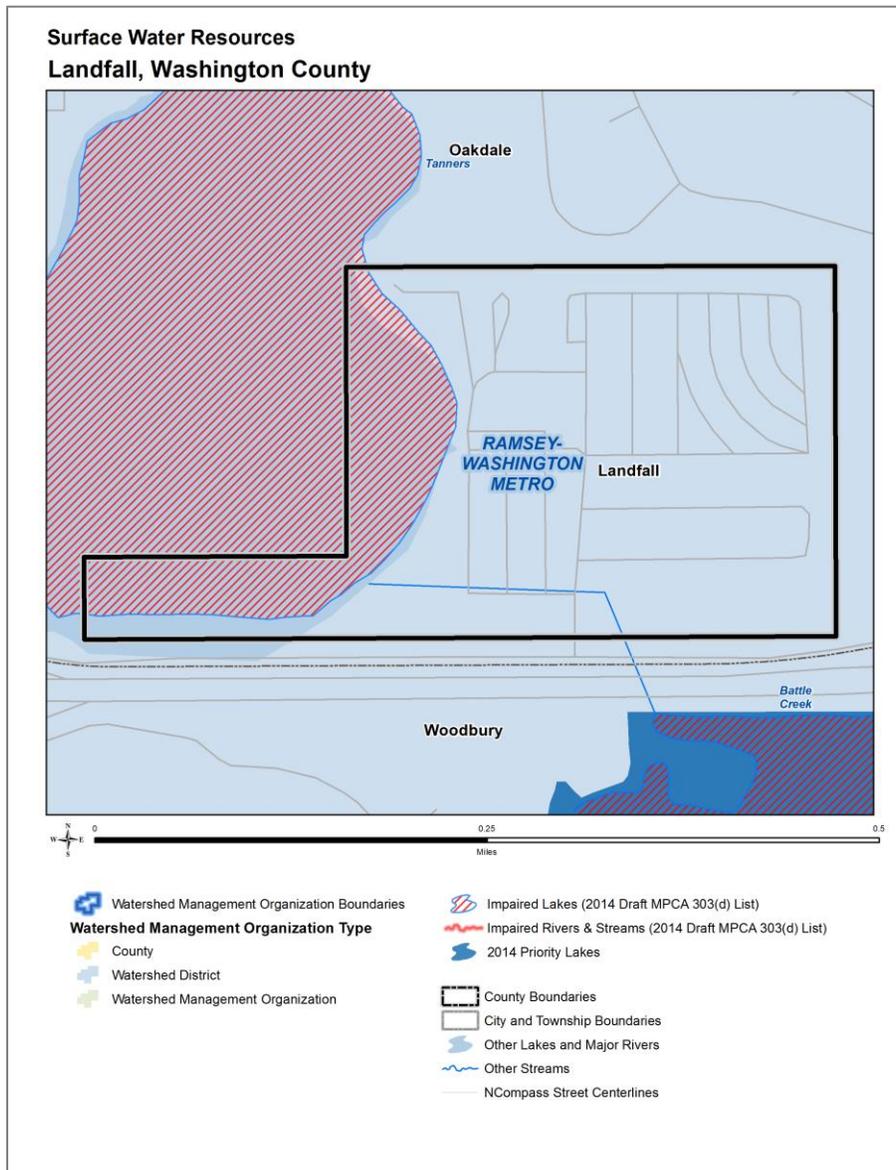
The area draining to Battle Creek, totaling 32.26 acres is via the street from the north to the corner of 2nd Avenue and Dellwood Lane where it is picked up by two catch basins. The drainage from portions of Aspen Way, Birch Lane, Cedar Drive, Dellwood Lane (South of 2nd Avenue), Dellwood Square North, Dellwood Square East and Dellwood Square South drain via the streets to the corner of Dellwood Lane and 1st Avenue where it is picked up by three catch basins.

3. Existing and Potential Water Resource Related Problems

Current water issues in Landfall Village include weed growth along the shoreline and maintenance of the outlet pipe from Tanner’s Lake. There could be potential water issues with the spring drain along eastern border of the city toward Hudson Boulevard. Capital improvements completed in 2014 have largely addressed this issue; however, there continue to be some issues with drainage along the City’s eastern boundary.

There are no known contamination sites within the City of Landfall Village that adversely affect the ground water or the lake. The City has a non-point source pollution control strategy to attempt to maintain and improve water quality for swimming recreation.

Figure 16: Impaired Waters (Tanner's Lake, 303d)



4. Local Implementation Plan/Program

To address the above issues, the City of Landfall Village is exploring the following solutions:

1. Weed growth along the shoreline is being treated with alum to hopefully reduce weed growth alongside current non-point source pollution control strategies.
2. Maintenance of the outlet pipe from Tanner's Lake is the responsibility of the Watershed District and solutions to the issue are dependent on their priorities and funding.
3. Work was completed in 2014 on storm drains along the eastern border to alleviate drainage to Hudson Boulevard. Since project completion, some of the drainage issues have improved; however, there are still remaining issues. The City is in the process of developing solutions to address the issues.
4. The City and the Ramsey-Washington Metro Watershed Management Organization (WMO) have entered into an agreement that allows the WMO to review all development within the City for compliance with stormwater requirements.

Table 11 – Capital Improvement Plan for Surface Water					
Program	Schedule	Estimated Cost	Funding Source	Total Annual Budget	Comments
Watershed Stewardship Activities	TBD	Will Vary	Unknown	Unknown	Needs to be Initiated
Park Management	As Needed	Varies (Staff time and Materials Costs)	General Fund	Approx. \$6,880	
Street Cleaning	Twice Annually	Varies (Staff Time)	General Fund	Approx. \$2,000	
Shoreline Management	Twice Annually	\$425 per treatment	General Fund	\$850	Lake management treats algae and weeds
Spring & Fall Clean-up Days	Twice Annually	Varies (Staff Time)	General Fund	Approx. \$12,000	City picks curbside and delivers to dump

C. Water Supply

1. Local Water Supply Plan

Water service is provided through a Joint Agreement with the City of Oakdale. The public water supply lines were constructed in 1993 and remain fully operational. Prior to the installation of the water supply distribution system, the lots were served by a private water system which was supplied by an on-site well. The private well was disconnected and the Washington County HRA relinquished the Department of Natural Resources (DNR) permit. The private well has no connection of the municipal water system and may not be used for emergency supply. The well does not contain chlorinating or fluoridation facilities. The municipal water system is supplied by two connections to the City of Oakdale water system, known as a redundant system. There are no known unsealed wells within the City of Landfall Village. There are no known water appropriation permits within the city.

Table 12 - Description of the Municipal System	
Water Suppliers	City of Oakdale 1584 Hadley Avenue North Oakdale, MN, 55128
City of Oakdale Contact	Brian Bachmeier Public Works Director 651 730-2740
City of Landfall Village Contact	Ed Shukle City Administrator 651-739-4123
Population	742
Number of Residential Service Connections	300 + 14 RV sites
Water System Operational	December 1993
Connection to Oakdale Water System	1. One 8” connection at Southeast corner of Landfall 2. One 8” connection at Northwest corner of Landfall
Landfall Storage/Treatment Facilities	None
Number of Commercial Connections	2

2. Water Conservation and Reuse

The City encourages residents to adopt good water use habits by providing information and resources on a maintained website. Further, City maintenance personnel report their observation of misuse of water to

Landfall Terrace that in turn notifies the offending party. The City also has an ordinance in effect to regulate the use of water within the community. The water supply plan will not require any changes to the ordinances or the comprehensive plan.

3. Assessing and Protecting the Water Source

There are no wellhead protection areas within the City. All known wells within the city have been sealed. The City implemented the County Groundwater Quality Protection Plan through policies and programs the control infiltration and promote cleanup of hazardous spills. The City also has a groundwater management agreement with the Ramsey-Washington Metro Watershed District.

4. Sub-Regional Collaboration

The City of Landfall Village works with the City of Oakdale to ensure adequate, clean water supplies for all residents and businesses and works to manage this resource efficiently and effectively.

VII. IMPLEMENTATION

A. Implementation Plans

The City of Landfall Village has appointed a Planning Commission to review and make recommendations to the City Council on the Comprehensive Plan, zoning ordinances, requests for variances, ordinance amendments and special use permits. The policy and action adopted by the City Council will guide day-to-day activities toward overarching community goals. A Capital Improvements Plan, adopted on an annual basis, will guide capital expenditures to meet growth needs and community goals.

1. Public programs

Table 13 outlines the overarching community goals for Landfall and identifies implementation tools to help the City obtain its goals.

Table 13 - Checklist of Implementation Tools			
Plan Component	Policy	Partnerships	Programs
Land Use Regulation			
<i>Maintain adequate land to continue to provide lots for manufactured homes</i>	Preserve the existing lots for occupancy by manufactured homes	Washington County CDA	Agreement with WCCDA and City Code
Housing			
<i>Maintain affordable housing stock</i>	Require all dwelling units be manufactured mobile homes/	WCCDA HRA	Zoning Ordinance
<i>Maintain the quality of the housing stock</i>	Require properties meet specific standards	WCCDA HRA	Housing Code
Parks and Trails			
<i>Provide recreational opportunities for Landfall Village residents</i>	Maintain the City's existing parks	HRA	Capital Improvement Program
Transportation			
<i>Provide safe access to local streets</i>	Assess and maintain physical condition of City streets	HRA	Capital Improvement Program
<i>Provide access to transit programs for City residents</i>	Maintain existing City bus stop	HRA Metro Transit	Capital Improvement Program
Water Resources			
<i>Promote quality surface water in Tanner's Lake</i>	Encourage good shoreline management techniques	Ramsey-Washington Metro Watershed District	Capital Improvement Program

2. Timeline

Since the City of Landfall Village is fully developed, its housing maintenance programs are ongoing. The City will continue to enforce its Zoning and Housing Codes to meet the goals of the Comprehensive Plan. The City also adopts a 5-year Capital Improvement Program on an annual basis to identify infrastructure needs.

3. CIP

The City annually reviews capital expenditure needs and will budget for improvements identified throughout the 2040 Comprehensive Plan Update accordingly. Capital needs include public and private investments in infrastructure, infrastructure repair and replacement, transportation, building maintenance and repair, water systems, equipment, and park expenditures. The CIP budget is continually assessed and is subject to modification as appropriate.

Table 14 - 2018 – 2022 Capital Improvement Plan (Draft)							
Project	Fund	2018	2019	2020	2021	2022	Funding
City Hall	City/HRA	\$500	\$500	\$4,000	\$2,000	\$2,000	City/HRA
Community Center	City/HRA	\$4,000	\$3,000	\$0	\$0	\$0	City/HRA
Maintenance Shop/Garage	City	\$1,000	\$0	\$0	\$0	\$0	City
Teen Center/Bike Shop	City	\$0	\$0	\$0	\$0	\$0	NA
HRA Office	HRA	\$0	\$0	\$0	\$0	\$0	NA
City Vehicles	City	\$63,350	\$120,350	\$3,350	\$3,350	\$3,350	City
Streets	City	\$150,000	\$10,000	\$0	\$10,000	\$10,000	City
Sanitary Sewer	City	\$10,000	\$5,900	\$0	\$0	\$5,900	City
Storm Sewer	City	\$5,000	\$0	\$0	\$5,000	\$0	City
Water System	City	\$0	\$0	\$0	\$0	\$0	NA
Parks	City	\$0	\$5,000	\$0	\$0	\$0	City
Retaining Walls	City	\$0	\$0	\$0	\$0	\$0	NA
Sidewalks	City	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	City
Parking Pads	HRA	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	HRA
Fences	HRA	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	HRA
Pedestals	HRA	\$0	\$0	\$0	\$0	\$0	NA
Home Removal/New Home Footings	HRA	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	HRA
Signs	City	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	City
Trees	City/HRA	\$40,000	\$5,300	\$5,300	\$5,300	\$5,300	City/HRA

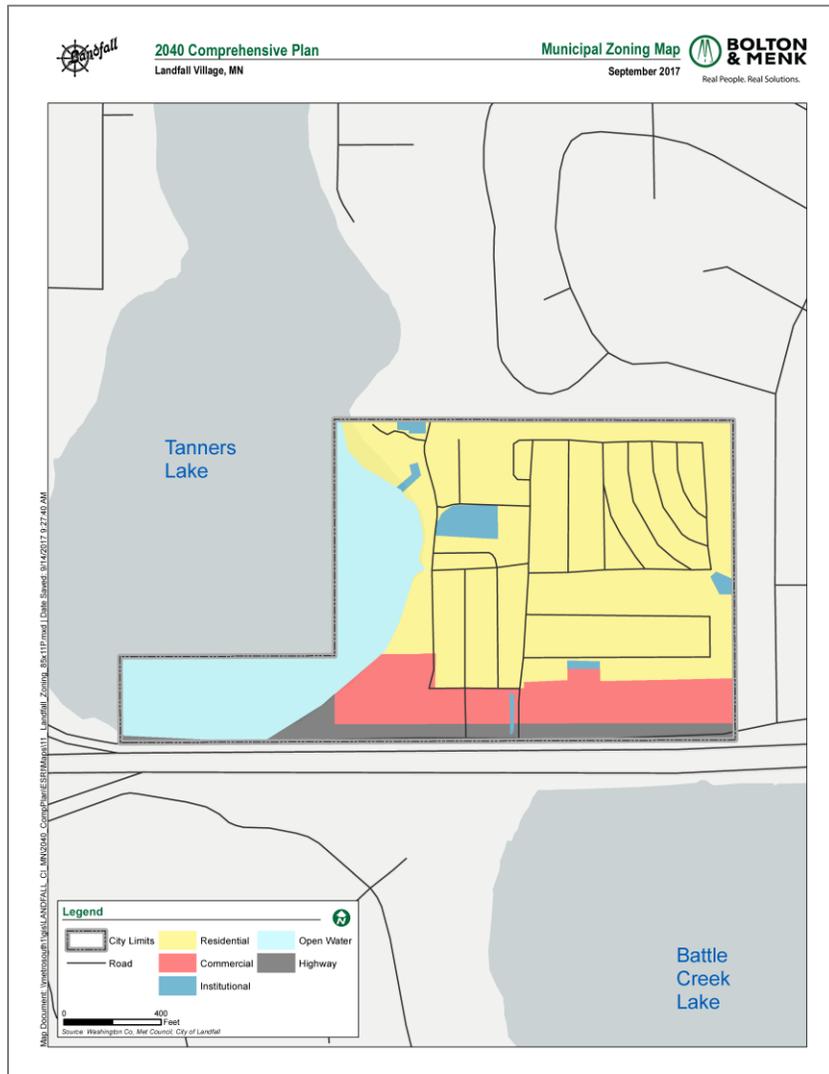
4. Official Controls

The City will evaluate land use controls and consider amendments to eliminate inconsistencies with the Comprehensive Plan, conform to State and Federal regulations, and support the overarching community goals identified through this plan update.

5. Zoning

Zoning Map: Figure 17 is the future Zoning Map for the City of Landfall Village.

Figure 17: Zoning Map



Zoning District Descriptions: Table 15 lists the Zoning Districts and any required changes to the City's ordinance.

Table 15 - Zoning Districts		
District	Description	Required Changes
Residential	This district is intended to allow single family manufactured homes.	None
General Business	This district is designed to furnish the City with a retail business district with a wide range of services and goods, located along Hudson Boulevard and separate from residential areas.	None
Institutional	This district is intended to accommodate City and community buildings, including City Hall, the maintenance garage, the teen center and the community center.	New district – Zoning Ordinance must be amended to include the district