

Worksession Materials

January 28, 2014

5:00 PM

- Ramsey County Absentee Ballot Discussion
- Ramsey County Prosperity Project Discussion
- Windmills-Ordinance Discussion

Building Our Future



**Cultivating Economic Prosperity.
Combating Concentrated Areas of Financial
Poverty.**

New Brighton City Council

January 28, 2014



Previewing the Four Key Policy Themes

Our People are our Future.

Intensity of Land Use Matters.

New Partnerships can Drive Change.

Build on the **Existing Foundation**.



Why We Are Here Today

- **January 22:** Ramsey County Board adopted County goals for 2014 - 2015 to guide the budget development process.
- **New Goal Added:** Cultivate Economic Prosperity and Combat Areas of Financial Poverty.
- **Ongoing Work:** Staff have been gathering relevant data, developing a framework through which to view the goal, and identifying key policy themes requiring further attention.

“If you don’t measure the right thing, you don’t do the right thing.”
– Joseph Stiglitz (Nobel Laureate - economics)



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Approaching Economic Prosperity Work

- Economic prosperity work is **multijurisdictional**.
 - It must incorporate regional, county, city and neighborhood levels of analysis and planned actions. *Success requires consistent data, complimentary visions and collaborative efforts.*
- Economic prosperity work is **multifaceted**.
 - It must incorporate data measures and strategies that address different issue areas and audiences. *Success requires the creation of a general policy and thought framework that can be effectively applied to a variety of specific situations and circumstances.*
- The **creation of a conceptual model** can assist in this work.
 - Ramsey County, the Region, its cities, neighborhoods, community partners and citizens can better understand and effectively unify efforts that are intended to make progress toward greater economic prosperity.

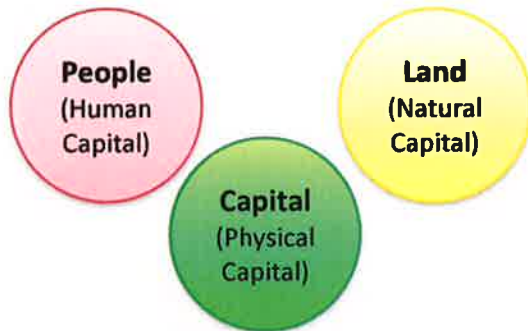


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An Indicator of Economic Prosperity

Wealth is defined as the assets available to use as the basis for current and future consumption and investment



In this section we will use **people, land, and capital** to describe the concepts of wealth generation.

Why is Wealth Important?

- Serves as an indicator of the **current strength** of a jurisdiction.
- Greater wealth—when spread across all three circles—indicates **greater resiliency and potential for future growth**.
- Understanding the types of wealth contributes to preemptively **addressing areas of risk**.



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Analyzing Wealth Measures

Questions to consider when examining data about people, land and capital

Assess Available Assets

1. What is generating or could generate short and long term stability and growth?
2. In what areas is the county already a leader?
3. Where is more investment currently needed?
4. What growth strategies could build upon the county's available assets?

Monitor Specific Trends of Interest

7. Is the county currently over reliant on a particular wealth circle for growth?
8. Is the county becoming more or less similar to the rest of the Region?
9. What trends suggest future success or trouble?

Recognize Inherent Limitations

5. What aspects of wealth are outside the realm of county influence?
6. What limitations are unique to the county that do not impact the rest of the Region?



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A Closer Look at People within Ramsey County

Future economic growth requires an educated, trained and available workforce.

| County | Population |
|----------------------|----------------|
| Anoka | 333,140 |
| Carver | 92,638 |
| Dakota | 402,006 |
| Hennepin | 1,168,431 |
| Scott | 132,556 |
| Washington | 241,280 |
| Ramsey | 514,696 |
| Metro Area TOTAL | 2,884,747 |
| Ramsey as % of Metro | 17.8 % |

Source: US Census 2011 American Community Survey

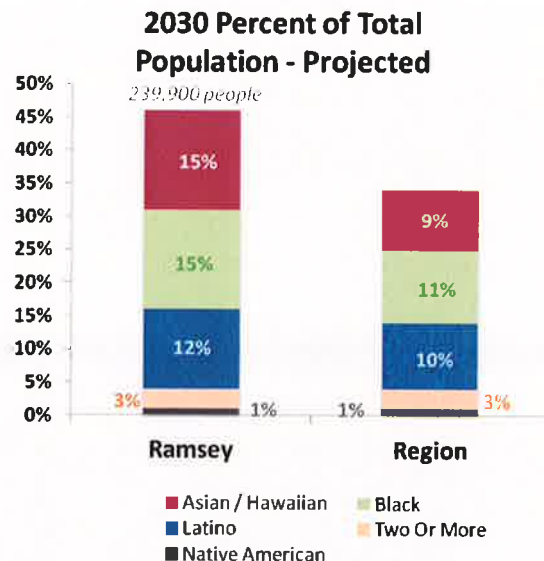
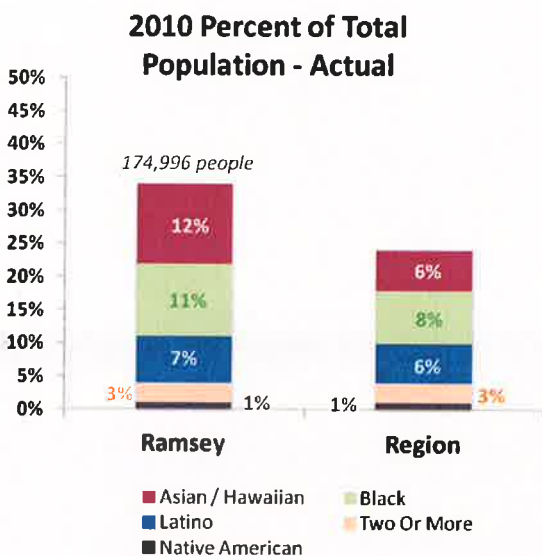
Ramsey County is the second most populous county in the Region with more than half a million residents.



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A Closer Look at People within Ramsey County



Census 2010 and Minnesota Population Projections by Race and Hispanic Origin, 2005 to 2035.

Ramsey County is and will remain significantly more diverse than the Region, meaning that any ongoing, race-based disparities will have a greater impact.



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A Closer Look at Land within Ramsey County

Available land is a key wealth generation factor and a predictor of future development and economic growth

| County | Land Area (acres) |
|---------------------------|-------------------|
| Anoka | 269,543 |
| Carver | 226,390 |
| Dakota | 362,296 |
| Hennepin | 353,334 |
| Scott | 224,663 |
| Washington | 244,980 |
| Ramsey | 98,410 |
| Metro Area TOTAL | 1,779,618 |
| Ramsey as % of Metro Area | 5.5% |

Metropolitan Council 2010 Land Use Data

Ramsey County is less than 100,000 acres in size and contains 5.5% of the total land area in the Region.

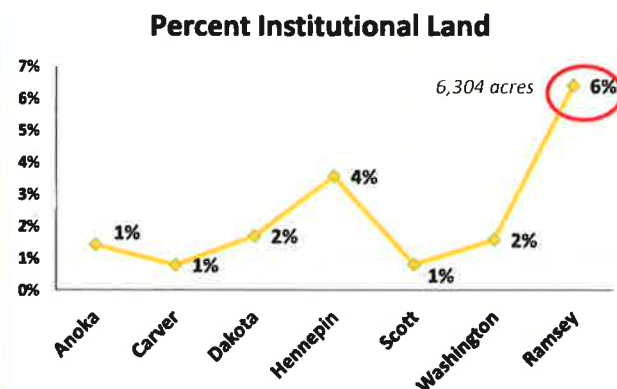
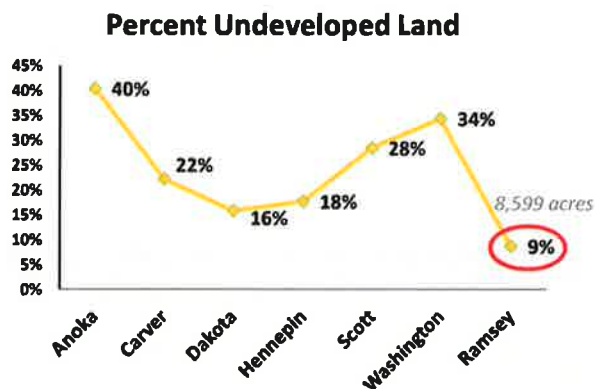


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A Closer Look at Land within Ramsey County

Undeveloped land offers an easy source for future economic growth;
Institutional land is already developed and non-taxable



Metropolitan Council 2010 Land Use Data

"State Capitol Communities" often have higher proportions of institutional land use. And when combined with little undeveloped land, every development and redevelopment opportunity in the County and its partner cities is significant.



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A Closer Look at within Ramsey County

A diversified and balanced mix of uses is important for economic growth and sustainability within a community.

Percent Dedicated to Select Land Uses

| County | Residential | Institutional & Parks | Commercial & Industrial |
|--------------------------------|---------------|-----------------------|-------------------------|
| Anoka | 24.8 | 15.6 | 3.8 |
| Carver | 7.1 | 6.6 | 1.2 |
| Dakota | 15.7 | 9.0 | 4.2 |
| Hennepin | 37.4 | 16.1 | 8.2 |
| Scott | 10.9 | 8.9 | 2.4 |
| Washington | 20.7 | 10.9 | 2.7 |
| Ramsey | 48.2 | 21.3 | 13.7 |
| Metro Area AVERAGE | 22.2 | 12.0 | 4.6 |
| <i>Difference from Average</i> | <i>+ 26.0</i> | <i>+ 9.3</i> | <i>+ 9.1</i> |

Metropolitan Council 2010 Land Use Data

Finding the Right Mix

| Development Type | Expenditures per \$1.00 of Revenue |
|------------------|------------------------------------|
| Residential | \$1.06 - \$1.15 |
| Commercial | \$0.77 - \$0.94 |
| Industrial | \$0.60 - \$0.69 |

Saint Paul Port Authority, An Industrial Strategy for the City of Saint Paul, 2012

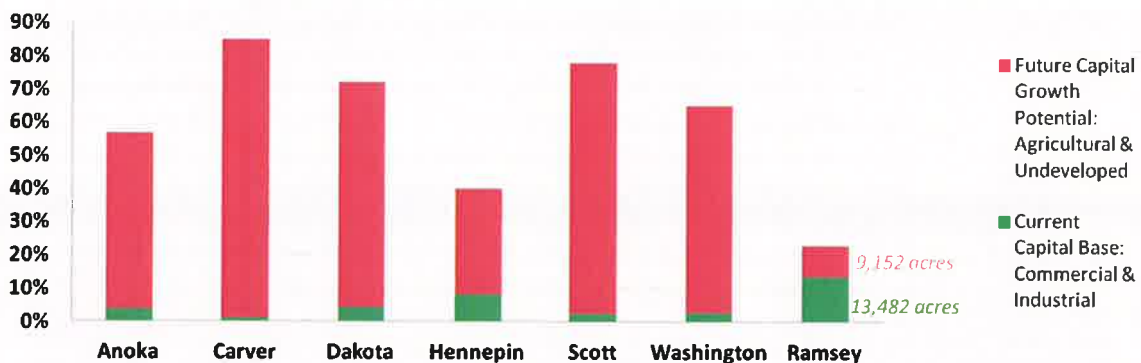
The County is also **disproportionately residential**. When coupled with being a "State Capitol Community", the spread between residential and commercial/industrial becomes even more significant and presents future opportunities.



A Closer Look at within Ramsey County

Assessing the current and future capital land base provides a measure of capital growth potential

Percent of Total Land Available for Current and Future Capital Use



Metropolitan Council 2010 Land Use Data

Ramsey County has the lowest proportion of undeveloped land to use for future capital expansion, meaning that the **intensity of use on that available land matters more than in any other county within the Region.**



A Closer Look at within Ramsey County

Current employment figures are an indicator of the presence of capital from which future wealth generation can occur

County Employment Figures

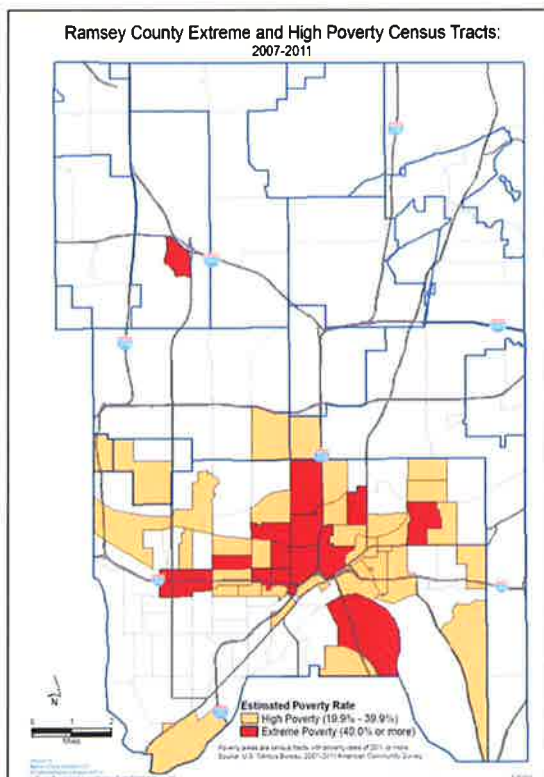
| | Total Employment | Employment Per Square Mile |
|------------|------------------|----------------------------|
| Anoka | 107,456 | 254.0 |
| Carver | 32,831 | 92.7 |
| Dakota | 170,470 | 303.3 |
| Hennepin | 822,641 | 1,484.9 |
| Scott | 41,522 | 116.6 |
| Washington | 72,974 | 190.0 |
| Ramsey | 316,297 | 2,080.9 |

Employment and Wages-QCEW 2011

Ramsey County is **one of two employment centers in the Region**. This is a strength from which the County can build – if there are qualified workers and a transportation system that connects them with employment opportunities (both remain ongoing challenges).

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Understanding Concentrated Areas of Financial Poverty



Key Definitions

- **Poverty Threshold** is a federally defined term for the amount of money that is expected to meet basic needs.
- **Concentrated Poverty** is the concept that select neighborhoods have disproportionately high poverty levels.
- **High Poverty Area** is a census tract with over 20% of its residents below the federal poverty line. Identified in **orange** on the map to the left.
- **Extreme Poverty Area** is a census tract with over 40% of its residents below the federal poverty line. Identified in **red** on the map to the left.

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Understanding Concentrated Areas of Financial Poverty

Ramsey County has the **highest proportion** of census tracts in the Region identified as Concentrated Areas of Financial Poverty

- Concentrated areas of financial poverty do not just create challenges for people living within them; the opportunity divide **impacts broader economic growth and community connectivity**.
- **Mostly within Saint Paul** but also in Ramsey County suburbs (Maplewood, Falcon Heights, Roseville & Arden Hills).
- **Hennepin County is the only other county** in the Region with concentrated areas of financial poverty (Minneapolis, Brooklyn Park, Brooklyn Center & Richfield) .

National research identifies **five neighborhood resiliency factors** that, when present, create a **web of opportunity** that enables residents to prosper, thus combating concentrated areas of financial poverty.

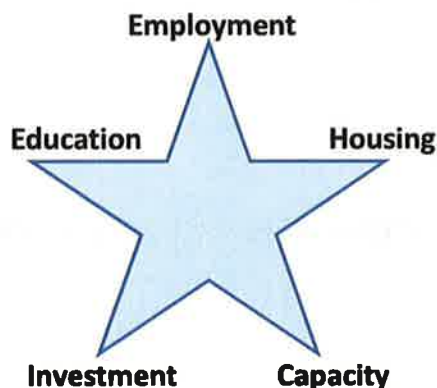


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Prosperity Means Opportunity for Everyone

In order to successfully cultivate economic prosperity, we must ensure that everyone in our community can take advantage of opportunities to grow.



In this section we will focus on neighborhoods resiliency factors to assess the **web of opportunity**.

"Life is lived in a web of opportunity. Only if we address all of the mutually reinforcing constraints on opportunity can we expect to make real progress."

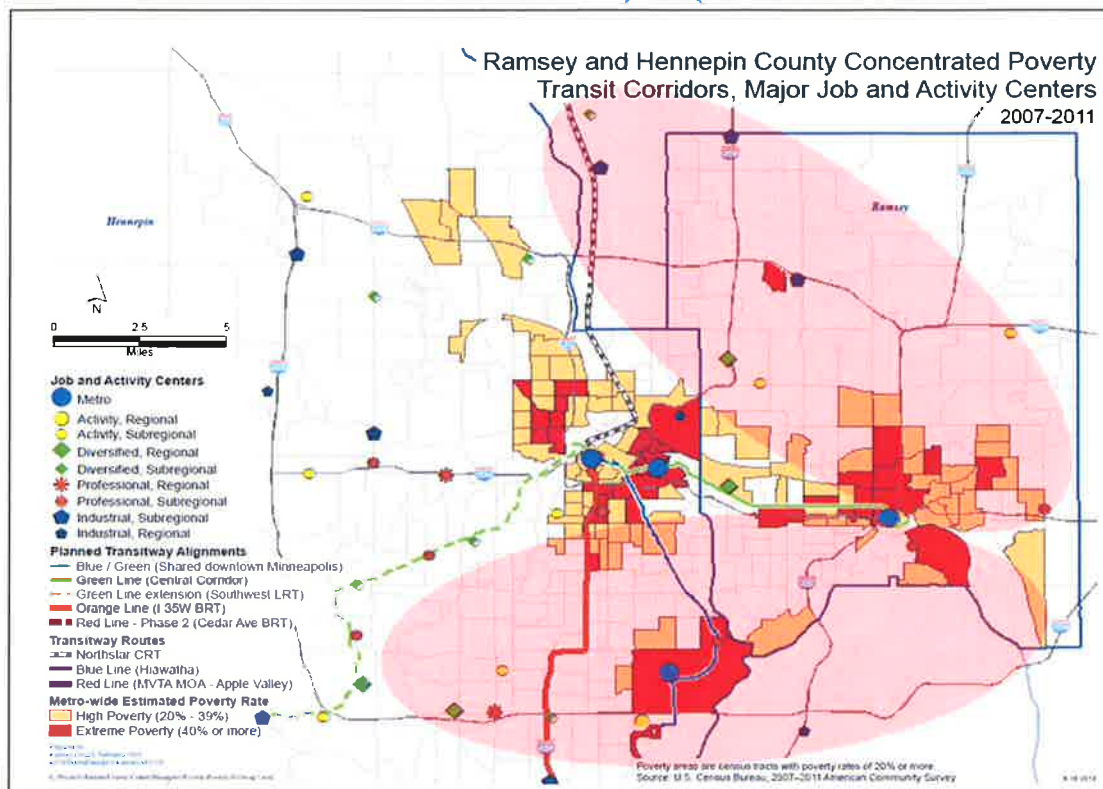
*- Dr. John Powell
Chair, Civil Rights & Civil Liberties - Moritz College of Law, Ohio State University*



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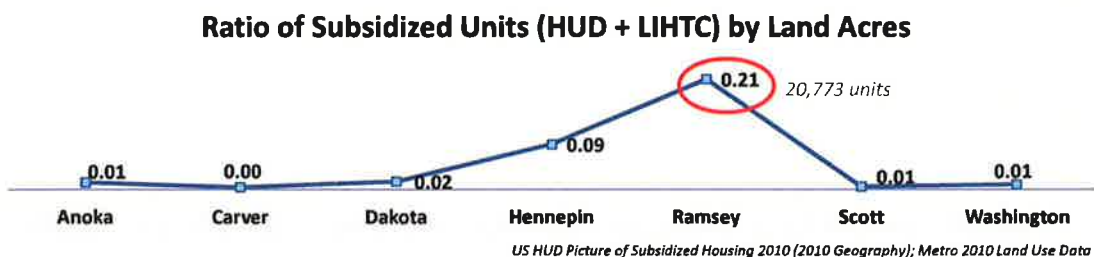
Opportunity Through Employment



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Opportunity Through Housing

Affordable housing is important to resilient neighborhoods, but concentrating subsidized housing can concentrate financial poverty

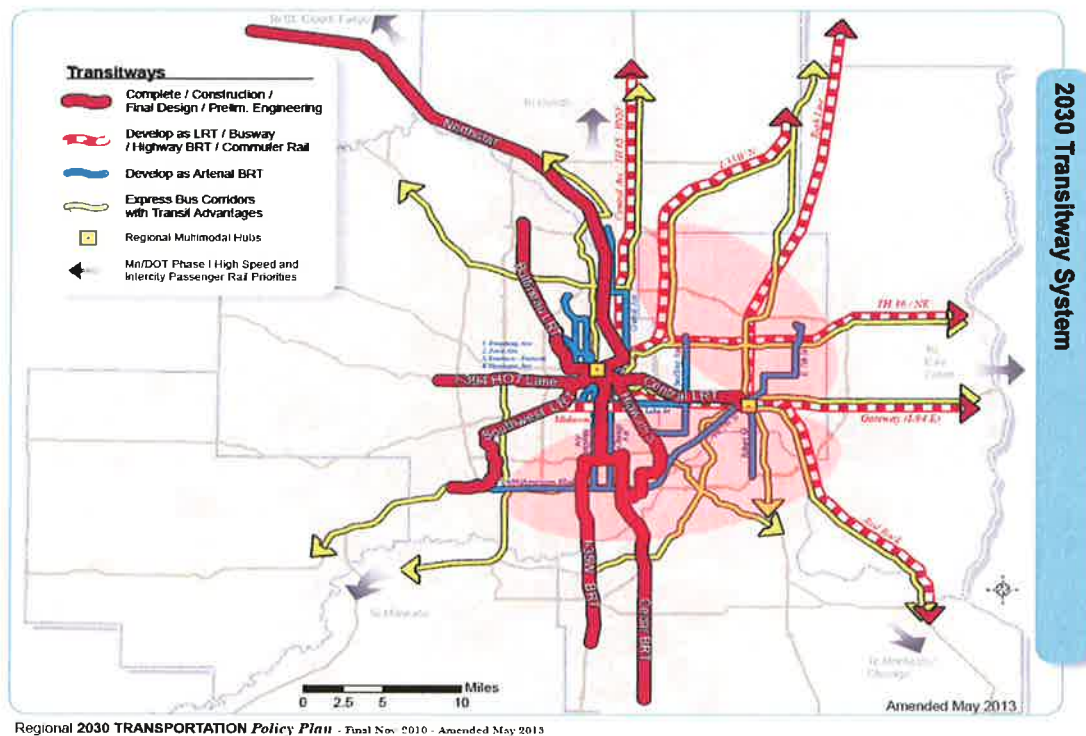


Ramsey County has 32% of the Region's federally subsidized housing units. The rate of subsidized housing is approximately twice that of Hennepin County and twenty times that of the rest of the Region.

This heavy concentration of subsidized units, without similar concentrations of investments to increase the web of opportunity, has the effect of increasing financial poverty within neighborhoods.

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Opportunity Through Investment






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Four Key Policy Themes

1. Our People Are Our Future

| | |
|---|--|
|  | <p>As the most diverse community in the Region, the County will be the bellwether if there are ongoing disparities issues in race, wealth, health, education or employment. These disparities currently remain significant and are the most significant long-term risk.</p> |
|  | <p>There are and will continue to be more available jobs than workers within the County, but there are short, medium and long-term educational challenges that present employment barriers for those workers unless trends are changed in coming years.</p> |
|  | <p>There are neighborhoods that are disproportionately disconnected from regional job and activity centers, and it will be challenging to close the opportunity divide unless better connectivity is created.</p> |






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Four Key Policy Themes




2. Intensity of Land Use Matters

| | |
|---|--|
|  | <p>With only 5.5% of the Region's available land, there is every incentive for the community to consider different land use strategies than the rest of the Region. Density can be a comparative strength for the community in spite of size constraints.</p> |
|  | <p>As a built-out "State Capitol Community", decisions about the future spread between residential and commercial/industrial become even more important. A rebalanced spread provides opportunities for increased employment and an expanded property tax base.</p> |
|  | <p>The placement of future affordable housing can create greater webs of opportunity and neighborhood resiliency, but unless regional placement plans change, they are likely to further concentrate financial poverty.</p> |



Four Key Policy Themes


3. New Partnerships can Drive Change

| | |
|---|--|
|  | <p>Due to its geographic size, diversity of residents and built-out status, the County and the cities within it face challenges that are unique to the Region and present similarly unique leadership opportunities.</p> |
|  | <p>Generating greater countywide prosperity will require stronger, more aligned institutional partnerships (state, county, city, school, private, nonprofit, etc.) with the ability to at times deviate from the long-standing regional status quo.</p> |
|  | <p>An opportunity already exists to form a new partnership of communities with neighborhoods of concentrated areas of financial poverty - together they can collectively devise and support efforts to increase the web of opportunity in new ways.</p> |



Four Key Policy Themes

4. Build on the Existing Foundation

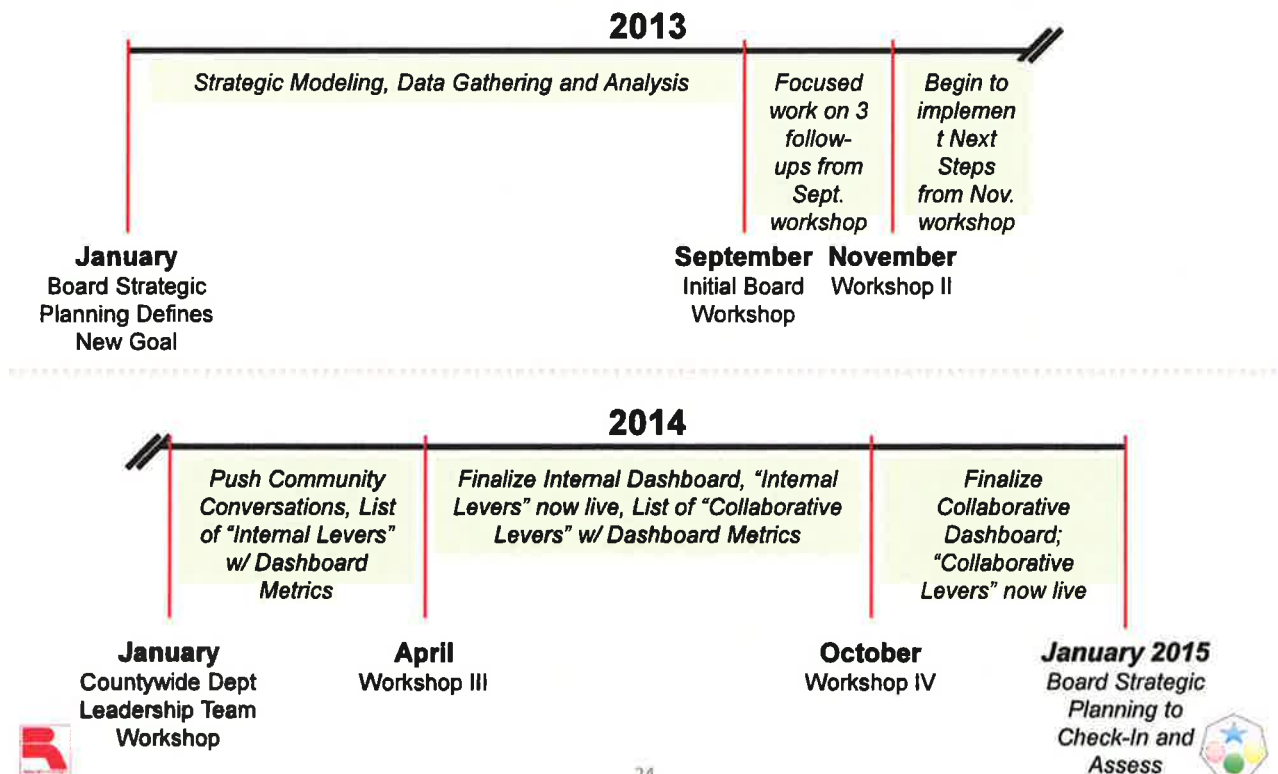
| | |
|---|--|
|  | <p>There are two job centers in the Region and the one with the most jobs per square mile is located here – there are no hidden barriers to future equitable growth if policy themes 1-3 are addressed.</p> |
| | <p>Without undeveloped land to spur future growth, land opportunities for wealth generation primarily exist in redeveloping and increasing the productive capacity of the current land base, which is feasible but admittedly new and challenging for this Region.</p> |
| | <p>Jobs will be available in the County, but only for effectively educated, trained and connected workers. If current trends continue, it is likely that an increasing percentage of people living in the County will be unable to work in the careers within its boundaries.</p> |



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Timeline of Activity (Completed & Planned)



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Thank You for Listening



**Produced by the Policy Analysis and Planning Division
within the Office of the Ramsey County Manager**

Additional Questions or Comments?

Contact:

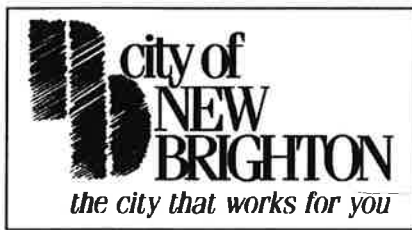
Ryan T. O'Connor

Director, Policy and Planning

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651-266-8011





Community Development Department

MEMORANDUM

DATE: January 23, 2014

TO: Dean Lotter, City Manager

FROM: Janice Gundlach, Planning Coordinator *JB*
Grant Fernelius, Community Development Director

SUBJECT: Windmills/wind turbines

Introduction

The City Manager advised staff that at least one Council member was interested in reviewing the topic of windmills. Without knowing the specific concern expressed by Council, staff researched the use of windmills and/or wind turbines in preparation for a work session discussion on January 28th. It's also important to note that while City staff has fielded a few inquiries on this topic over the years, no permits have been requested and staff is unaware of any wind turbine structures within the community.

Existing Regulations

New Brighton does not have any ordinances that specifically regulate wind turbines as they were not relevant at the time the ordinances were first established. However, absent any specific wind turbine rules, City staff would make an argument that these facilities are "structures" and could be regulated as such. Per New Brighton Zoning Code Section 2-020(64) structure is defined as "anything erected, the use of which requires more or less a permanent location on the ground or attachment to something having a permanent location on the ground."

The use of a wind turbine on a property would most likely be accessory to whatever the principal use of the property is – such as a single family home or office/industrial building. Thus, accessory structures would have to be in the back yard and meet setbacks, which are 30' to the front and side street lot line and 5' to the side and rear lot lines. Additionally, the structure could not exceed the height limitation for the zoning district, which is 30' for residential and business-zoned property and 40' for industrial-zoned property. If proposed on a business or industrial-zoned property, the typical Site Plan review process would apply, requiring Planning Commission and City Council review.

While we have existing ordinances that could be used, it's important to acknowledge regulating wind turbines in this manner could essentially prohibit the construction of a productive wind turbine, based purely on height limitations alone (more information on a productive wind turbine is provided below). Someone who pursued a roof-mounted turbine could potentially achieve a height taller than 30', as the height exception section of the ordinance (Section 4-600(1)) allows roof-mounted mechanical equipment to extend 12' feet above the roof upon which it is attached. Also, the Building Official would require additional engineering to address whether the roof is structurally able to support such a structure.

Other existing ordinances could potentially be used to regulate a wind turbine, namely the nuisance chapter of the City Code (Chapter 17). There are two sections, Unreasonable Noise (17-3) (7) and Unguarded Machinery (17-3) (14), that could be used if a wind turbine was making too much noise or one was not properly secured behind a fence. Because these ordinances haven't been tested against this type of use, there is no certainty how successful the City would be in the event we needed to take action.

Based on Council's direction on this topic, regulating these facilities as structures may or may not be appropriate based on the wants and desires of the community.

Understanding Wind Turbines

The main reason for constructing a wind turbine is to generate electricity – either living off the grid completely or installing a grid-connected system. The American Wind Energy Association states that small residential turbines aren't cost-effective unless wind speeds are at least 10 miles per hour at 33 feet above the ground level. MSP Airport has historical weather records dating from 1974 – 2012, which state the highest average wind speed at MSP airport is 11 mph occurring around April 6th, with the lowest average wind speed at MSP airport being 9 mph occurring around July 28th (the height the wind was measured at is unknown). This suggests the Minneapolis/St. Paul area is on the cusp of being able to effectively produce wind energy.

To discuss more specifically the turbine itself, the American Wind Energy Association recommends placing the bottom edge of the rotor blade at least 30 feet above any trees or buildings within a 500-foot radius, removing barriers that slow wind speed and create turbulence, causing undue wear on a turbine and reducing efficiency. This indicates, in order to construct a cost-effective wind turbine, you'll likely need at least one acre or more of land.

Lastly, it is also generally thought that roof-mounted turbines are not productive, are unsafe, and uneconomic. Thus, most turbines built to generate electricity would be stand-alone poles of significant height: 80 – 100 feet tall.

While this information suggests very few properties in an urban area could support an efficient wind turbine, it doesn't necessarily mean people won't construct one on their property. As previously mentioned, City staff is not aware of any wind turbines in the community. We have received a few inquiries but none have materialized into a project, and at this time, there hasn't been a pressing need to explore regulation of them.

Possible Regulations

If the Council finds there is a need to more specifically regulate wind turbines, staff has examined ordinances from other communities and is prepared to address any questions or concerns about what a wind turbine ordinance might cover. Further study can be done if necessary based on feedback from the Council.

Conclusion

Staff will be prepared to address any questions or concerns at the work session and to prepare any follow-up materials as necessary.