



Appendix 1D

Community Profile

Engagement: Draft Plan,
Public Comment And Response

15 pages

2040 Comp Plan Draft Public Comments (online, email, phone)

Submission	Comments	Response
Online	Two different objectives in the land use plan: 2.1: Protect existing residential neighborhoods - 1.1: Provide open space buffers between residential areas and commercial or industrial areas. 6.1: Adopt land use guidance, zoning practices, and design guidelines that encourage development conducive to walking, biking, and transit use Kinda hard to walk places when there are buffers everywhere!. I understand you are responding to different parts of the community, but having these two goals a page apart in the planning document makes the document seem like it won't be very useful moving forward.	
Online	Also from the Housing section, moderate and medium density housing in the 2040 plan is still only 8.5% of residential acres. Missing middle is still missing. 8 units per acre along Golden Valley road or Noble road is not density we should be scared of. Seniors can more easily age in place when they turn their 0.4 acre lot into a split home with an elevator and get an income stream. Thanks!	"Expand the Variety of Housing Options" remains an important goal in the Housing Chapter. However, as a fully-developed community it is hard to find locations for new housing types.
Online	Scale: Neighborhood Residential/Employment Ratio: 50/50 • North: Repurposed office building up to three stories • South: Commercial uses up to six stories • Potential redevelopment that respects the single-family neighborhood to the north ****The current NEW development(s) already disrespect the single family neighborhood to the north. Those of us along Circle Down now have to live with the MONSTER you've allowed to be built. Have you been on this street to see the invasion of privacy? The planning commission and city council should be ashamed! TIF financing for the builder(s) and my taxes go up another \$1,000 next year. My home is my single largest investment--and you've devalued it. This is what I get for making improvements to my property and being a law-abiding, tax paying citizen. This is bullcrap! Why should I provide my email to be contacted. You don't listen to neighborhoods anyway!	
Online	We live in South Tyrol. There is a storm sewer pipe that floods periodically right outside our backyard. We have asked for improvements multiple times - with no results. I noticed a \$230,000 dollar budget for storm sewer upgrades in the City plans. Please include our pipeline repair in the plan - including new parts and closures to prevent leaks as well as burying the actual pipe so it is safer and covered from external forces that can damage it further. The periodic leaks flood the entire backside of the South Tyrol Park (the side where our home is located as well). This is the side adjacent to St. Louis Park's JCC soccer field. Given the high tax paying neighborhood that we are, I would expect better care from the City. Our neighbors talk about wishing we were part of SLP to get the service we need from the City. I hope you can respond to this request so that our perception changes. There are also unused electrical wiring strung across our property right above the storm sewer pipe that requires removal before someone gets hurt. Again, called the City to assist in getting the right electrical company to come out several times for removal to no avail. Thank you for your attention on these matters.	

Online	How is Golden Valley going to address excessive speeds on our residential roads? There seems no deterrents for vehicles to stay below safe limits on our residential streets.	This is primarily an enforcement issue, though the plan includes an Implementation Action regarding vehicle speed audits in areas of concern and providing additional enforcement or traffic calming measures when necessary.
Online	I'm so glad to see Golden Valley's plans for Resilience and Sustainability! This is great progress for our city. Specifically, I'm encouraged by the initiative to review and update City Code to protect and enhance the natural environment. One way that Golden Valley is dragging behind in sustainability is its code for right-of-way/boulevard plantings, which constitute a very large amount of space, especially adjoining residential properties. Many homeowners want to do more sustainable landscaping, and public literature is encouraging us to do so. Yet current code discourages residents from sustainable plantings in this area, rather than promoting sustainable plantings. The City Code regarding right-of-way plantings ought to reflect sustainability goals (encourage residents to plant pollinator plants and edibles/vegetables in this city-owned space) while at the same time recognizing the need to keep underground utilities accessible, maintain visibility for traffic, and maintain spaces aesthetically pleasing to neighborhoods. As other more sustainable updated city codes have shown, these goals are not mutually exclusive. One important part of community resilience that has huge potential to impact our sustainable future and land use is local food. It would be great to see Golden Valley encourage/educate its residents in growing their own food through residential/community gardens and view "local food" as a part of our community resilience and personal/neighborhood steps toward sustainability. Thank you, everyone, who is making Golden Valley a better place!	
Online	Nice work Jason & team! I am so proud to live in a community that authentically engages resident participation and feedback. I am so grateful the plan includes recognition of the aging population and the appearance of a community commitment to support our aging neighbors. I have just a few specific call outs, mostly related to language used in the document. Use of term "citizen" versus "resident" - I encourage you to replace the word citizen used throughout to resident or a similar term. This is because we are talking about GV residents, and not out to identify the difference between citizen residents and non-citizen residents. This designation is especially important since the Comp Plan states multiple times that it seeks to be inclusive. Using statements like "fellow citizens" is exclusive and politically charged. A more neutral term such as "fellow residents" is inclusive and devoid of political connotation. Specific instances - page 1-8 green box, sections "Creatively Connecting People and Places" and "Inspiring Care for the Community" In the "People" section of the community profile (pages 1-12, 1-13, etc.) the terms "diverse" and "diversity" are used several times without qualifiers. In the specific instances on 1-12 and 1-13 the text is referencing racial diversity and should call that out, since there is no mention of gender identity diversity, ability diversity, etc. I really like the narrative in the "What do we want to be?" section - it's very well written.	Language adjusted re "citizen" vs. "resident" where appropriate.
Online	I appreciate the inclusion of information on tax and other benefits to the city of encouraging development and economic competitiveness. I think often residents forget that our City serves both individuals/families and businesses, and that revenue from the businesses supports many services utilized by individual/family	

	residents. The goals included in the policy plan are great. I especially appreciate goal 2 regarding partnerships.	
Online	While I understand the difficulty finding land for such development in Golden Valley, as an aging senior I would most like to move into an independent living setting like my parents enjoyed: a smaller development with several (maybe 2-3) blocks of 2-attached (at the garages) patio homes (no 2nd floor, but w/basement), sidewalks, one entrance (not controlled). They owned them & an association took care of mowing and snow removal. When they needed extra care, they brought it into their home. They enjoyed this independence (which the sale of their previous home afforded them) for quite a number of years before they needed to move into a setting with more care. Ideally, it needs to be near a bus line that can, perhaps get them to shopping. Pressing family health issues have prevented me from submitting this by yesterday's deadline, but I'm hoping it's not too late for consideration. Too late/unreasonable for consideration?	"Expand the Variety of Housing Options" remains an important goal in the Housing Chapter. However, as a fully-developed community it is hard to find locations for new housing types. Researching ways to support housing for seniors is listed as an Implementation Action.
Online	Enforcement of traffic laws need to improve on GV streets, especially around our parks and bike paths. Speeds are excessive in neighborhoods and cars are not stopping at crosswalks for kids walking and biking, Sidewalks are great but people still need to cross Winnetka, Golden Valley Road, etc. and even when clearly marked as crosswalks, cars are not stopping or even slowing! Education in the newsletter is fine for those who read it but there are many non GV people who are using our streets to avoid backups on parallel arteries, This is not just a GV issue, so maybe there are funds from MN to do a statewide education program. In the meantime, improving enforcement and assessing fines for violators might get their attention!	The plan includes an Implementation Action regarding vehicle speed audits in areas of concern and providing additional enforcement or traffic calming measures when necessary.
Online	6A page 22 aerial photo of Medley Park incorrectly displays an aerial photo of Lion's Park. This needs to be corrected. 6A page 17 describes Lakeview Park as in good condition. That may be accurate with respect to the playground and basketball court, but the rest of the park is in poor/dangerous condition. The "t-ball field" is overgrown and unusable. The drainage issues cause over a quarter of the park to flood for weeks during the spring. The former location of the ice rink and playground are basically dirt and weeds. This park needs to be addressed, as there are areas that are a danger to small children.	Medley Park image corrected. Improvements have been made to Lakeview Park over the past year, but drainage issues do remain.
Online	Please incorporate these comments wherever appropriate... Thanks! Golden Valley (GV) needs more fast food AND traditional, affordable, comfort food-style restaurants. GV seems to cater to the Millennials who favor the exotic ethnic food that seniors; in particular, do not like. The strip mall along highway 55 just west of Winnetka is an eyesore and the owner needs to be "encouraged" to modernize it. Any new rental housing units should be mandated to have at least one, or more!, on-premise parking spaces for each tenant. Don't duplicate Minneapolis' ludicrous proposal of de-facto forcing on-street parking where there is insufficient space anyway! Don't go overboard on incorporating more bike lanes that the Millennials purportedly are wanting. Even they won't want to put package carriers on their bikes and haul groceries to their place during our long, cold winter months. They encourage walking more, but even they wouldn't lug multiple grocery bags several blocks to their residence. Even Millennials need cars at some point in their activities despite their rhetoric. Most seniors feel that Millennials are too idealistic and have an extreme my-way-only attitude... priorities should not be centered around them. Seniors are being shortchanged!!! Be careful in encouraging	

	<p>affordable housing in GV. We choose to live where we do in a stable mono-cultural residential neighborhood and do not want the entitlement “gimme” elements to move in. Few people will admit this for fear of being called racist, but we DO vote and will boot certain GV board members out of office. Fear of lowering our property values is our MAIN priority! There IS a Silent Majority that has yet to be fully aroused. Increased housing density will decrease residential home values and most almost all single-family homeowners are opposed to this trend. Finally, one goal should be to get the Congressional District Five boundary lines redrawn so that Golden Valley is not lumped in with Minneapolis proper... a case of two very different cultures.</p>	
Online	<p>I reviewed the plan, and could not find any mention of improvements to the city-wide communications/technology infrastructure. Specifically, I'm concerned about access of individuals, as well as businesses, to high-speed internet (fiber optics). Our city should be focused on supporting the latest in high-tech access, both for attracting citizens and businesses. To my knowledge no other surrounding communities have this focus. The city should authorize a task force that would focus on the developing technologies that would enhance the city's attractiveness. Th task force should include representative from applicable utility companies (specifically Comcast and Century Link), businesses with a stake in improved communications technologies, city government, and citizens. The task forces mission would include studying emerging technologies and what partnerships can be formed to ensure these become available to all city entities (government, businesses and individuals).</p>	<p>Consideration of communication/technology infrastructure improvements would likely occur under Goal 5 of the Economic Competitiveness chapter, "Promote Amenities to Attract Workers," and the associated Implementation Action that would prioritize and initiate key investments across the city.</p>
Online	<p>Please include industrial composting as part of the city waste management both for residential pick-up and in parks/public areas.</p>	<p>Promotion of composting is included as one of the City's goals. Adoption of a plan/program is likely a longer-term prospect.</p>
Online	<p>Preserving the natural, wild, and open spaces in Golden Valley is prominently spelled out in the 2040 Comprehensive plan. If Golden Valley wants to continue to preserve the vitality and energy that parks and open spaces bring to a community, we need to adhere to the plan as stated. As I read the history of the development of the park system in Golden Valley I was impressed by the community members who saw the value of parks and recreation spaces and believe it is a value that remains incredibly important especially as the City increases in population.</p>	
Online	<p>I am encouraged to see the Comprehensive plan addresses the vulnerabilities of climate change with steps to mitigate the problems associated with hotter and likely wetter summers. The cost of preparation for weather related events needs to be part of the budget as this cost will be small in comparison to the cost of responding to large rainfall events and other significant climate related events that trends show will continue and become more intense as the decades go by.</p>	
Online	<p>Embracing sustainability? That is wishy washy and very NON COMMITAL. Lets grab the moment and make it Promote sustainability through alternative energy. How to promote? Sponsor, maybe with other local communities, seminars, events (trade show) on alternative forms of energy. Eliminate ALL / ANY ordinance blocking to installation and use of alternative energy i.e. geothermal, wind, solar. How about a city tax rebate or some monetary incentive to install and use alternative energy? The State, Excel and the Federal</p>	

	Government have incentives why not cities and counties? Regardless of your unwarranted fears of what the "older" community will say lets make GV into the future to make it attractive and progressive for the FUTURE. Let's be progressive not staid. After all in spite of fears we did get buggy whips and horses!!	
Online	What Golden Valley really needs, and long before 2040, is organic recycling. Minneapolis and St. Paul have made it work beautifully and there's no reason why we can't in GV. It fits in perfectly with our internet in sustainability. Thank you.	Promotion of organic recycling (composting) is included as one of the City's goals. Adoption of a plan/program is likely a longer-term prospect.
Online	We need to eliminate unfair housing practices, not just study them.	
Online	We need better connections between existing trails and parks for biking and walking longer distances, not just self-contained parks for families and children. A prime example is the Basset Creek trail that dead ends inside Briarwood instead of connecting to the pond at Unity.	The Transportation goal to "Maximize Safety, Comfort, and Convenience for Bicyclists and Pedestrians" includes the objective of filling gaps in the network to maximize connectivity and convenience.
Online	Would also like to see buckthorn control and removal a higher priority in natural areas.	
Online	Let's embrace more innovative and needs-based solutions for low-to-moderate income housing, including small-scale coops, tiny home parks, and accessory dwelling units where many individuals can share limited open space. We also need more single-level construction for seniors and disabled adults or children. These folks should also be located in close proximity to younger and more able-bodied neighbors for support, not isolated in high rises. We need to view housing as a community asset, built and maintained in partnership with private owners, not just a private investment, and landlords need to be held to a higher standard.	"Expand the Variety of Housing Options" remains an important goal in the Housing Chapter. However, as a fully-developed community it is hard to find locations for new housing types. Researching ways to support housing for seniors is listed as an Implementation Action.
Online	More should be done to infiltrate or re-use storm water on private property. Grading for water retention, trees and other deep-rooted plants would all help.	
Online	Small businesses and creatives in Golden Valley would benefit from a co-working facility convenient to restaurants, coffee shops, workout spaces, printing/copying, and other business services. Younger professionals especially value those social connections. Golden Valley Live should be a 365-day event.	
Online	Nowhere in this report do I see a mention of the proposal to turn Scheid Park into a site for a new fire station, which seems like a crucial omission. In fact, the report describes the park as being "in good to excellent condition...with beautiful mature trees and an internal trail system with neighborhood connections primarily to the north and east side of the park." The "issues" listed are all fixes to the current park and there is no mention of a fire station. Elsewhere, under "Land Use" stated goals include: •To Create a Complete Community by protecting parks, open spaces, and natural areas from development. •To Protect the Environment by developing a regulatory framework designed to minimize potential conflicts between land uses. One objective of which is to protect existing residential neighborhoods. These goals do not seem compatible with destroying an existing park to build a fire station. How can the Scheid Park issue not be included in this "Comprehensive" plan?	The City Council has ruled out Scheid Park as a location for a future fire station.
Online	One of the TOP priorities for Golden Valley is to preserve all parks--which means there should not even be ANY consideration given to taking over part of Scheid Park for a future new fire station!! The Plan also states that Scheid is a LAWCON park, and thus must be preserved for outdoor recreational use, unless the MN DNR	The City Council has ruled out Scheid Park as a location for a future fire station.

	and National Park service okays a take-over of the park, and another park of at least equal value and high use is created. NO CONSIDERATION SHOULD BE GIVEN TO PUTTING A FIRE STATION AT OR NEAR SCHEID PARK IN GOLDEN VALLEY!!	
Online	2040 Comp plan land use identifies areas for mixed use and redevelopment. Goal 1, 1.2 states, "Protect parks, open spaces, and natural areas from development." Since Scheid Park is under consideration by the city for development as a fire station, this should be amended to include protect the parks from development by the city for use other than park and recreation. Goal 5, 1.3 states "protect parks and open space areas from encroachment or destruction from neighboring properties." In light of the fire study that considers Scheid Park as a possible area for development, this section should be amended to include protecting parks from development by the city for uses other than park and recreation. It is inconceivable that the city is even considering development of a park given the goals of the land use proposals in the draft. It cannot be both ways, you cannot protect parks from development only to pursue that development by the city. Shame on those considering this.	The City Council has ruled out Scheid Park as a location for a future fire station.
Online	This entire section focuses on the benefits of the parks in Golden Valley. Parks provide "a value often difficult to quantify in dollars". Given the emphasis in this chapter on preserving and improving parks it is hard to understand why anyone in the city would entertain building a fire station in one of our premier community parks, Scheid. This section should be amended to establish as a goal that the city will not develop non recreational facilities in any park.	The City Council has ruled out Scheid Park as a location for a future fire station.
Online	Either this entire section needs to be torn up and thrown out with an admission by the city that parks are unimportant to the city, residents, and neighborhoods, OR Scheid Park needs to be taken off the table as an option for a fire station. You can't have it both ways.	The City Council has ruled out Scheid Park as a location for a future fire station.
Online	Do not use scheid park for fire department. Preserve our parks!	The City Council has ruled out Scheid Park as a location for a future fire station.
Online	Please do not use any part of Scheid Park in Golden Valley for a new firestation. This is per the following sited chapters: Chapter 2, Land Use: This chapter describes areas for future mixed use development. Highway 100 and Duluth St near the State Patrol and MN DOT, as well as the St. Margaret Mary area are identified for purposes of mixed use development. Scheid is not. • Chapter 5, Parks and Natural Resources: This chapter state that parks are "essential recreational and natural resources that preserve certain areas for scenic and utilitarian qualities, support property values, and maintain a positive image for the community's neighbors." Goals for the parks include "protect parks and open space areas from unnecessary encroachment". Exactly, and that is why preserving Scheid is a must. Thanks.	The City Council has ruled out Scheid Park as a location for a future fire station.
Online	This plan recognizes that all parks are critical to the neighborhoods in which they're located, and important to the GV residents outside the immediate neighborhood. So why is the City considering destroying Scheid Park? That action would contradict the City's own Comprehensive Plan.	The City Council has ruled out Scheid Park as a location for a future fire station.

Online	Please do NOT develop Scheid Park inyo a fire station! We love our park and walk to it every week with our 2&4 year olds. It is their favorite park and the only one in walking distance to our house. Please consider fixing the current station or selecting a non-park location for development.	The City Council has ruled out Scheid Park as a location for a future fire station.
Online	We would like to see Scheid Park remain as a park & playground rather than combine fire stations into one to put there. This park is in a good location for both summer & winter recreation. And, the current placement of the fire stations--one on each end of Golden Valley--is more ideal and should stay as they are now.	The City Council has ruled out Scheid Park as a location for a future fire station.
Online	Not in favor of the fire station being moved to Schied Park. There is too little park land in Golden Valley and even that is getting developed to death. I would like to see Brier Wood trail not dead end and continue along the creek with an easement trail or cross bridges to connect to other walk paths.	The City Council has ruled out Scheid Park as a location for a future fire station.
Online	We don't need a new fire station in Scheid Park. The park is fine in its current state. There's a fire station just down Golden Valley Road that can respond to any fires in the area. We also already have 3 fire stations in the city. It doesn't make sense to spend money on a third one.	The City Council has ruled out Scheid Park as a location for a future fire station.
Online	Golden Valley has excellent parks, they shouldn't be compromised to further other objectives.	The City Council has ruled out Scheid Park as a location for a future fire station.
Via email	My comment about the 2040 Comp plan is that there isn't really planning for emergency preparedness. I don't see mention of emergency preparedness on the city's website or in this plan. When I look at other surrounding city's pages I see a lot more thought about how to respond in an emergency. Is Golden Valley just relying on Hennepin County to take care of them if something happens? Or are these plans not published for some reason? As our population grows and changes, it's increasingly important to think about risk assessment and response plans.	The 2040 Comprehensive Plan does not include an Administrative or a Public Safety chapter as some other plans from other communities do. However, the City does take emergency preparedness serious and has procedures outlined in documents outside of the Comp Plan.
Via email	<p>Thank you for offering the opportunity to comment. Personally, I find the term "Comprehensive Plan" somewhat misleading. How can a "comprehensive" plan not include a discussion on the financial aspects of the plan or vision?</p> <p>Specifically, I would expect to see some of the following</p> <ol style="list-style-type: none"> 1) A goal to keep property taxes, fees, assessments and city services affordable to the residents and businesses of Golden Valley. If you want "affordable" housing, how can you not be vigilant as to the total cost of housing? There should be annual measures and comparisons to surrounding communities. 2) A commitment to clearly communicate the total amount of dollars the City collects from its residents ... property taxes, fees, city services, assessments, etc. and how these revenues are spent or held for future needs (that's prudent too). 3) A commitment to seek public input on property taxes, fees, city services,, assessments, etc. Especially "hidden" revenue such as franchise fees, etc. 4) A goal to review city services for quality, necessity and relevance on a regular basis. 5) A commitment to weigh the financial impact of policies, ordinances, etc – rules aren't free! 	<p>Financial transparency can best be monitored through regular budget and policy decisions at City Council meetings, including revenue and spending summaries, hearings on property taxes and assessments, fees associated with City services, etc.</p> <p>No formal report has been prepared to date on the effectiveness of the ongoing property maintenance program, but staff will consider creating a summary of the number and type of complaints generated each year as well as corrective actions taken.</p> <p>The effectiveness of the Inflow and Infiltration program is covered in the Water Resources Chapter under Wastewater.</p>

	<p>6) A commitment to openly share the results of the housing inspection program ... what issues are being found? How is correcting action occurring? Since this program has been going on for several years, are the same properties being identified? Is there a plan to address these?</p> <p>And finally, a pet peeve of mine. I would like to see Inflow and Infiltration reviewed and assessed to see if it accomplishing the goals and the cost is reasonable. I personally don't see the value in the program as it exists. The bulk of I&I has to come from the major sewer lines which the city is and should continue to replace. My issue is with the residential inspection and replacement requirement. Unless a residential line has leaks and is submerged in ground water or if there are improperly connected drain lines (ie. sump pump), a \$10,000 replacement seems unwarranted. I doubt the cost benefit exists. Why don't other communities around us have a similar requirement ... they use the same Met Council operated system we do.</p>	
Via email	<p>Hi Jason! In talking with Tim about what we want to be in the future and outlining our goals, I feel like our current themes listed in Chapter 1 (page 16) in the Comp Plan are good but also need to be highlighted better at the beginning of the document. Rather than bullet points (like on page 1-16), I'm looking for a dynamic, mission statement-type of sentence or two on the very front of our Comp Plan title page that basically answers the question of what we want GV to be in 2040 and will be exciting enough for someone to want to open the chapters of the Comp Plan.</p> <p>Consider this my "public comment" feedback but I'm wondering if this is something that you or someone else on staff could take a stab at. Let me know your thoughts. Thanks!</p>	Vision Statement now included in the document.
Via email	<p>After reading in the Maxfield analysis that 1,600 units had been built in Golden Valley during the period studied by them it seems that the goals given the city by the Metropolitan Council should be goals the city can achieve. Especially after seeing in the Land Use Chapter that there are areas that will likely open up for development.</p> <p>The chapter on Housing, including the sections on Goals and Implementation did not have any numbers for goals, or percentages hoped to achieve. Most of the changes in the attached file are so as to include solid numbers, mostly taken from the Metropolitan Council's goals. The fear is that without numerical goals, not enough affordable housing will be included in property development.</p> <p>The Maxfield study did recommend changes to the HRA for Golden Valley. Changes that will enable to city to find the funding from a variety of sources to fund building of the required number of affordable housing units.</p> <p>A few of the changes in the attached file are to emphasize the inclusion of senior housing more prominently, since that is one of the city's stated areas of concern.</p>	<p>Numeric goals will be included in Annual Work Plans as the plan is implemented. The Comprehensive Plan is meant to provide general long-term policy direction. Numeric goals will be based on this policy direction. Work plans will provide more specificity around particular actions that will help the City meet its goals. Work plans are more fluid and they can be changed more rapidly based on current events, funding, developer interest, and market conditions while the Comprehensive Plan remains a long-term guidance document until it is updated again in 10 years. The City is committed to affordable and senior housing in the plan.</p>

	<p>On the whole, We are very impressed with the work done on the plan. I did look at some of the other cities comp plan drafts and think that the plan being submitted by Golden Valley is to be commended, except for the need of a little more specificity.</p>	
Via email	<p>The Blue Line Coalition is a coalition of organizations dedicated to building community-based power to advance local and regional equity and community health. Our vision is to create healthy, vibrant communities of opportunity where low-income people, people of color, new immigrants, and people living with disabilities participate in and benefit from systems, decisions, and activities that shape their neighborhoods.</p> <p>Everyone, regardless of race, age, economic status, ability, or the neighborhood in which they live, should have access to essential ingredients for environmental, economic, social and cultural well-being: living-wage jobs, entrepreneurial opportunities, viable housing choices, public transportation, good schools, strong social networks, safe and walkable streets, services, parks, and access to healthy food.</p> <p>While the Blue Line Coalition (BLC) appreciates Golden Valley’s leadership in some key areas of concern such as affordable housing, we strongly condemn the lack of any explicit commitment to or analysis of equity in the Golden Valley 2040 Draft Comprehensive Plan. A city’s responsibility is to provide a high quality of living for all residents, but this is impossible to do without a clear commitment to understanding and ending racial and economic disparities.</p> <p>Golden Valley should include in its community profile an analysis of income, housing cost burden, home ownership, and employment disparities by race. Policies and actions specifically designed to address these disparities should also be added to the final comprehensive plan.</p> <p>Housing</p> <p>BLC appreciates Golden Valley’s leadership among its peer suburbs in being proactive about understanding its affordable housing needs and inventory and pursuing preservation and Fair Housing policies. BLC’s housing policy platform includes mandatory inclusionary zoning, which Golden Valley has already adopted. However, BLC encourages adoption of the other policies in BLC’s platform:</p> <ul style="list-style-type: none"> • Just-cause eviction to prevent landlords from terminating leases for the sole purpose of raising rent. • Relocation assistance for low- and moderate-income tenants who are displaced from housing through no fault of their own. • 90-day advance notification of sale of affordable housing properties and right of first purchase for tenants and/or preservation buyers. • Establishment Affordable Housing Trust Fund. 	<p>Staff agrees that Golden Valley should be more proactive in addressing issues of equity in the community. In 2018, the Management Team took part in training sponsored by the Government Alliance on Race & Equity (GARE). Additional training and education for all City staff is scheduled for 2019 and beyond.</p> <p>The types of analysis of disparities suggested by the Blue Line Coalition are worthwhile but also require time and expertise to tease out of Census data. At this point in the Census cycle, staff is more interested in exploring information from the 2020 Census rather than looking back at the 2010 Census. This research, and the policy actions the City Council might consider as a result of the findings, will take place over the next few years as the data becomes available.</p> <p>Housing</p> <p>These specific housing policies will be considered as part of the implementation of this Plan. It is possible that several other policy options will be discussed, so the Comprehensive Plan does not list each policy specifically; rather, the Plan focuses on overarching long-term goals. The City’s Annual Work Plan will provide detail on these specific policies instead. The discussion about an HRA Levy will include consideration for a trust fund.</p> <p>Regional affordability is an important part of the community’s housing assessment and the City will encourage the Metropolitan Council to compile this data for the next round of Comprehensive Planning because it would be very helpful information for plan development.</p> <p>Employment and Economic Development</p>

- Establishment of an Affordable Housing Acquisition Fund to provide fast, flexible gap funding while long-term project financing is being assembled.

BLC supports the city’s efforts to preserve naturally-occurring affordable housing with recognition that this housing stock is at risk in Golden Valley, across the Bottineau Corridor, and regionwide. A focus should be on creating and preserving units that serve residents at or below 60% AMI. An acquisition fund, mentioned above, is particularly critical in preservation scenarios, which Golden Valley will continue to face. We also encourage the city to live out its goal of providing spaces with the proper zoning for the higher densities and lower parking requirements often needed to support new affordable housing development, as well as its goal of dedicating publicly-owned land to affordable development.

We also note that Golden Valley is partially gauging the affordability of its housing stock based on the income of current Golden Valley residents, which eliminates the opportunity to analyze who isn’t currently living in Golden Valley because it’s not affordable to them. We encourage the city to incorporate a more regional view of affordability and strive to make Golden Valley an income-diverse community so that all people have equitable opportunity to enjoy the city’s school systems, green spaces, proximity to job centers, and other amenities.

Employment and Economic Development

Golden Valley’s strength in the manufacturing and healthcare sectors offers employment opportunities that pay a living wage without requiring high levels of education. BLC encourages the city to continue supporting these sectors and providing housing that’s affordable to workers in these industries. This would provide a diverse range of residents the opportunity to both live and work in the city, providing the proximity that reduces driving, promotes family work-life balance, and strengthens community involvement. Again, an analysis of racial disparities is also needed here: who in Golden Valley has access to these jobs and who is being shut out?

The city should also include a focus on small businesses, not just large employers, particularly in the areas of the city oriented to small retail and commercial spaces. These areas can be critical sources of affordable commercial space for encouraging entrepreneurship and economic activity for residents of color and immigrants. Golden Valley’s leadership in affordable housing should be brought to bear by leading initiatives that support affordable commercial space. This should be included, at a minimum, in the comprehensive plan as a policy area to explore.

The Blue Line Coalition looks forward to seeing these recommendations reflected in the final draft of the plan.

Similar to the point made above, 2020 Census data will provide the most timely information about racial disparities in employment in Golden Valley. Community support for small businesses—especially in the downtown area—was a message that clearly came through during the early vetting of the Comp Plan. Staff goals of revisiting the uses and standards associated with the Commercial Zoning District will help focus attention on this issue and alert the City Council to any potential policy actions.

Via email	<p>Dear Jason, Mayor Harris and Golden Valley Council Members,</p> <p>Attached is a slightly revised document that you received earlier that the Golden Valley Housing Team asks that you consider during revisions to the 2040 Comprehensive Plan.</p> <p>In the interest of time, changes to our earlier comments have not been highlighted, but they are briefly: to strengthen the commitment to nondiscrimination in privately-owned housing, to explore creative options to overcome high land costs in Golden Valley, and to maximize integration of affordable housing residents into the community. Some of the earlier comments suggesting a significant commitment to very low income housing have been omitted in recognition that public subsidies or public housing will need to bridge the gap to market rate for individuals and families with limited or no ability to work. We recognize that Golden Valley as a city is not in a position to provide such housing or subsidies directly, without funding from outside agencies.</p> <p>Thank you for your consideration of these additions to the plan.</p>	Additional language about the commitment to affordable housing for very low income people (those earning 30% AMI or less) is now included in the final plan.
Via email	<p>I am proud to live in Golden Valley and I am generally very impressed with the draft of the comprehensive plan for 2040.</p> <p>I have reviewed the draft, especially the chapter on Housing, Chapter 3. I have edited my comments into the chapter, which is attached here. (Sorry that this editing mangled the carefully-done formatting in some places!) My comments are in red, and show my general agreement with the goals, objectives and implementation strategies, but a few areas of disagreement, and some suggestions for additional objectives or strategies.</p> <p>In general, I would like to see much more emphasis put on maintaining our existing housing, our pretty good mix of housing types, and our residential-neighborhood character. I think the city could develop programs by which residents are encouraged and supported to renovate, improve, maintain and rehab their homes, whether they are long-term residents or new comers. I think financial support to residents to do such improvement should be as much a priority of the city as any city support for new development or new construction. So, I disagree that the city should seek out developers of any kind, unless the city is also supporting existing citizens in keeping up our homes.</p> <p>Another specific disagreement with the plan is on its emphasis on expanding senior housing developments. Again, I think the city could support seniors (of which I am one) to “age in place” in their existing homes or residences, by making them more accessible and amenable to age in, rather than simply getting developers to build big buildings to house (warehouse?) seniors. (I hope to avoid living in one of them for as long as</p>	Several specific comments from a document attached to this message were incorporated into the final document. More emphasis was placed on rehabilitation of existing housing to foster aging in place, affordability, and environmental sustainability. Rehabilitation programs will be considered with the potential adoption of an HRA levy, which is one of the Implementation Actions in the plan. The need for senior housing is explained in the Housing Appendix, which includes a thorough assessment of the housing market and housing needs.

	<p>possible.) I do not envision Golden Valley as a small city with lots of senior complexes. I envision it to continue to be a city with a wide mix of ages, family types, and housing styles and types, where people of all ages can interact, and enjoy our lovely amenities like large yards, parks, lots of trees, and good schools and businesses.</p> <p>I think a LOT more thought, research and citizen input needs to go into establishing whether there is a need for senior housing, and if there is, for what types, and for how long would the need exist? These need further research before the city makes long-range plans to favor and expand such a particular housing niche. I disagree that such housing should have any favoritism in city planning.</p> <p>I would like to offer comments on other chapters, but I have just realized that the deadline for comment closes tonight. Is further input out of the question? Will there be formal hearings (in addition to the forums held previously)?</p> <p>Please let me know that this is received, and also whether further input is possible.</p> <p>Thank you for all the work you've done on planning and taking care of our city!</p>	
Via email	<p>Sending comments for another chapter: Resilience and Sustainability. I think this is a great chapter! Well done!</p> <p>My only suggestions have to do with setting higher or more expanded goals, given the 20+ year span the plan is to cover. In some cases, the bar is set way too low, and should be raised significantly! See chapter with edits, attached.</p> <p>A few comments are included in the Implementation section 9, also.</p>	
Via phone and email	<p>Golden Valley Comp Plan – Commitment to Historic Preservation</p> <p>Embracing Golden Valley's history and historic resources are important to our quality of life and give our community a sense of place, character and uniqueness. These resources include our historic buildings, neighborhoods, landscapes, and archaeological sites. Golden Valley citizens believe it is important to include this as a value in our new Comprehensive Plan.</p> <p>Larry Millett recently referred to the City of Golden Valley as the Golden Arc of mid-century modern architecture. We have celebrated this identify in the design of our beautiful new Brookview Community Center. While much of Golden Valley's population growth occurred during this post WWII boom time, there are additional periods of our community's history that have framed our story.</p> <p>There have already been historic studies completed within our city in the recent past. These studies have generally been part of larger development projects that included requirements to identify potential impacts to many resources including air, water, economic and historic resources. Recent studies include those</p>	<p>Language specific to the recognition of buildings, neighborhoods, landscapes, and archaeological sites of cultural significance has been added to the Community Profile chapter. Other language referencing the importance of architectural variety in establishing neighborhood character and of preservation of existing assets in single-family neighborhoods in included in the Housing chapter.</p>

associated with the Blue Line extension LRT project, TH 100 reconstruction project, and the Douglas Drive (CSAH 102) reconstruction project. Those studies have identified such important places as the National Register eligible Kingdom Hall of the Jehovah's Witnesses designed by Herbert Fritz (a student of Frank Lloyd Wrights), the historic archaeological Germania Brewery site, and the historic landscapes that make up Theodore Wirth Park and the Grand Rounds Historic District.

It is the wish of many in the community that the new Comprehensive Plan include a commitment to compiling the results of the historic work that has already been completed and to pursue additional studies that can help us understand and identify the historic properties and neighborhoods in Golden Valley. Having this information can help to guide us as a City to making more informed decisions in land use, housing, infrastructure, maintenance etc.

Proposed Comp Plan inclusions

- Historic preservation identified as an important part of a balance that protects our historical legacy and promotes the overall economic well-being of our community.
- Maintaining attractive, stable and well developed neighborhoods including their aesthetic and continuity
- Avoiding some of the pitfalls that have plagued our neighboring cities involving massive tear downs and rebuilds of housing stock that can result in homes that are unaffordable for most of the existing community and those new families looking to live and work in Golden Valley
- Potential adverse impacts our beautiful viewsheds shared by many
- Reducing the environmental and economic impacts of rebuild by promoting renovation as a viable option to tear down
- Protection and identification of our archaeological resources – an understanding of our indigenous history

The following Comp plan sections seem appropriate to include elements of commitment to historic preservation/understanding

Chapter 1 – Community Profile

What do we want to be?

Shadow box- add historic preservation under public assets

Chapter 3 – housing –

Section 2 -history

Section 5 Policy plan (Goals)

Section 6. Implementation (Action) .. pursue funding for GV context study, individual building and neighborhood evaluations

MnDOT	Thank you for the opportunity to review the Golden Valley 2040 Comprehensive Plan. The only comment we have is that the figures for existing traffic (Figure 4.2) and forecasted traffic (Figure 4.3) on pages 4-14 and 4-15 are the same.	Corrected.
DNR	<p>As the agency charged with a mission of working with citizens to conserve and manage the state’s natural resources, to provide outdoor recreation opportunities and to provide for commercial uses of natural resources in a way that creates a sustainable quality of life, the DNR’s Central Region office appreciates the opportunity to provide comments on your draft plan. We support Golden Valley’s commitment to recognize and protect its natural resources. Natural Resources are addressed thoroughly and we commend you on the Sustainability and Resilience chapter. The following are specific suggestions for other ways to further the goals contained in your plan:</p> <p>Land Use Section. Consider drawing from language in other chapters that can add more consistency and specificity to the natural resource descriptions, policies and actions in the land use chapter. Ideas are shown in italicized text.</p> <ul style="list-style-type: none"> • In the land use map, Parks and Natural Areas are shown as one category. Perhaps differentiate natural areas in a different color green, since they offer a much different opportunities for wildlife and ecosystem resiliency than traditionally managed golf courses and active use parks. • P. 2-38 Objectives <ul style="list-style-type: none"> o The focus on native plantings in later chapters can be brought into Objective 1.4 “Work with developers to provide permanent open space and park areas <i>and to plant them with native species.</i> in development plans o 2.3 Use Planned Unit Developments to allow for flexibility in site design when needed to preserve vegetation or other sensitive site features <i>or to re-introduce natural areas.</i> • P. 2-43 Goal 5 Protect the Environment Implementation Actions, could add a bullet point using language from the Sustainability and Resiliency Chapter: <i>Promote the landscaping with native plants and managing exotic plant species, to foster the ecological biodiversity that helps sustain a healthy habitat for urban wildlife.</i> Or, more concretely “Promote the planting of native species on public and private development to support pollinators and other beneficial insects that support wildlife populations.” <p>Housing Section</p> <ul style="list-style-type: none"> • Objectives on p. 3-23 <ul style="list-style-type: none"> o 3.2. Continue preserving <i>and enhancing</i> open space and vegetation by managing for more plant diversity, native plants and natural areas. o Empower residents and residential property owners <i>and developers</i> to adopt practices that reduce energy consumption and protect natural resources. o 4.2 Provide education and outreach on ways to protect natural resources through <i>lower-impact lawn maintenance, use of more native plants, planting for pollinators and</i> green infrastructure, water conservation, land restoration, and invasive species removal. • Note that the term green infrastructure may need to be defined in a call out box somewhere in the document. The term natural infrastructure is nicely described and defined in the Sustainability and Resiliency 	<p>Land Use Staff considered differentiating Parks and Natural Areas in the Future Land Use map, however it proved difficult at times to distinguish between the two and there is often significant overlap (as evidenced by the mix of active and passive uses in Theodore Wirth Regional Park).</p> <p>Language in the Goals, Objectives, and Implementation section has been modified.</p> <p>Housing The language suggestions for the Policy Plan were incorporated into the final plan.</p> <p>Transportation Staff considered these suggestions but decided that they were not appropriate for this document. However, these comments will be considered for other documents and practices.</p>

chapter, so that definition/section could be referred to, but the two have slightly different meanings. Green infrastructure in the sense of bullet 4.2 seems more like designed systems such as stormwater drainageways that use natural processes.

Transportation Section. Consider adding policies that take wildlife into consideration as transportation projects occur. Animals such as frogs and turtles need to travel between wetlands and uplands throughout their life cycle. Consult DNR's Best Practices for protection of species and *Roadways and Turtles Flyer* for self-mitigating measures to incorporate into design and construction plans, especially adjacent to natural areas. Examples of more specific measures include:

- o Preventing entrapment and death of small animals especially reptiles and amphibians, by specifying biodegradable erosion control netting ('bio-netting' or 'natural netting' types (category 3N or 4N)), and specifically not allow plastic mesh netting. (p. 25)
- o Providing wider culverts or other passageways under paths, driveways and roads while still considering impacts to the floodplain.
- o Including a passage bench under bridge water crossings. (p. 17) because typical bridge riprap can be a barrier to animal movement along streambanks.
- o Curb and storm water inlet designs that don't inadvertently direct small mammals and reptiles into the storm sewer. (p. 24). Installing "surmountable curbs" (Type D or S curbs) allows animals (e.g., turtles) to climb over and exit roadways. Traditional curbs/gutters tend to trap animals on the roadway. Another option is to install/create curb breaks every, say, 100 feet (especially important near wetlands).
- o Using Smart salting practices to reduce impacts to downstream mussel beds, as well as other species.
- o Fencing could be installed near wetlands to help keep turtles off the road (fences that have a j-hook at each end)