

CP12 - Land Use Policy

Gold Leaf Challenge Award	Gold Leaf Challenge Action	Leaf Recognition Criteria
Leaf (Action completed)	Land Use Policy: Newly adopt or strengthen a policy limiting annexations or infrastructure extensions to encourage infill and redevelopment.	Per policy adopted or updated (1+//lifetime); 1/year
Gold Leaf (Goal met)	Gold Leaf Award Goals from the Minnesota Climate Action Framework: Decrease vehicle miles traveled 20% per capita by 2050. (MN CAF, pg 26.) Gold Leaf Award Goals from Your Community: Find your community/ organization's sustainability goals relevant to this action. Check the Welcome Guide's section on Integrated Goals for more information. You can track these goals on your work plan.	

Related Actions	GreenStep Cities & Tribal Nations BPA: 5.5: Adopt development/design standards and programs that facilitate infill, redevelopment, and adaptable buildings. 10.1: Conduct a Natural Resource Inventory or Assessment (NRI or NRA); incorporate protection of priority natural systems or resources such as groundwater through the subdivision or development process. 10.2: For cities outside or on the fringe of metropolitan areas, conduct a build-out analysis, fiscal impact study, or adopt an urban growth boundary and a consistent capital improvement plan that provides long-term protection of natural resources and natural systems, and agricultural practices outside the boundary. 10.3: For cities within metropolitan areas, incorporate woodland best management practices addressing protection of wooded areas into zoning or development review. 10.4: Adopt a conservation design policy; use a conservation design tool for pre-design meetings with developers and for negotiating development agreements in cities with undeveloped natural resource areas. 10.5: Preserve environmentally sensitive, community-valued land by placing a conservation easement on city lands, and by encouraging/funding private landowners to place land in conservation easements.
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	○ 10.6: Conserve natural, cultural, historic resources by adopting or amending city codes and ordinances to support sustainable sites, including roadsides, and environmentally protective land use development. ○ 10.7: Support and protect wildlife through habitat rehabilitation, preservation and recognition programs.
Related Goals & Metrics	● GreenStep Cities & Tribal Nations Metrics: ○ 7.1 Percent of land within commercial/mixed zoning districts built with a FAR at/above 1.0 ○ 7.2 Percent of land within residential or mixed zoning districts with dwelling units per acre at/above 7.0 ○ 7.5 Acres of new development on previously developed land ● LEED Certification: ○ For Cities & Communities - Taking this action can support the following criteria: ■ TR Credit: High-Priority Site
Potential Outcomes and Co-Benefits	● Greenhouse Gas Emissions Reduced: The building sector makes up 40% of annual global carbon emissions, including the building process and the materials used. Reusing buildings reduces carbon emissions because fewer new materials need to be created, saving up to 78% of carbon emissions in one example (vs. a new building). ● Health: ○ Air quality: By utilizing developed areas closer to core areas, transportation emissions can be reduced by lessening vehicle miles traveled and encouraging other means of travel (walk, bike, transit, etc.) ○ Water Quality/Quantity: Reduced erosion and sediment from developing new sites and reduced impervious surface. ○ Soil Quality: Utilizing already disturbed sites can reduce the need for further soil degradation and increased protection of other sites. ○ Tree Canopy: Infill and redevelopment can reduce tree removals necessary for new builds. ● Job Creation: Redevelopment and infill projects can support job development and skills. ● Financial Savings: ○ Public funds: Redevelopment and infill can reduce the need for extending public services (i.e. drinking water, police/fire, etc.) further away from current systems. ○ Individuals and/or businesses: Reduced vehicle miles by utilizing space effectively. ● Community: ○ Equity & Environmental Justice: Encourages accessible places and protects open lands. ○ Community Resilience: Redevelopment and infill can reduce impacts through historical knowledge of the site and its use rather than developing a new site with unknown impacts. ○ Property Values: Redevelopment projects often preserve historical buildings that enhance the desirability of communities. Infill projects may remove blighted buildings or forgotten lots. ○ Community Asset: Redevelopment can preserve high quality buildings that hold meaning and preserve history within a community. ○ Community Connection: Having a concentrated center of development leads to a stronger sense of community.

Estimated Project Implementation Details	• Time: Land use policies take time to create and adopt. Additional time may be necessary to determine what other policies need to be adjusted or are impacted, such as deconstruction/ demolition/ reuse. Additionally, you may need to conduct community engagement sessions when updating land use policies. • Cost: Policy development and community engagement may require hiring a consultant or additional staff. • Pre-conditions & Considerations: You may already have a policy and/or program in place that needs to be assessed and updated.
Resources and Technical Assistance	• Advisor: Erin Hanafin Berg, Policy Director, Rethos: ○ 651-293-9047, erin@rethos.org ○ www.rethos.org • Why is infill development and redevelopment of existing buildings important? • GreenStep Adaptive ReUse webinar series and resources. • Redevelopment Ready guide from the Urban Land Institute. • Check out the Sustainable Development Code's model codes. Some helpful categories for this Action are: ○ Renewable Energy for Historic Buildings ○ Development Patterns and Infill ○ Encourage Infill Development • Model ordinances and drafting resources from GreenStep Cities & Tribal Nations program. . ○ Note: If your community adopts a League of Minnesota Cities' model ordinance (or another model ordinance), it can be customized to fit a community's needs. They serve as a starting point. • Smart growth and infill development guide from the EPA, as well as their guide on infill development of brownfields. • Resources on infill development and ecological impact of new growth areas to prepare for climate change. • 26% of Minnesotans' live in HomeOwner Associations (HOAs). Adopt sustainable policies that govern common interest communities like condominium associations, homeowner associations, and housing cooperatives. Adopt guidelines governing the content of homeowner covenants, conditions, and restrictions (CC&R) or other forms of deed restrictions to ensure that they allow, for example, installation of rain gardens, native plantings, pollinator-friendly landscaping, clothes lines, EV charging, and renewable energy technologies.
Examples	• Prototype affordable housing on infill lots in Duluth, MN. • Rogers, MN redevelopment plan for infill lots and downtown revitalization, and their community engagement efforts. • Infill development resources and policies in El Paso, TX.
Reporting & Recognition (See reporting instructions in the Welcome Guide)	Leaf Recognition Criteria: 1 Leaf is awarded per each new or substantially renovated policy adopted that fits the criteria of this goal. No more than 1 leaf can be awarded each year. Gold Leaf Goals: Document the completion of one or more goals related to this action at any time. 1 Gold Leaf is awarded per goal met.

	<i>Alternative:</i> For those without land use regulations, you can show how you successfully advocated for infill or redevelopment along resilient growth principles to receive an award. Strong Towns has examples of how to do this. Other land use policies may be considered to receive an award.
FAQs	The Gold Leaf Challenge is open to many community types. Because of this, the actions are meant to be adjusted to ensure the program works for all participants. Please email us feedback or suggestions so we can continuously improve our Gold Leaf Challenge considerations. What about other climate-friendly changes to land use policies? Sustainable land use and policy are fundamental to addressing climate change. In rural areas, for example, protecting agricultural or forest areas may be the priority. In others, water quality and recreation may be protected through sustainable land use. In any case, infill and redevelopment will likely support other priorities so that is the focus of this action. What if we don't pass policies or ordinances? See the <i>Alternative</i> options above.

Feedback or Questions? Contact GreenStep@state.mn.us

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