

Community Development Committee

Meeting date: July 20, 2015

For the Metropolitan Council meeting of August 12, 2015

Subject: St. Louis Park Bridgewater Comprehensive Plan Amendment, Review File No. 20619-9

District(s), Member(s): District 6, Gail Dorfman

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175)

Staff Prepared/Presented: Ryan Garcia, AICP, Senior Planner, Local Planning Assistance (651-602-1407)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of St. Louis Park to place the *Bridgewater* comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.

Background

The Council reviewed the City's Update (Business Item 2009-441, Review File No. 20619-1) on December 9, 2009. This is the City's eighth CPA since the review of the Update.

The CPA proposes to amend the local comprehensive plan to re-guide 2.42 acres from COM-Commercial to MX-Mixed Use. The subject properties are located at 4400 & 4424 Excelsior Boulevard (CSAH-3) and 3743 Monterey Drive. The CPA is to facilitate the development of 17,000 square feet of office and commercial space and 166 housing units at a density of approximately 69 units per acre.

Rationale

The proposed CPA conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

Funding

None.

Known Support / Opposition

None known.

Review Record

City of St. Louis Park Bridgewater Comprehensive Plan Amendment

Review File No. 20619-9, Council Business Item No. 2015-174

BACKGROUND

The City of St. Louis Park (City) is a Hennepin County community of approximately 10.5 square miles, bordered by Minneapolis on the east, Golden Valley and Plymouth on the north, Minnetonka on the west, and Hopkins and Edina on the south.

Consistent with the policies adopted by the Council in June 2014 (Business Item 2014-143) regarding review of local comprehensive plans, this amendment is being reviewed under the 2030 Regional Development Framework (RDF) and its policy plans.

The RDF identifies the City as a Developed community. The Council forecasted that the City will grow between 2010 and 2030 from 47,000 to 51,500 people, from 22,000 to 24,000 households, and that employment will grow from 46,200 to 52,500 jobs.

The Council reviewed the City's Comprehensive Plan Update (Business Item 2009-441, Review File No. 20619-1) on December 9, 2009. This is the City's eighth CPA since the review of the Update.

REQUEST SUMMARY

The CPA proposes to amend the local comprehensive plan to re-guide 2.42 acres from COM-Commercial to MX-Mixed Use. The subject properties are located at 4400 & 4424 Excelsior Boulevard (CSAH-3) and 3743 Monterey Drive. The CPA is to facilitate the development of 17,000 square feet of office and commercial space and 166 housing units at a density of approximately 69 units per acre.

OVERVIEW

Conformance with Regional Systems

The CPA conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

Consistency with Council Policies

The CPA is consistent with the 2030 Regional Development Framework, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The CPA will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's Update on December 9, 2009 (Review File No. 20619-1).
- The Council administratively approved the City's *Galaxy Drive-In Parking Lot Expansion* CPA on March 8, 2010 (Review File No. 20619-2).
- The Council administratively approved the City's *Three Sites* CPA on April 6, 2010 (Review File No. 20619-3).

- The Council administratively approved the City's *City of St. Louis Park Plan by Neighborhood* CPA on June 27, 2012 (Review File No. 20619-4).
- The Council approved the City's *Eliot Park Apartments* CPA on April 10, 2013 (Business Item No. 2013-106, Review File No. 20619-5).
- The Council administratively approved the City's *Wooddale Flats* CPA on August 27, 2013 (Review File No. 20619-6).
- The Council approved the City's *Highway 7 & Glenhurst* CPA on March 25, 2015 (Business Item No. 2015-57, Review File No. 20619-7).
- The Council administratively approved the City's *City of St. Louis Park Flexible Planned Densities* CPA on June 5, 2015 (Review File No. 20619-8).

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the RDF and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems

The CPA conforms to the regional system plans for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments regarding transit are included below.

Transportation

Reviewers: Russ Owen (651-602-1724), Steve Mahowald (612-349-7775)

The CPA supports Strategy F4 of the *Transportation Policy Plan*, which encourages local governments to adopt guiding land use policies that support future growth around transit stations and near high-frequency transit service. The CPA location is currently served by a Route 12 bus stop on westbound Excelsior immediately east of Monterey, and the current Concept Plan for Southwest LRT has Route 604 extended to the Beltline Station from the Excelsior & Grand complex (across Monterey from the subject site).

Advisory Comments

A proposed extension of Route 604 would run right by the site and create a need for a bus stop on Monterey just north of Excelsior. Council staff recommend that bus stops be incorporated as design features that enhance both transit's ability to serve the site and surrounding areas as well as improve the pedestrian experience. The City is advised to contact Carol Hejl with Metro Transit at (612)349-7679 or carol.hejl@metrotransit.org for guidance on bus stop placement and design.

Consistency with Council Policy

The CPA is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments regarding consistency with forecasts, land use, and housing policies are detailed below.

Forecasts

Reviewer: Todd Graham (651-602-1322)

This plan amendment will increase housing capacity at the specific site. Council staff agree with the City's assessment that anticipated households on this site will contribute to already-forecasted growth, and no forecast adjustment is necessary.

Land Use

Reviewer: Ryan Garcia (651-602-1832)

The CPA is consistent with 2030 *Regional Development Framework* policies for Developed communities, which directs communities to accommodate forecasted growth at an overall residential density of at least 5 units per acre and to target higher densities in locations with convenient access to transit and with adequate sewer capacity.

The CPA proposes to re-guide 2.42 acres of land currently designated as COM-Commercial to MX-Mixed Use. The CPA is related to a development concept that would include 166 units and 17,000 square feet of office and commercial at a density of approximately 69 units per acre. The current guided land use of Commercial does not support residential uses.

Housing

Reviewer: Tara Beard (651-602-1051)

The CPA is consistent with the Council's policy for housing. The amendment will not only increase the available acres of land uses that permit dwelling units, but at a density that can only increase the availability of land to support the development of affordable and lifecycle housing. The development is proposed to include 20% of the total residential units at rents affordable to 50% of the Area Median Income, thus the proposed CPA improves opportunities for the City to address its affordable housing goal of 326 to 501 units and its lifecycle housing goal of 500 to 1,000 units by the year 2020.

Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed CPA is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Planning Areas
- Figure 2: Location Map showing Regional Systems
- Figure 3: Current and Proposed Land Use Guiding

Figure 1: Location Map Showing Regional Planning Areas

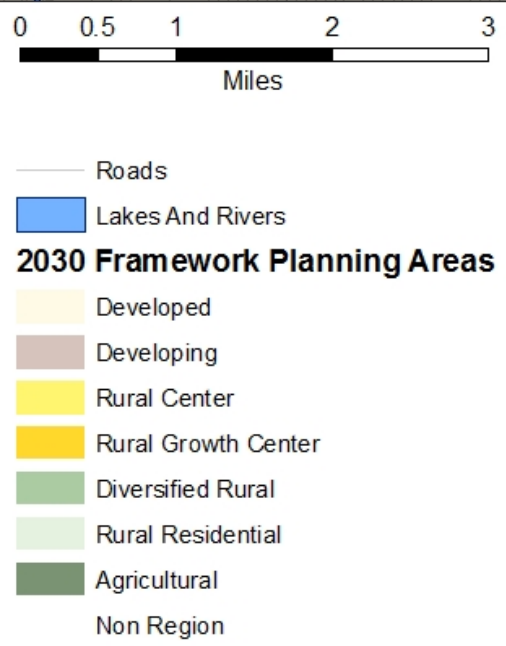
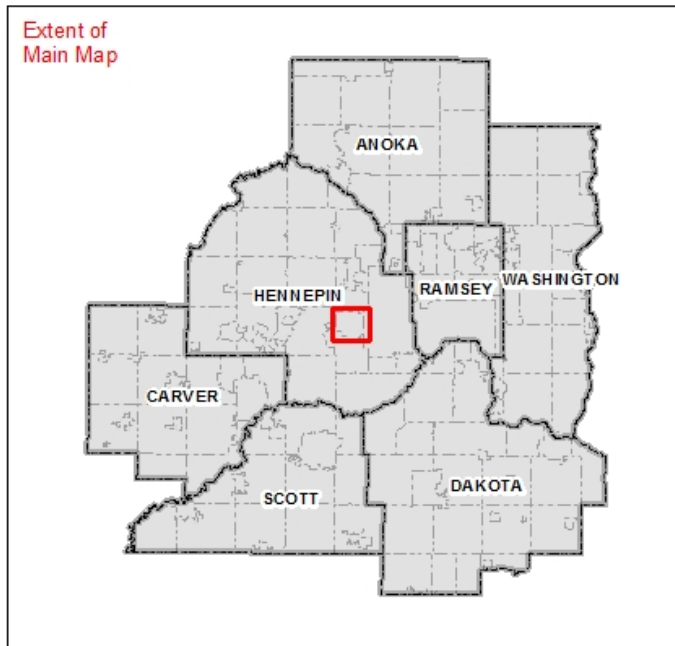
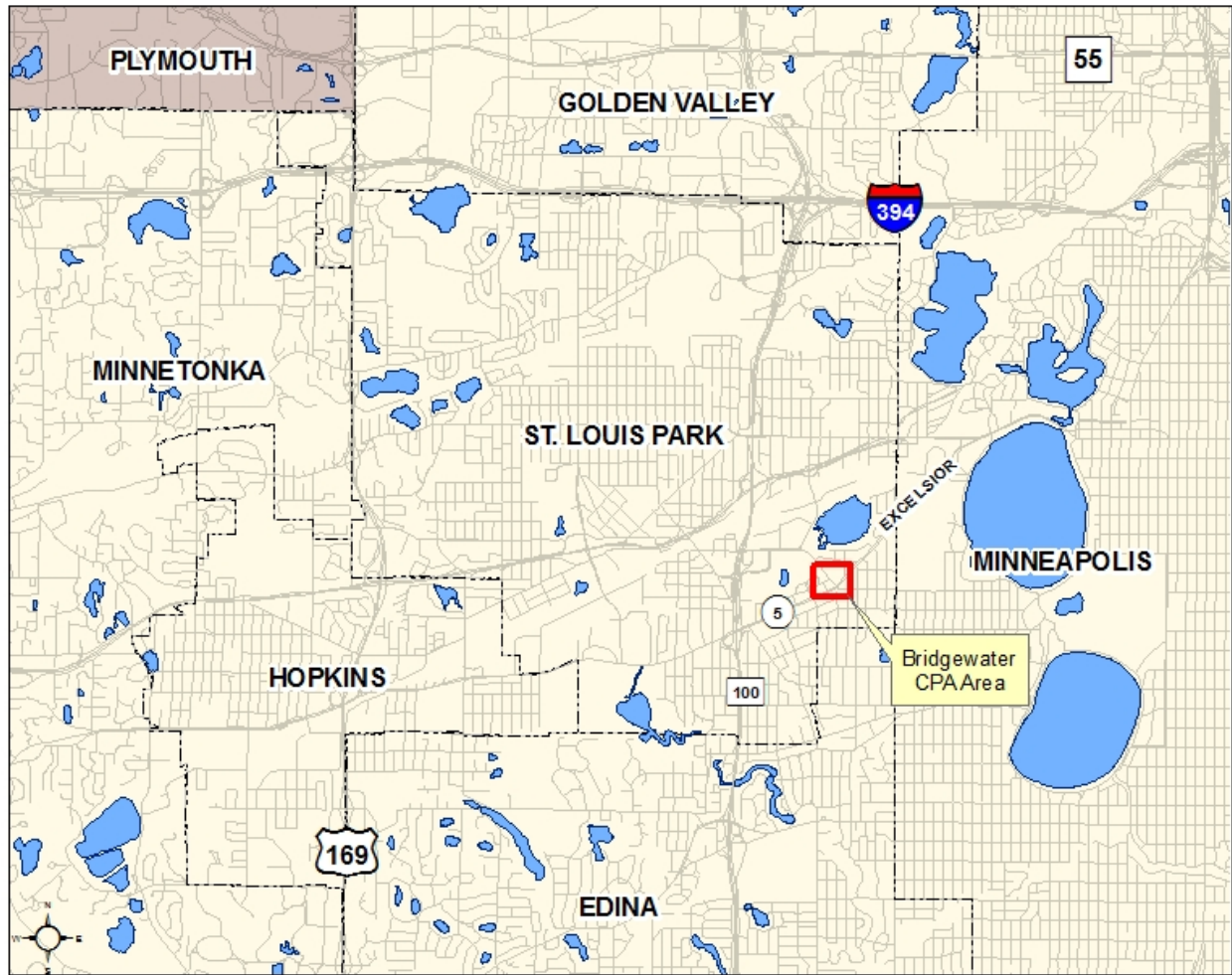
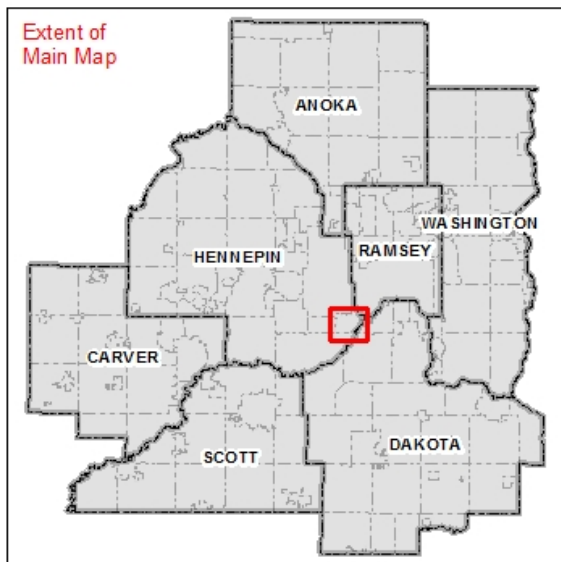
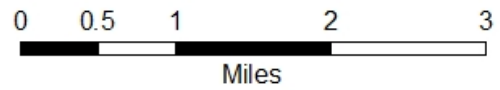
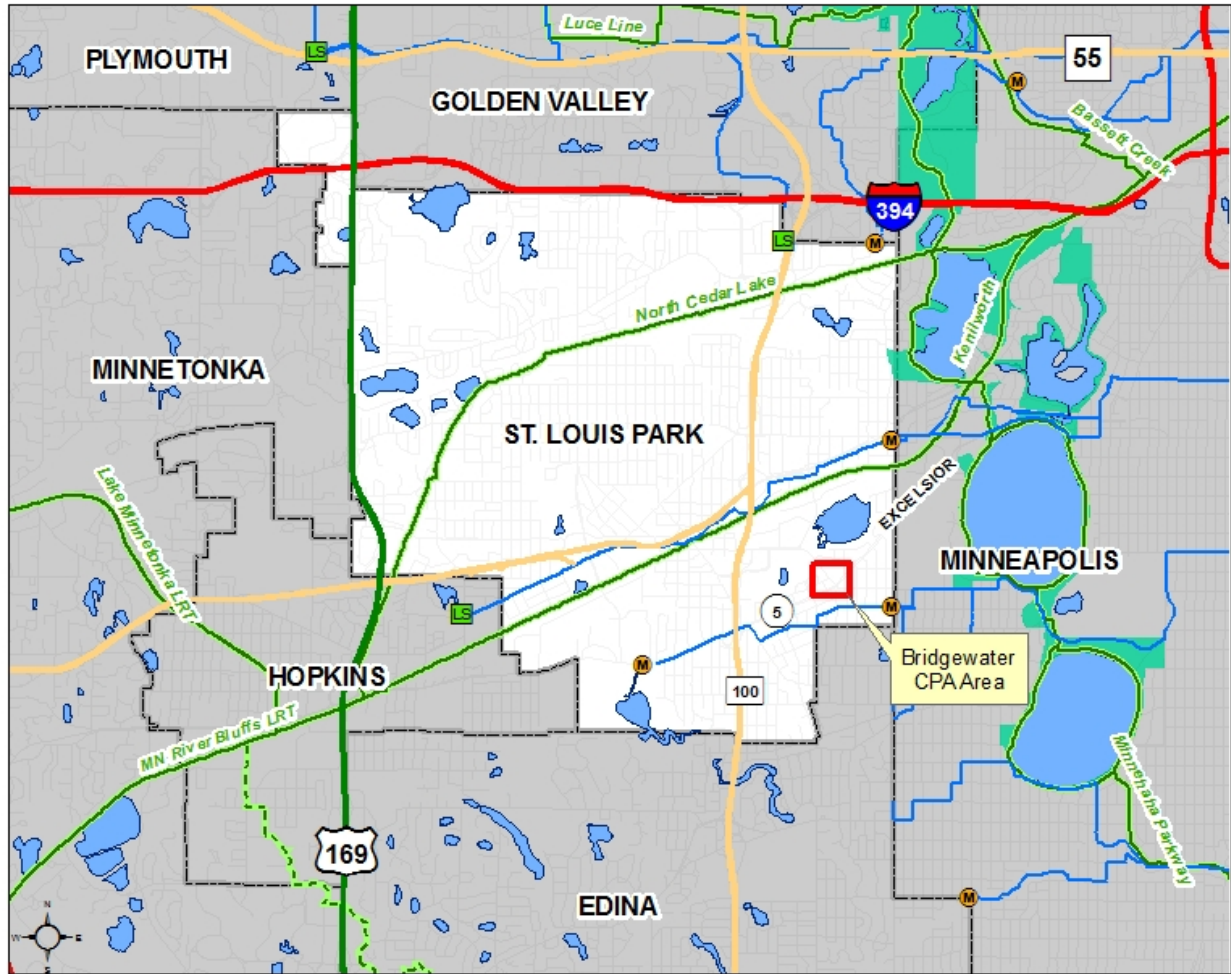


Figure 2: Location Map Showing Regional Systems



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|-----------------------------|------------------------------|
| Lift Station | Regional Trails |
| City/Local LS | Existing |
| Meters | Planned |
| Wastewater Treatment Plants | Recreation Open Space |
| Interstates | Park Reserve |
| US Highways | Regional Park |
| State Highways | Special Recreation Feature |
| Interceptors | Lift Station |
| Roads | City/Local LS |

Figure 3: Current(top) and Proposed Land Use Guiding

