

Community Development Committee

Meeting date: June 1, 2015

For the Metropolitan Council meeting of June 10, 2015

Subject: Nicollet Island East East Bank Neighborhood Small Area Plan Comprehensive Plan Amendment, Review File No. 20348-5

District(s), Member(s): District 8, Cara Letofsky

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

Staff Prepared/Presented: Michael Larson, 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 Minneapolis to place the *Nicollet Island East Bank Small Area Plan* comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.
3. Advise the City to implement advisory comments on Transit.

Background

The Council reviewed the City's Update (Business Item 2009-244, Review File No. 20348-1) on July 22, 2009. This is the City's fourth CPA since the review of the Update.

The CPA proposes to amend the local comprehensive plan by incorporating Nicollet Island East Bank Small Area Plan, including the re-guiding of parcels within the 85.6 acre neighborhood. Changes include re-guiding of 3.68 acres of Transitional Industrial and 2.52 acres of Urban Neighborhood to Mixed Use; and 0.88 acres of Urban Neighborhood to Parks and Open Space.

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 Minneapolis

Nicollet Island East Bank Neighborhood Small Area Plan Comprehensive Plan Amendment

Review File No. 20348-5, Council Business Item No. 2015-119

BACKGROUND

The City of Minneapolis is approximately 57.4 square miles, located in Hennepin County. It is bordered by the Cities of St. Paul, Lauderdale, and St. Anthony Village to the east; Robbinsdale, Golden Valley, St. Louis Park, and Edina to the west; Brooklyn Center, Fridley, and Columbia Heights to the north; and Richfield and Fort Snelling to the south.

Consistent with the policies adopted by the Council in June 2014 (Business Item No. 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 identified the City as a Developed community. The Council forecasted that the City would grow between 2010 and 2030 from 405,300 to 441,100 people, from 172,700 to 189,400 households, and that employment would grow from 317,000 to 346,500 jobs.

The Council reviewed the City's Update (Business Item 2009-244, Review File No. 20585-1) on May 26, 2010. This is the City's fourth CPA since the review of the Update.

REQUEST SUMMARY

The CPA proposes to amend the local comprehensive plan to incorporate an adopted small area plan, the Nicollet Island East Bank Neighborhood Small Area Plan. The CPA increases the amount of land guided in the neighborhood as Mixed Use from 38.53 acres to 44.73 acres by reguiding 3.68 acres of Transitional Industrial and 2.52 acres of Urban Neighborhood. The CPA also proposes a mapping correction that reguides 0.88 acres of Urban Neighborhood to Parks & Open Space.

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 Council's RDF, 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 May 26, 2010 (Review File No. 20348-1).

- The Council administratively approved the City's *North Loop Small Area Plan* CPA on April 13, 2011 (Review File No. 20348-2).
- The Council administratively approved the City's *Lowry Avenue Strategic Plan* CPA on April 13, 2011 (Review File No. 20348-3).
- The Council administratively approved the City's *Central Corridor LRT Transit Station Areas* CPA on August 16, 2011 (Review File No. 20585-4).

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. The following are additional advisory comments.

Transit

Reviewer: Kyle Burrows (612-349-7749)

The CPA supports the restoration of two-way traffic operations on Hennepin Avenue, 1st Avenue NE, and 4th Street. Metro Transit requests representation in traffic and engineering studies that would precede such a change.

Reviewer: Cole Hiniker (651-602-1748)

The Nicollet Island East Bank Neighborhood Small Area Plan refers to a "locally preferred transit alternative" for a Nicollet-Central Streetcar. As the City of Minneapolis is aware, the *2040 Transportation Policy Plan (2040 TPP)*, adopted in January 2015, currently identifies Central Avenue as a future corridor for Arterial Bus Rapid Transit under the Increased Revenue Scenario. Modern streetcars are not included as a transitway mode because the region is currently undertaking a dialogue on the role of streetcars in the transit system, and potential funding options for such a system. The 2040 TPP recognizes that the City of Minneapolis had completed a formal streetcar study for the corridor and has taken official action recommending to the Metropolitan Council a future mode of streetcar.

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)

The City offers that the plan amendment is an enhancement of the existing plan and will not affect communitywide forecasts. Selected parcels in the area will be re-guided to mixed use; this is not a substantial change. Council staff agree with the City's assessment that no forecast adjustment is needed.

Land Use

Reviewer: Michael Larson (651-602-1407)

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

The CPA proposes increases the amount of land guided as Mixed Use from 38.53 acres to 44.73 acres by reguiding 3.68 acres of Transitional Industrial and 2.52 acres of Urban Neighborhood. The CPA also proposes a mapping correction that reguides 0.88 acres of Urban Neighborhood to Parks & Open Space. The CPA also slightly extends the Activity Center boundary. The result of these changes is that all of the mainland portion of the neighborhood between Central and 1st Avenues is now guided as Mixed-Use/Activity Center (with the exception of Park & Open Space along the riverfront) while the Nicollet Island portion of the neighborhood is either Urban Neighborhood or Parks & Open Space.

The net effect of these land use changes is to allow additional opportunities for higher density residential uses near high frequency transit service on Central Avenue as well as other routes . The Urban Neighborhood designation supports residential density in the range of 8 to 20 units per acre while the Mixed Use designations in the Activity Center support higher densities ranging from 50 to 120 units per acre. The reguided densities are consistent with the RDF policy for sewer residential development in Developed communities.

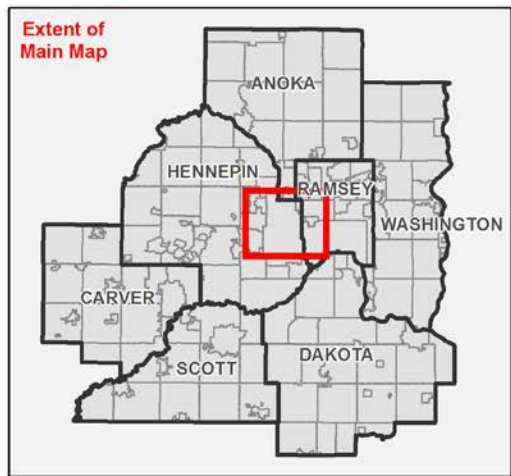
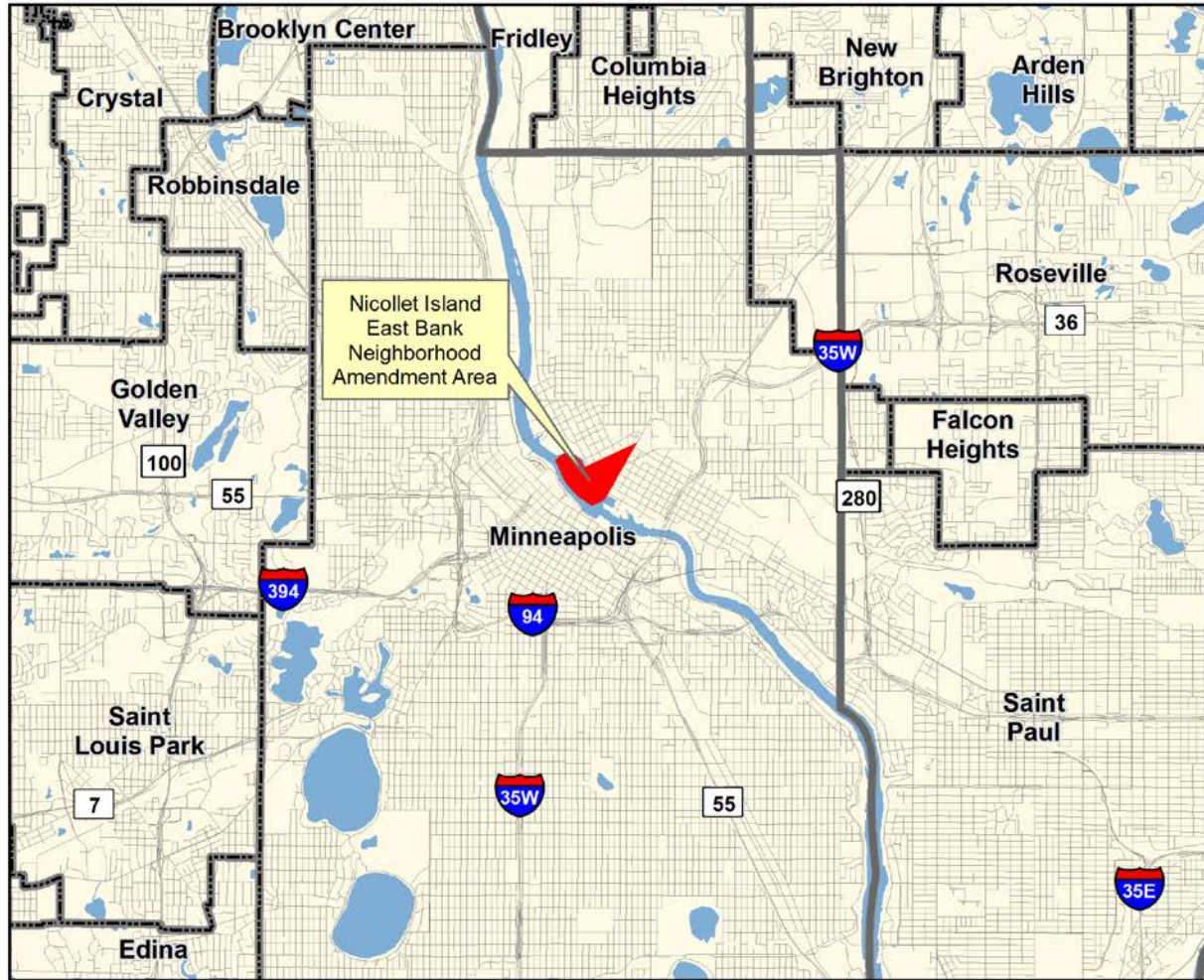
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

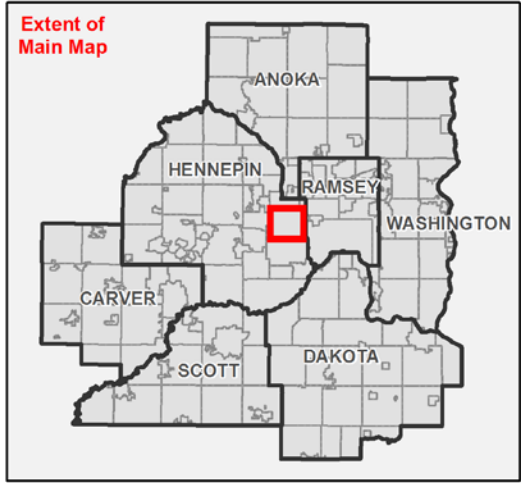
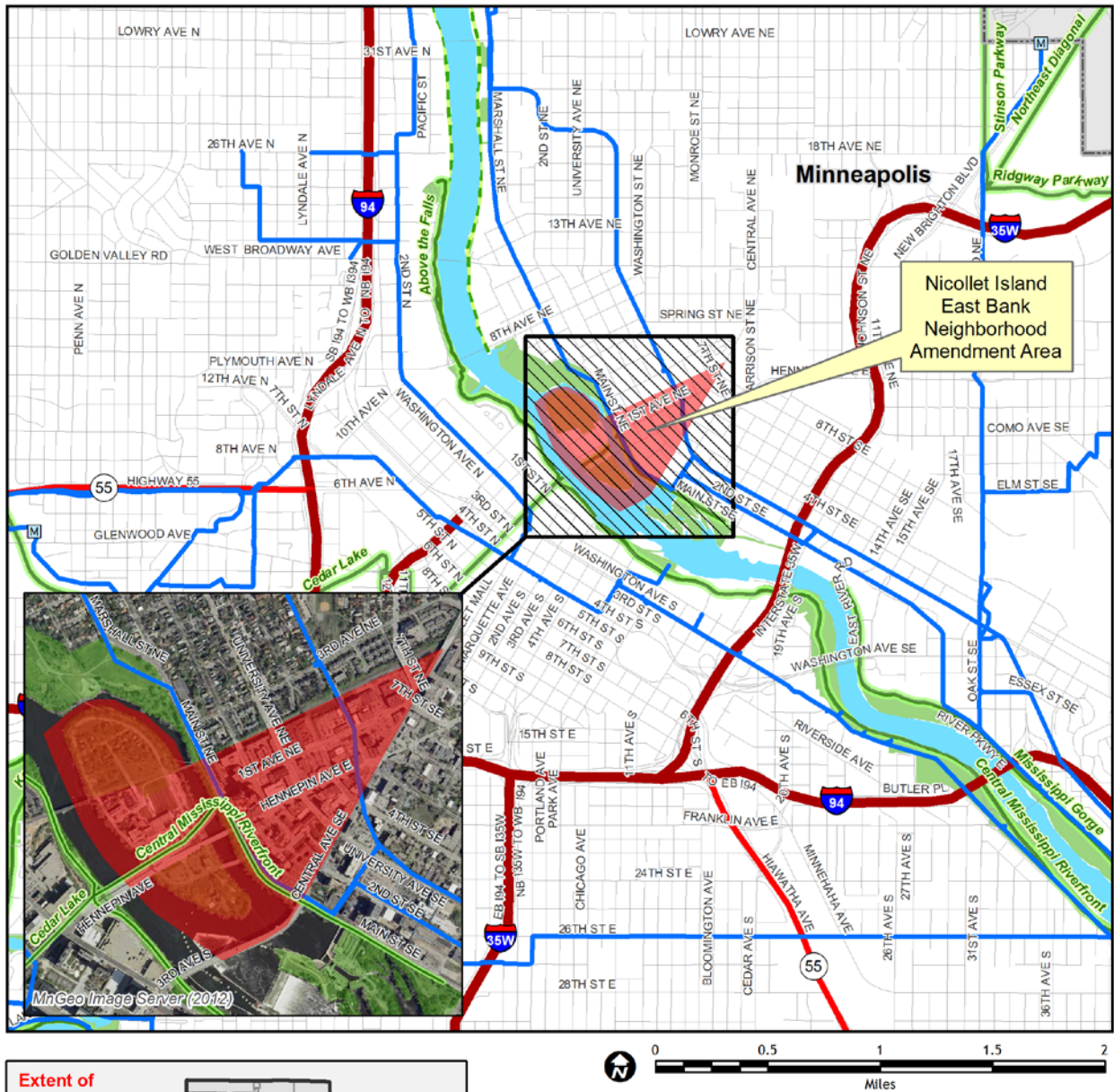
- Figure 1: Location Map Showing Regional Planning Areas
- Figure 2: Location Map showing Regional Systems
- Figure 3: Current and Proposed Land Use Guiding

Figure 1: Location Map Showing Regional Planning Areas



- 2030 Framework Planning Areas**
- Developed
 - Developing
 - Rural Center
 - Rural Growth Center
 - Diversified Rural
 - Rural Residential
 - Agricultural
 - Non Region
 - Ncompass Street Centerlines

Figure 2: Location Map Showing Regional Systems



- Regional Systems**
- Wastewater Services**
 - M Meters
 - PS Lift Stations
 - MCES Interceptors
 - WTP MCES Treatment Plants
 - Transportation**
 - Interstates
 - US Highways
 - State Highways
 - County Roads
 - Recreation Open Space**
 - Park Reserve
 - Regional Park
 - Special Recreation Feature
 - Regional Trails**
 - Existing
 - Planned
 - Ncompass Street Centerlines

Figure 3: Current and Proposed Land Use Guiding

