

Community Development Committee

Meeting date: June 15, 2015

For the Metropolitan Council meeting of June 24, 2015

Subject: City of Brooklyn Park Astra Village West Comprehensive Plan Amendment, Review File No. 20463-10

District(s), Member(s): District 2, Lona Schreiber

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

Staff Prepared/Presented: LisaBeth Barajas, Manager, Local Planning Assistance (651-602-1895)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Brooklyn Park to place the Astra Village West 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 Comprehensive Plan Update (Update), Review File No. 20463-1, on August 10, 2011. This is the City's ninth amendment since that review.

The CPA proposes to reguide 98.34 acres from Mixed Use to Commercial and Business Park. The subject site is located in the north-central part of the community and is bounded by T.H. 610 to the north, Zane Avenue on the east, 93rd Avenue on the south, and Hampton Avenue to the west. The proposed amendment would support the development of approximately 765,000 square feet of business park and commercial uses.

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

There is no known support or opposition.

Review Record

City of Brooklyn Park Astra Village West Comprehensive Plan Amendment

Review File No. 20463-10, Council Business Item No. 2015-133

BACKGROUND

Brooklyn Park is located in Hennepin County. The City shares boundaries with Champlin, Osseo, Maple Grove, New Hope, Crystal, and Brooklyn Center. Plymouth borders the southwest corner of Brooklyn Park. The Mississippi River borders the eastern portion of the city. Coon Rapids and Fridley share a border along the Mississippi River

Consistent with Business Item 2014-72 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 Brooklyn Park as a Developing community. The Metropolitan Council (Council) forecasts that between 2010 and 2030 the City will grow from 77,000 to 89,000 people; from 28,700 to 35,900 households; and that employment will grow from 28,600 to 53,400 jobs.

The Council acted on the City's 2030 Update (Review File No. 20463-1) on August 10, 2011. The City has submitted eight comprehensive plan amendments. Six of those amendments made minor land use changes. One amendment updated the land uses for 150 acres as the result of a study that found an over abundance of commercial land use in the Oak Grove Parkway and Zane Avenue area. The Council reviewed this amendment on March 11, 2015, and allowed the amendment to be placed into effect (Review File No. 20463-8, Business Item No. 2015-32).

Another amendment was for the North Park Business Center, which reguired 82.8 acres from a variety of different land uses to Business Park. The amendment was to facilitate the development proposal for a typical business park, and was less intensive than the development scenarios that were evaluated in a 2013 Alternative Urban Area-wide Review (AUAR). The Council reviewed this amendment on April 22, 2015, and allowed the amendment to be placed into effect (Review File No. 20463-9, Business Item No. 2015-72).

This is the City's ninth amendment since the adoption of their plan.

REQUEST SUMMARY

The CPA proposes to reguide 98.34 acres from Mixed Use to Commercial and Business Park. The subject site is located in the north-central part of the community and is bounded by T.H. 610 to the north, Zane Avenue on the east, 93rd Avenue on the south, and Hampton Avenue to the west. The proposed amendment would support the development of approximately 765,000 square feet of business park and commercial uses.

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 2030 Update, Review File No. 20463-1, on August 10, 2011.
- Osseo Learning Center CPA was administratively approved July 2, 2012 (Review File No. 20463-2);
- Athlos Academy/Xcel Energy CPA was administratively approved August 12, 2013 (Review File No. 20463-3);
- Conor Commercial CPA was administratively approved December 20, 2013 (Review File No. 20463-4);
- First Industrial CPA administratively approved March 20, 2014 (Review File No. 20463-5);
- Mills Second Addition north 169 Business Center CPA was administratively approved July 18, 2014 (Review File No. 20463-6); and
- Mississippi Gardens CPA was administratively approved October 6, 2014 (Review File No. 20463-7).
- Town Center CPA was approved by the Metropolitan Council on March 11, 2015 (Review File No. 20463-8, Business Item No. 2015-32)
- North Park Business center CPA was approved by the Metropolitan Council on April 22, 2015 (Review File No. 20463-9, Business Item No. 2015-72)

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 Township’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 plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments for regional parks are included below.

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 forecast-related content of the proposed amendment, including supplement information, is consistent with Council policy.

The City offers that the plan amendment will not affect community-wide forecasts. Council staff finds that the amendment re-guides a mixed use area to commercial and business park, potentially reducing housing capacity and employment capacity. The 2008 Environmental Impact Statement (EIS) covering this area discussed 2,000,000 square feet of office towers, a hotel, and 950 apartments. The proposed Astra Village West development concept expects 765,000 square feet of business park and commercial space, no mix of uses, and no housing.

The City has previously re-allocated forecasts by transportation analysis zone (TAZ) to exclude households from the TAZ covering the subject site. Forecasted growth for the community can be accommodated in other parts of the City. Council staff find that no forecast adjustment is needed.

Land Use

Reviewer: LisaBeth Barajas (651-602-1895)

The *2030 Regional Development Framework* identifies the City as a Developing Community. The CPA proposes to re-guide 98.34 acres designated as Mixed Use to the new designation categories of Business Park and Commercial. The subject site is located in the north-central part of the community and is bounded by T.H. 610 to the north, Zane Avenue on the east, 93rd Avenue on the south, and Hampton Avenue to the west (Figure 2). The proposed amendment would support the development of approximately 765,000 square feet of business park and commercial uses.

The subject site was previously evaluated as part of the Astra Village Environmental Impact Statement (EIS) in 2008 (Review File No. 20207-2). In the EIS, the City considered the development of the subject site along with additional 51 acres to the east of Zane Avenue. The plans at the time called for up to 950 housing units, a hotel, 1.9 million square feet of office floor area, 92,000 square feet of commercial space, and 16 acres of public parkland. At that time, development of the Astra Village site was expected to be completed by 2018.

The City's current Mixed Use designation for the site calls for office uses and commercial or retail uses that are supportive of the office uses. The Mixed Use designation also allowed housing at a density of at least 3 units per acre, limited to 30% of the total area. The current development proposal removes plans for housing on the site, and focuses on commercial and business park uses. As shown in Figure 3, the western 61.78 acres are proposed to be re-guided to Business Park, with the eastern 27.62 acres re-guided to Commercial (approximately 9 acres are for rights-of-way).

With the proposed amendment, the City's planned minimum residential density of 6.6 units per acre. Consistent with the Council's *MUSA Implementation Guidelines*, communities participating in the Plat Monitoring Program (PMP) include the density of development platted beginning in the year 2000. Since 2000, the City has averaged 2.95 units per acre in the PMP. As shown in Table 1, the City has a combined overall density of 5.8 units per acre.

Table 1. Brooklyn Park Planned Residential Density

Category	Density Range			Min Units	Max Units
	Min	Max	Gross Acres		
Low Density Residential (LDR)	1.5	3	247.02	371	741
Medium Density Residential (MDR)	3.01	9	76	229	684
High Density Residential (HDR)	9.01	25	29.5	266	738
Medium/High Density Residential (MH)	7	7	57	399	399
Office/Medium Density (O/M)	6	9	5	30	45
Neighborhood Commercial (NC)	3.01	3.01	4.8	14	14
Mixed Use (MU)	3.01	3.01	94.76	285	285
Signature Mixed Use (MX-1)	25	25	98.1	2453	2453
F (Flex)	7	7	7.8	55	55
TOTALS			619.98	4101	5413
			Overall Density	6.61	8.73

Plat Monitoring 2000-2013 175.11 517

CPU+PMP Totals 795.09 4618

Combined Planned and PMP Density 5.81

Housing

Reviewer: LisaBeth Barajas (651-602-1895)

The proposed amendment is consistent with the Council's policy for housing. The City's share of the region's affordable housing need is 1,506 units. While the amendment removes the potential for housing on this site, the land proposed for reguiding was not considered to have densities high enough to support the development of affordable housing. The City continues to have over 130 acres available guided at densities high enough to support their affordable housing need.

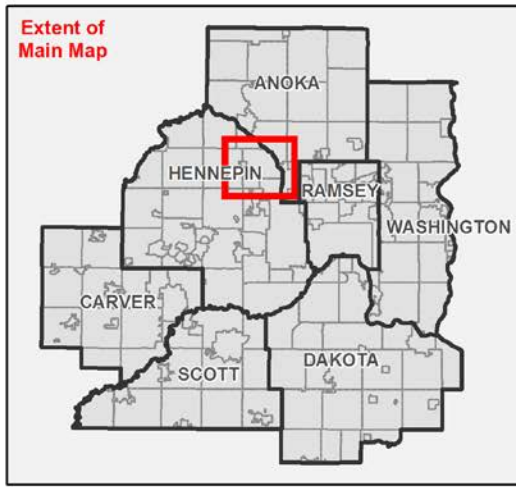
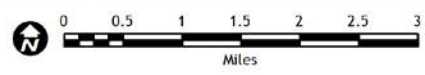
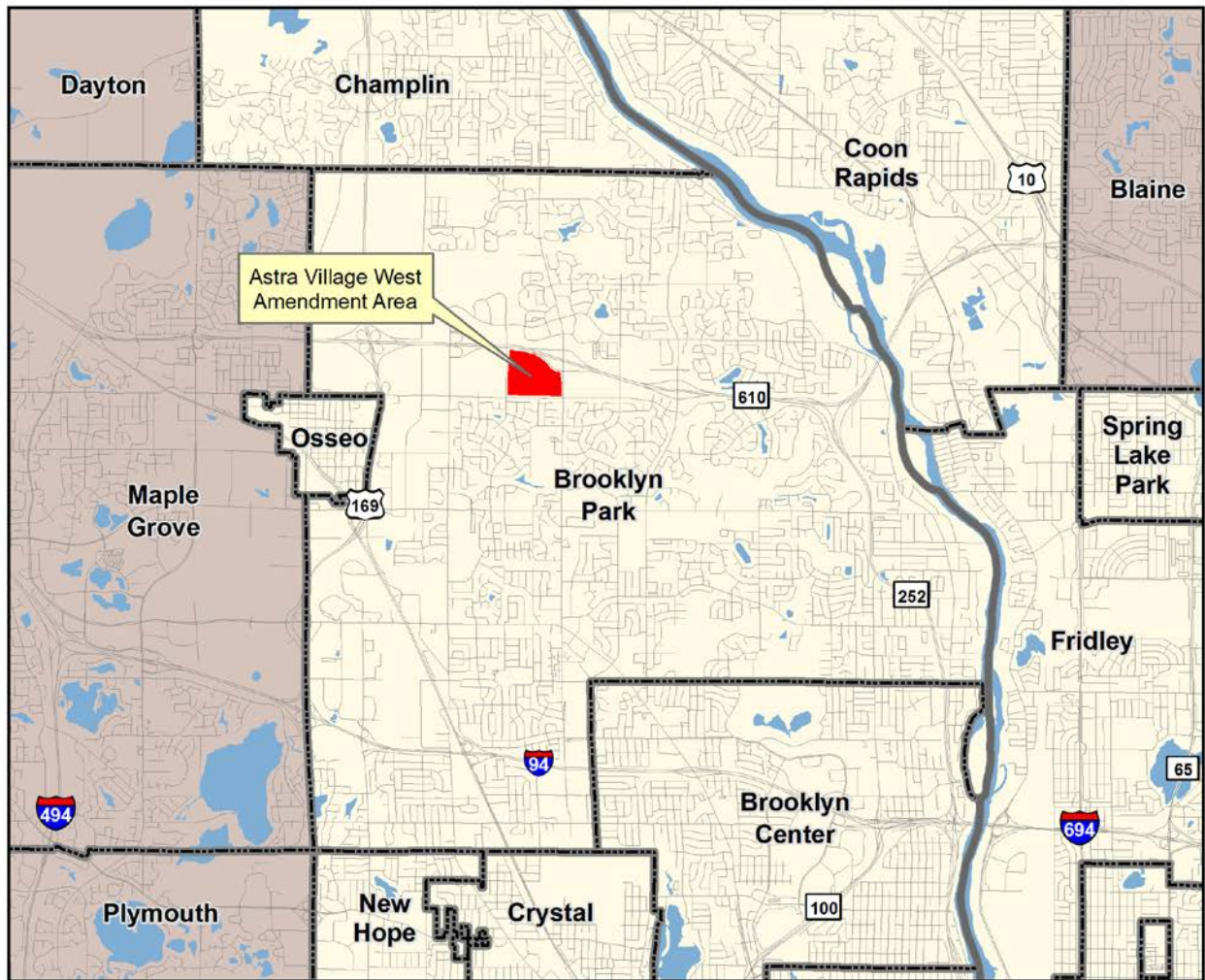
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

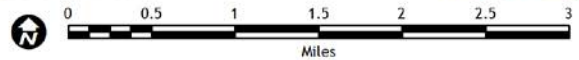
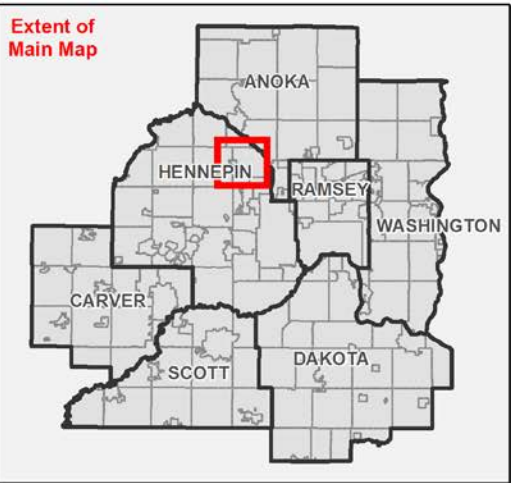
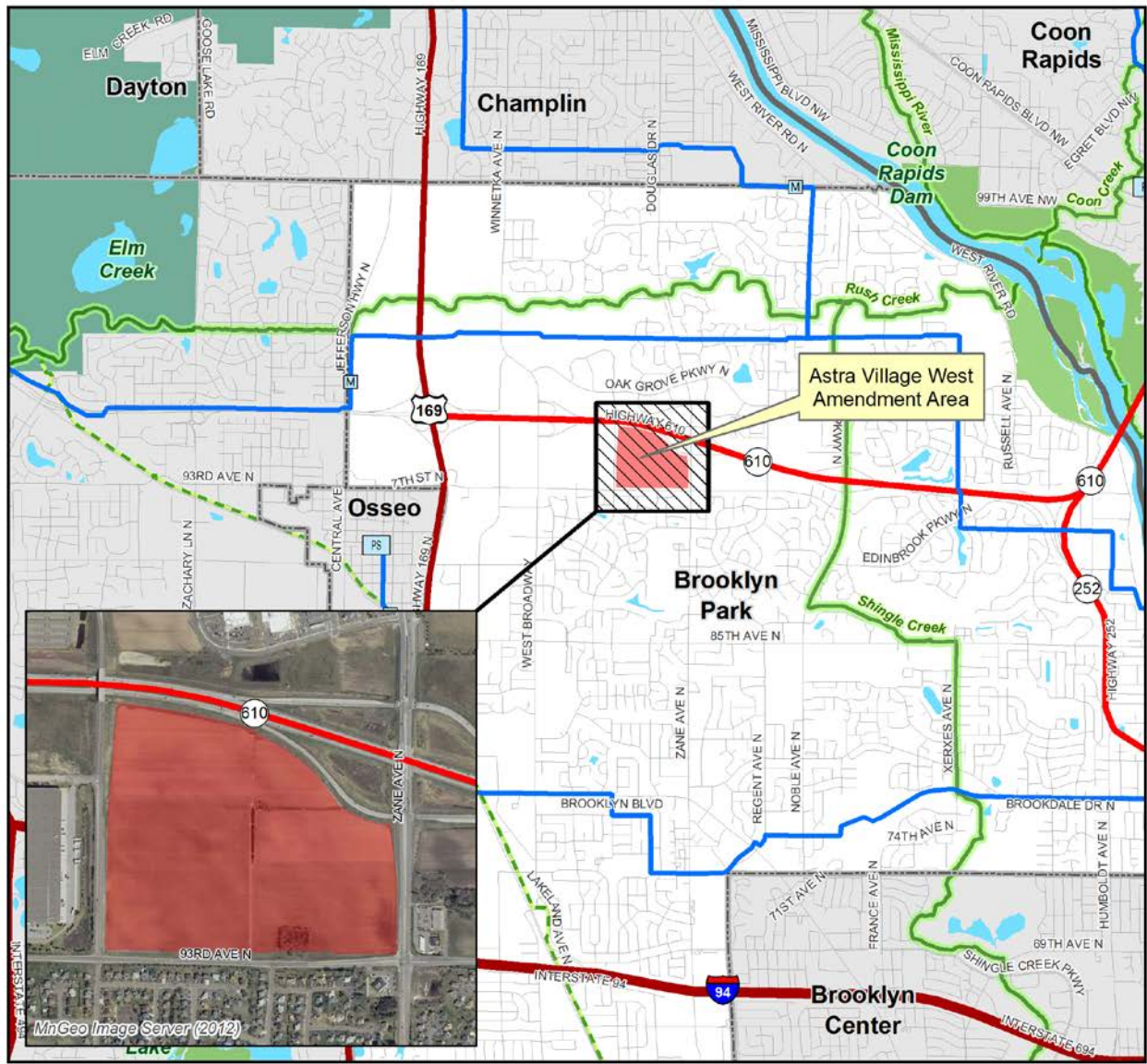
Figure 1: Location Map Showing Regional Planning Areas



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

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

Transportation

- Interstates
- US Highways
- State Highways
- County Roads

Recreation Open Space

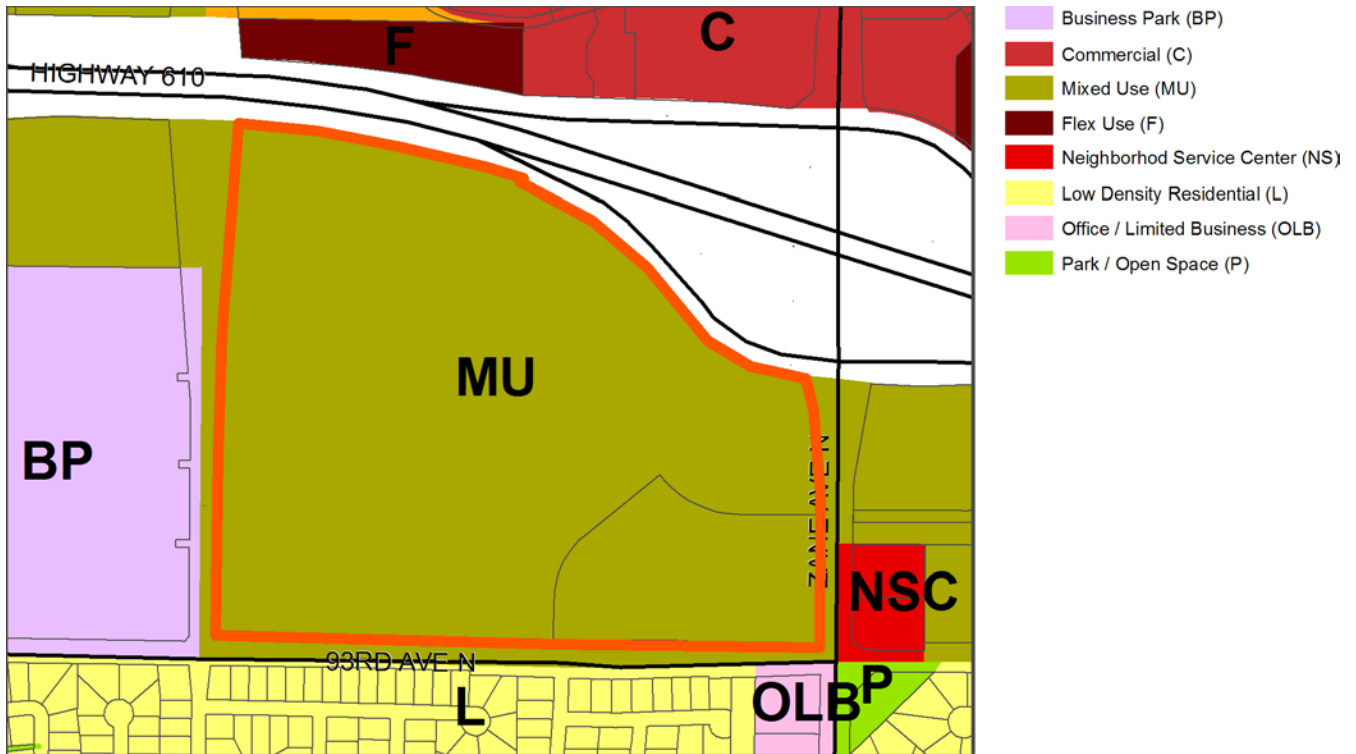
- Park Reserve
- Regional Park
- Special Recreation Feature

Regional Trails

- Existing
- Planned
- Ncompass Street Centerlines

Figure 3: Current and Proposed Land Use Guiding

Current Land Use Guiding



Proposed Land Use Guiding

(Orange area is Business Park, Blue area is Commercial)

