

Community Development Committee

Meeting date: October 5, 2015

For the Metropolitan Council meeting of October 14, 2015

Subject: City of Minneapolis Stadium Village / University Avenue Station Area Plan Comprehensive Plan Amendment, Review File No. 20348-9

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 *Stadium Village/University Avenue Station 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 in the Review Record for Transit.

Background

The Council reviewed the City's Update (Business Item 2009-244, Review File No. 20348-1) on July 22, 2009. Business Item 2015-234 is being reviewed concurrently with this CPA, which together are the seventh and eighth CPAs, respectively, since the review of the Update.

The CPA proposes to amend the local comprehensive plan by incorporating the *Stadium Village/University Avenue Station Area Plan* Comprehensive Plan Amendment, including the re-guiding of parcels within the neighborhood. Significant changes including the reguiding of approximately 135 acres from Mixed Use to Public & Institutional, which reflects established and long-term uses at the University of Minnesota, such as TCF Bank Stadium; and approximately 46 acres from Mixed Use to Industrial, which reflect existing and anticipated job-generating land uses. The small area plan also articulates and refines at a parcel level the residential densities consistent with the policy features in the Minneapolis Plan for Sustainable Growth.

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
Stadium Village / University Avenue Station Area Plan Comprehensive Plan Amendment

Review File No. 20348-8, Council Business Item No. 2015-235

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. Since adoption of the comprehensive plan, the City has been amending its plan as various small area plans have been completed. Business Item 2015-234 is being reviewed concurrently with this CPA, which together are the seventh and eighth CPAs, respectively, 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 *Stadium Village/University Avenue Station Area Plan*. The CPA proposes significant land use changes including the re-zoning of approximately 135 acres from Mixed Use to Public & Institutional, which reflects established and long-term uses at the University of Minnesota; and approximately 46 acres from Mixed Use to Industrial, which reflects existing and anticipated job-generating land uses. The small area plan also articulates and refines at a parcel level the residential densities consistent with the policy features in the Minneapolis Plan for Sustainable Growth.

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, Business Item 2009-244).
- 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).
- The Council approved the City's *Nicollet Island East Bank Neighborhood Small Area Plan* CPA on June 10, 2015 (Review File No. 20348-5).
- The Council administratively approved the City's *Linden Hills Small Area Plan* CPA on May 22, 2015 (Review File No. 20348-6).
- The Council administratively approved the City's *Loring Park Neighborhood Master Plan* CPA on May 22, 2015 (Review File No. 20348-7).

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 review and advisory comments.

Transit

Reviewer: Steve Mahowald (612-349-7775)

The Council strongly supports the prioritization of pedestrians, bicyclists, and transit users that has been identified in this plan. The Council also supports the proposed improvements of pedestrian and bicycle links and amenities in this plan. The planned mixed-use and high density residential development along the corridor and in the station area and the recommendation to more efficiently utilize existing parking facilities in this area rather than constructing new parking capacity are actions that further support transit and ridership in this area.

Advisory Comments

The City should coordinate with Metro Transit during the planning and implementation of these improvements, particularly for infrastructure improvements that can affect the operation of bus transit service like pedestrian bump-outs and protected bikeways.

Regional Parks

Reviewer: Jan Youngquist (651-602-1029)

The CPA identifies and plans for the Grand Rounds Missing Link, which includes a proposed regional trail as identified in the Regional Parks Policy Plan. The Council has not approved a master plan designating an alignment for the regional trail yet, but the CPA supports the development of, and linkages to, the proposed regional trail.

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 and land use 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. 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 significant changes in land use designations, including the reguiding of approximately 135 acres from Mixed Use to Public & Institutional. However, these changes are mostly parcels in the University of Minnesota that are more appropriately designated as Public and Institutional rather than Mixed Use, such as TCF Bank Stadium. The second most significant change involves reguiding of approximately 46 acres from Mixed Use to Industrial, to reflect existing and anticipated job-generated land uses. The City had not considered any of these areas for significant residential growth. The small area plan also articulates and refines at a parcel level the residential densities consistent with the policy features in the Minneapolis Plan for Sustainable Growth.

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

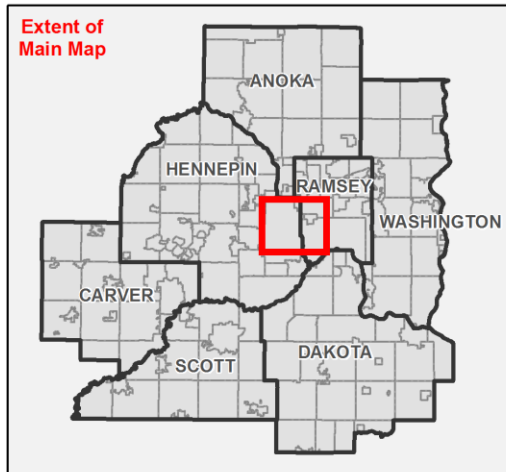
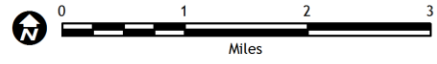
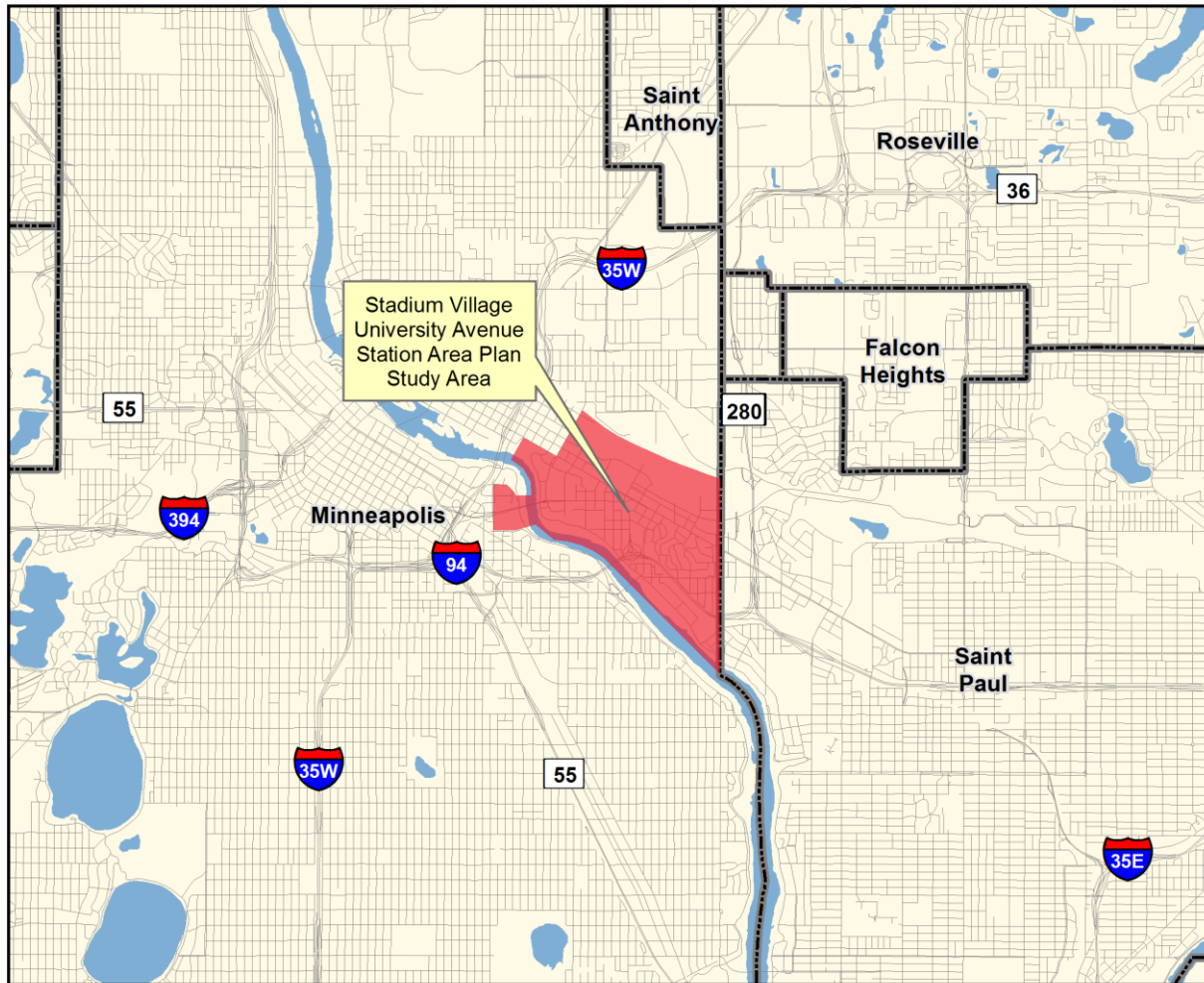
The proposed CPA is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

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

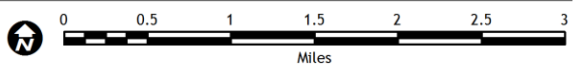
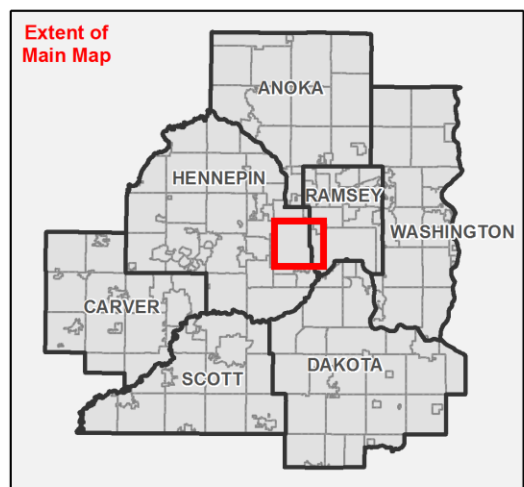
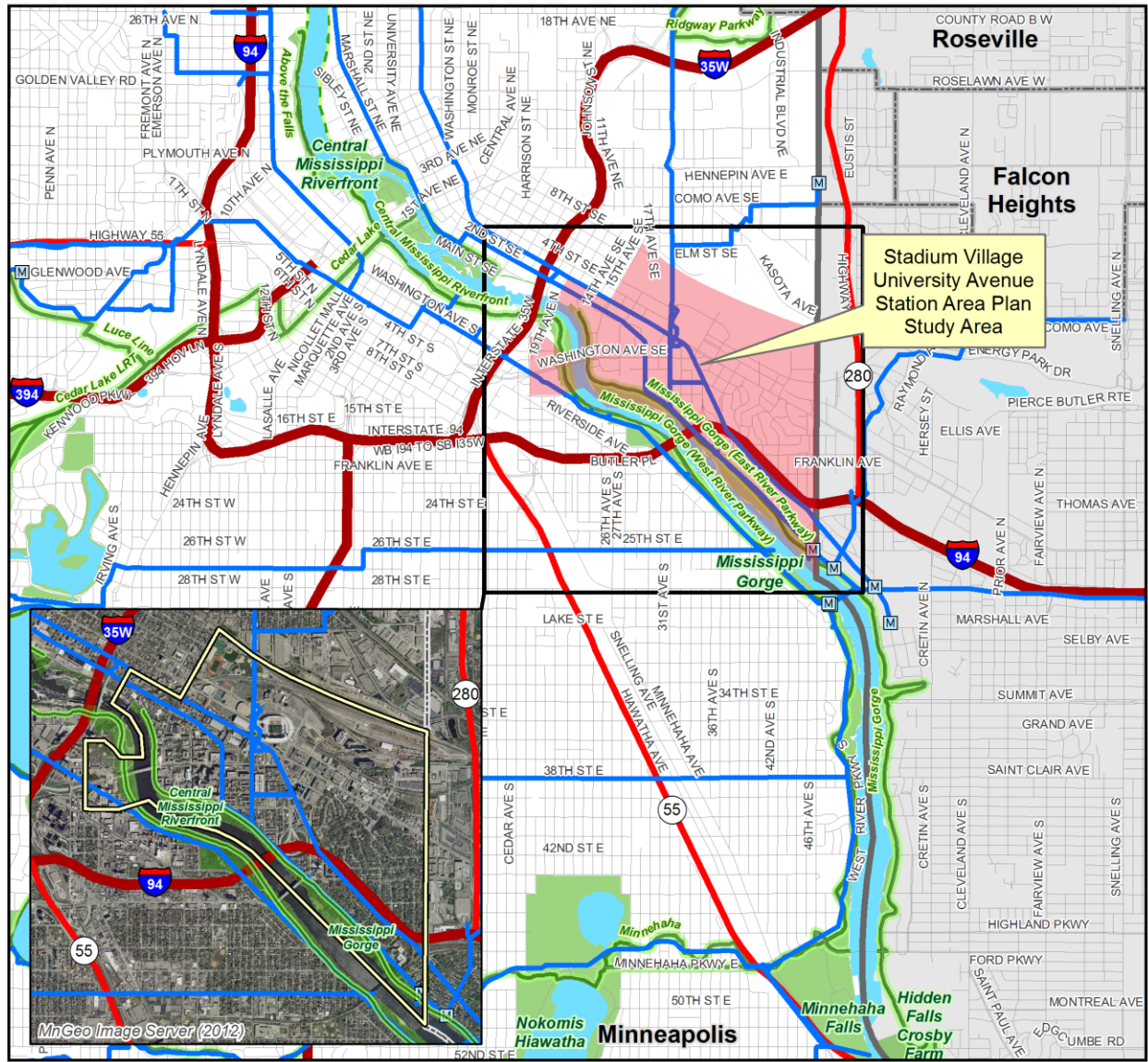
Figure 4: Proposed Land Use Guiding
Figure 5: Proposed Land Use Guiding – Small Area Plan Detail

Figure 1: Location Map Showing Regional Planning Areas



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

Figure 2: Location Map Showing Regional Systems



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

Figure 3: Current Guiding Land Use

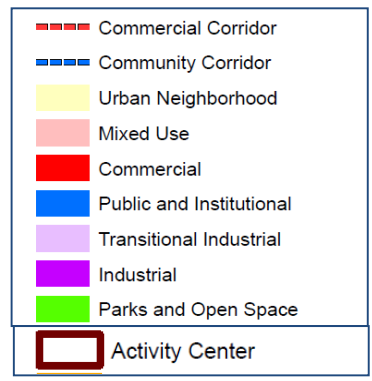
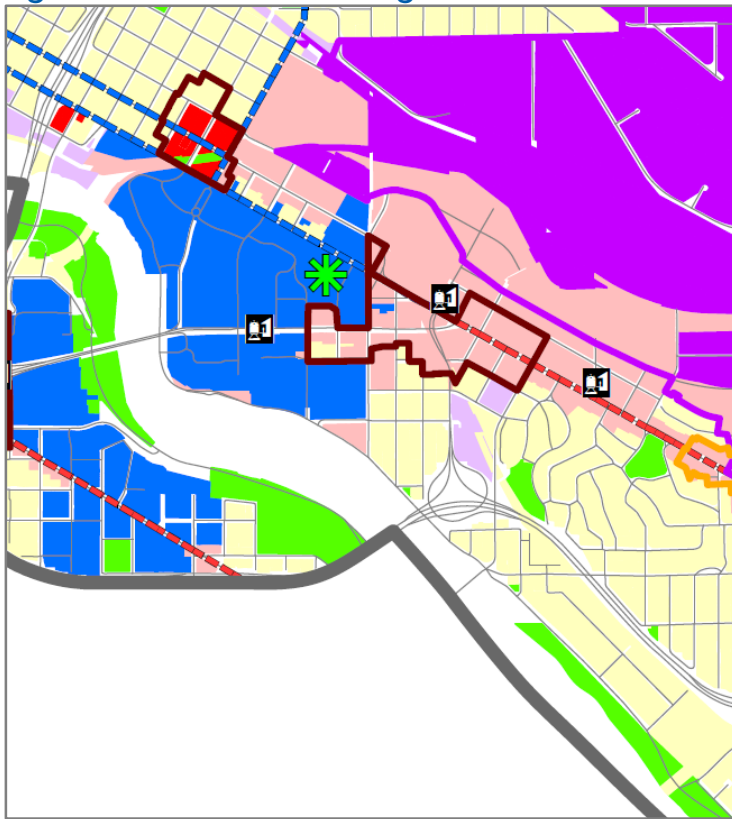


Figure 4: Proposed Guiding Land Use

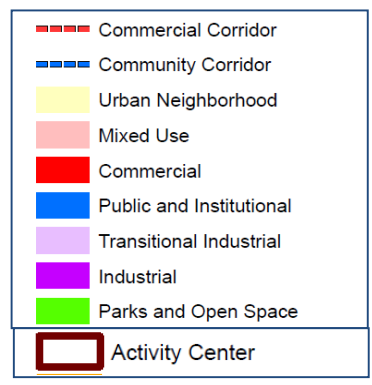
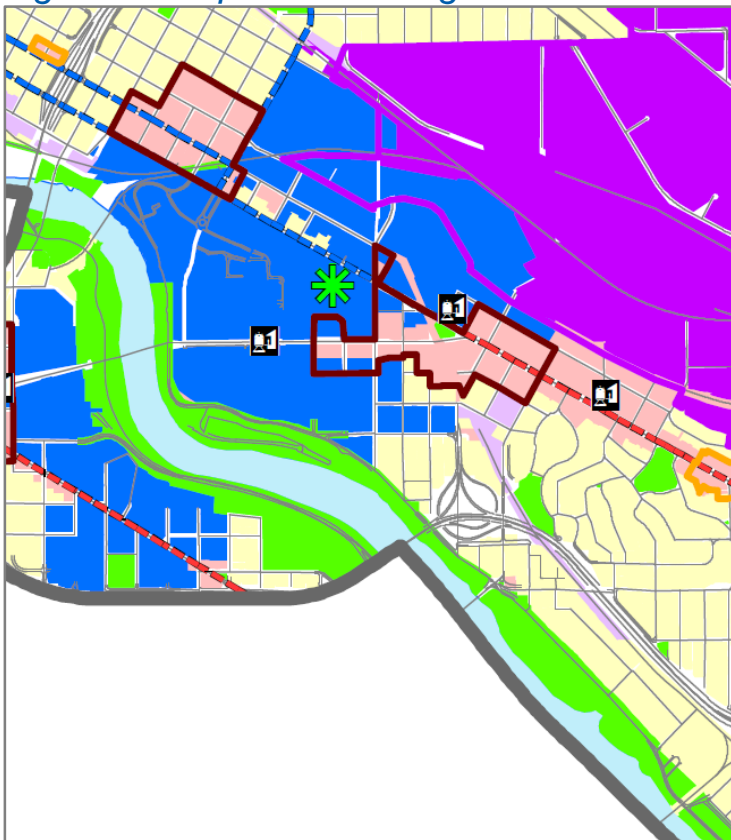


Figure 5: Proposed Guiding Land Use – Small Area Plan Detail

