

Community Development Committee

Meeting date: February 16, 2016

For the Metropolitan Council meeting of February 24, 2016

Subject: City of Fridley Northstar TOD Master Plan Comprehensive Plan Amendment, Review File No. 20387-3 (Eric Wojchik, 651-602-1330)

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

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

Staff Prepared/Presented: Eric Wojchik, Senior Planner, Local Planning Assistance (651-602-1330)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Fridley to place the Northstar TOD Master Plan Comprehensive Plan Amendment (CPA) into effect.
2. Revise the City's forecasts for population and households for 2020, 2030, and 2040, as shown in Table 1 of the Review Record.
3. Revise the City's share of the region's need for affordable housing for the 2011-2020 decade to 420 units, and for the 2021-2030 decade as shown in Table 2 of the Review Record.
 - a. Advise the City to implement the advisory comments in the Review Record for Wastewater, Transit, Forecasts, and Land Use.

Background

The Council reviewed the City Comprehensive Plan Update (Business Item No. 2009-133, Review File No. 20387-1) on June 10, 2009. A Comprehensive Plan Amendment (CPA) was administratively reviewed by Council staff for the City of Fridley East River Road Corridor Study on September 24, 2012. The current application is the second CPA submitted to the Metropolitan Council since the adoption of the City's Comprehensive Plan Update in 2009.

This Comprehensive Plan Amendment (CPA) consists of a text and map change to incorporate into the comprehensive plan the Northstar TOD Master Plan. The Master Plan area consists of approximately 125 acres near the Fridley Northstar Train Station.

The Master Plan proposes between 950 and 1,150 new housing units; 306,000 sq. ft. of office development; 134,000 sq. ft. of industrial development; and 15,000-20,000 sq. ft. in retail space. The Plan also includes new streets and trails that connect to expanded park areas. The CPA does not propose any changes to guided land uses. The development proposed in the Master Plan is consistent with the guided land uses, but does propose changes to forecasted population and household 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

In 2014, the City was awarded Livable Communities Demonstration Account (LCDA) Transit Oriented Development program grant to develop the Northstar TOD Master Plan.

Known Support / Opposition

There is no known opposition.

Review Record

City of Fridley

Northstar TOD Master Plan Amendment Comprehensive Plan Amendment

Review File No. 20387-3, Council Business Item 2016-32

BACKGROUND

The City of Fridley is located in Anoka County, adjacent to Columbia Heights and Minneapolis to the south, the Mississippi River to the west, New Brighton and Mounds View to the east, and Spring Lake Park and Coon Rapids to the north (see Figure 1).

The Council reviewed the City's Comprehensive Plan Update (Business Item No. 2009-133, Review File No. 20387-1) on June 10, 2009. A CPA was administratively reviewed by Council staff for the City of Fridley East River Road Corridor Study on September 24, 2012. The current application is the second CPA submitted to the Metropolitan Council since the adoption of the City's Comprehensive Plan Update in 2009.

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, with forecasts being reviewed under the *Thrive MSP 2040* forecasts. The amendment was found complete for review on December 17, 2015.

The *2030 Regional Development Framework* (RDF), identifies the City as located within the Developed geographic planning area. The 2040 forecasts for the community project that the City will grow to 30,800 people, to 12,800 households, and grow to 26,100 jobs. Through discussions with the City, Metropolitan Council staff has determined that the Council forecasts will need to be adjusted to account for projected growth in the 'Redevelopment' areas of the City.

REQUEST SUMMARY

The CPA incorporates the Northstar TOD Master Plan into the City's comprehensive plan. The Master Plan area is 125 acres near the Fridley Northstar Station. The Master Plan proposes to add up between 950 and 1,150 new housing units; 306,000 sq. ft. of office development; 134,000 sq. ft. of industrial development; and 15,000 to 20,000 sq. ft. in retail space. The Plan also includes new streets and trails that connect to expanded park areas. There are no land use changes included in the Master Plan; however, the proposal includes a household and population forecast adjustment due to an increase in the intensity of expected development.

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

- On June 10, 2009, The Council acted on the City's Update (Review File No. 20387-1).
- On September 24, 2012, the City of Fridley East River Road Corridor Study CPA was reviewed by Council staff (Review File No. 20387-2).

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 comments regarding wastewater and transit.

Wastewater

Reviewer: Roger Janzig (651-602-1119)

The CPA conforms to the Council's plans for regional wastewater services. The project location identified in the CPA can be served through the existing local wastewater collection system.

Advisory Comments

Metropolitan Council Interceptor (4-NS-521) runs east of East River Road NE along the Railroad right-of-way through this project location. Development in this area may impact the Interceptor. The interceptor was built in 1965 and is a 96-inch Reinforced Concrete Pipe (RCP) at a depth of approximately 7 to 15 feet. To assess the potential impacts to our interceptor system, prior to initiating this project, preliminary plans should be sent to Scott Dentz, Interceptor Engineering Manager (651-602-4503) at the Metropolitan Council Environmental Services for review and comment.

Transit

Reviewer: Kyle Burrows (612-349-7749)

The CPA is consistent with the Council's policies for transit-supportive planning.

Advisory Comments

An important component of the implementation of the Northstar TOD Plan will be good pedestrian connections to the Northstar station – particularly along the East River Road, as this will be the primary path to the station.

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 forecasts and land use are detailed below.

Forecasts

Reviewer: Todd Graham (651-602-1322)

Council staff have reviewed the forecast-related content of the City of Fridley's Northstar TOD Master Plan Comprehensive Plan Amendment (CPA), including supplemental information received December 10, 2015. Forecast-related content is complete and consistent with regional policy.

The community-wide forecast now in place will not accommodate the proposed growth in the Master Plan area. Per discussion with City staff, the City expects total additions of 1,875-2,375 housing units in coming years, including 1,150 units at the land discussed in the CPA.

In supplemental information, City staff request a revision to Council's forecast for Fridley (see underlined forecasts in Table 1 below). Forecast revision will be effective upon Council action on the CPA to the City's 2030 Plan. Council's forecast presented here is the *Thrive MSP 2040* forecast. This forecast should be used in preparing the City's 2018 Comprehensive Plan Update. This forecast differs from the forecast included in the City's 2009 Comprehensive Plan Update.

Table 1. Metropolitan Council Forecasts for the City of Fridley

	Census	Previous Council Forecasts			Revised Council Forecasts		
	2010	2020	2030	2040	2020	2030	2040
Population	<u>27,208</u>	28,200	29,400	30,800	<u>29,300</u>	<u>31,600</u>	<u>32,500</u>
Households	<u>11,110</u>	11,700	12,300	12,800	<u>12,200</u>	<u>13,300</u>	<u>13,600</u>
Employment	21,333	23,700	24,900	26,100	23,700	24,900	26,100

(Note: All of the households and population in Fridley are sewer-serviced.)

Corresponding with the revised forecast, Affordable Housing Need for the present decade (2011-20) will be revised to **420 units**.

As the forecast change also impacts the following decade with an increase of 1,100 households, the City's share of the region's affordable housing need the decade from 2020-2030 will also be amended to the following:

Table 2. Affordable Housing Need Allocation for the City of Fridley

	Previous Allocation	Revised Allocation
At or below 30% AMI	73	<u>135</u>
31% to 50% AMI	6	<u>11</u>
51% to 80% AMI	67	<u>122</u>
Total Units	146	<u>268</u>
<i>AMI=Area Median Income</i>		

Advisory Comments

The Council's forecast will be revised simultaneous with Council action on the CPA. The City of Fridley is advised to revise the forecast information found in the City's 2030 Comprehensive Plan.

Land Use

Reviewer: Eric Wojchik (651-602-1330)

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

The CPA is consistent with RDF policies for Developed communities. The Northstar TOD Master Plan includes transit-supportive policies and identifying opportunities for reinvestment and revitalization. This CPA does not reguide any land in the 'Redevelopment' land use category, which currently guides land for residential densities of between 5-25 units per acre.

Advisory Comments

As part of the 2040 Comprehensive Plan Update, the City should identify which parcels within the community remain available for development, and identify the new guided land use for those "Redevelopment" parcels that have been developed. Also, Council staff advises the City to provide additional land use detail for land use categories, such as industrial and specific residential density types, that includes current functional land uses and new land uses planned for the City.

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.

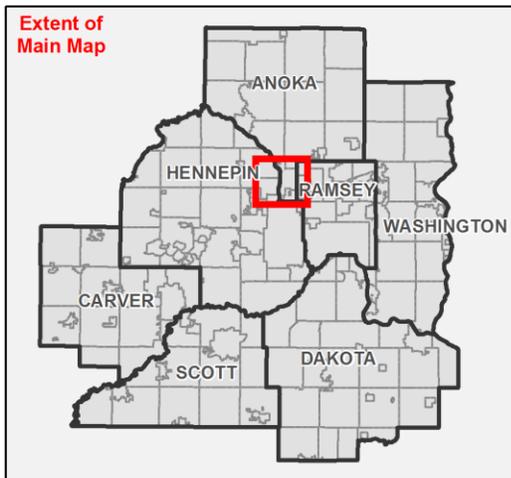
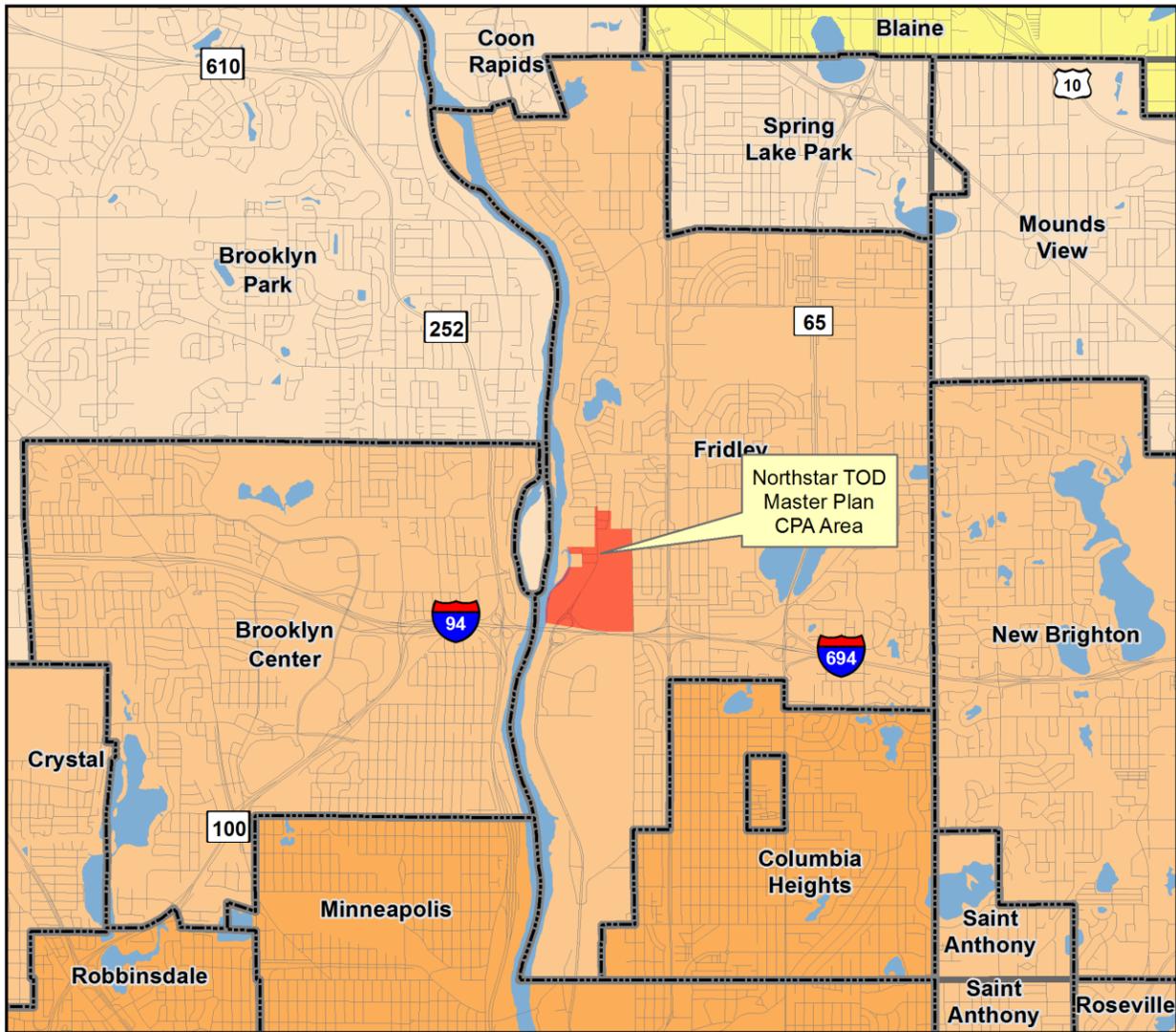
ATTACHMENTS

Figure 1: Location Map Showing Regional Planning Areas (*Thrive MSP 2040*)

Figure 2: Location Map Showing Regional Systems (*Thrive MSP 2040*)

Figure 3: Illustrative Development Plan

Figure 1: Location Map Showing Community Designations

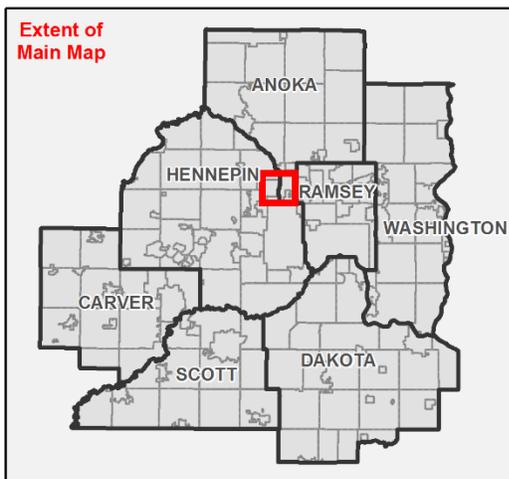
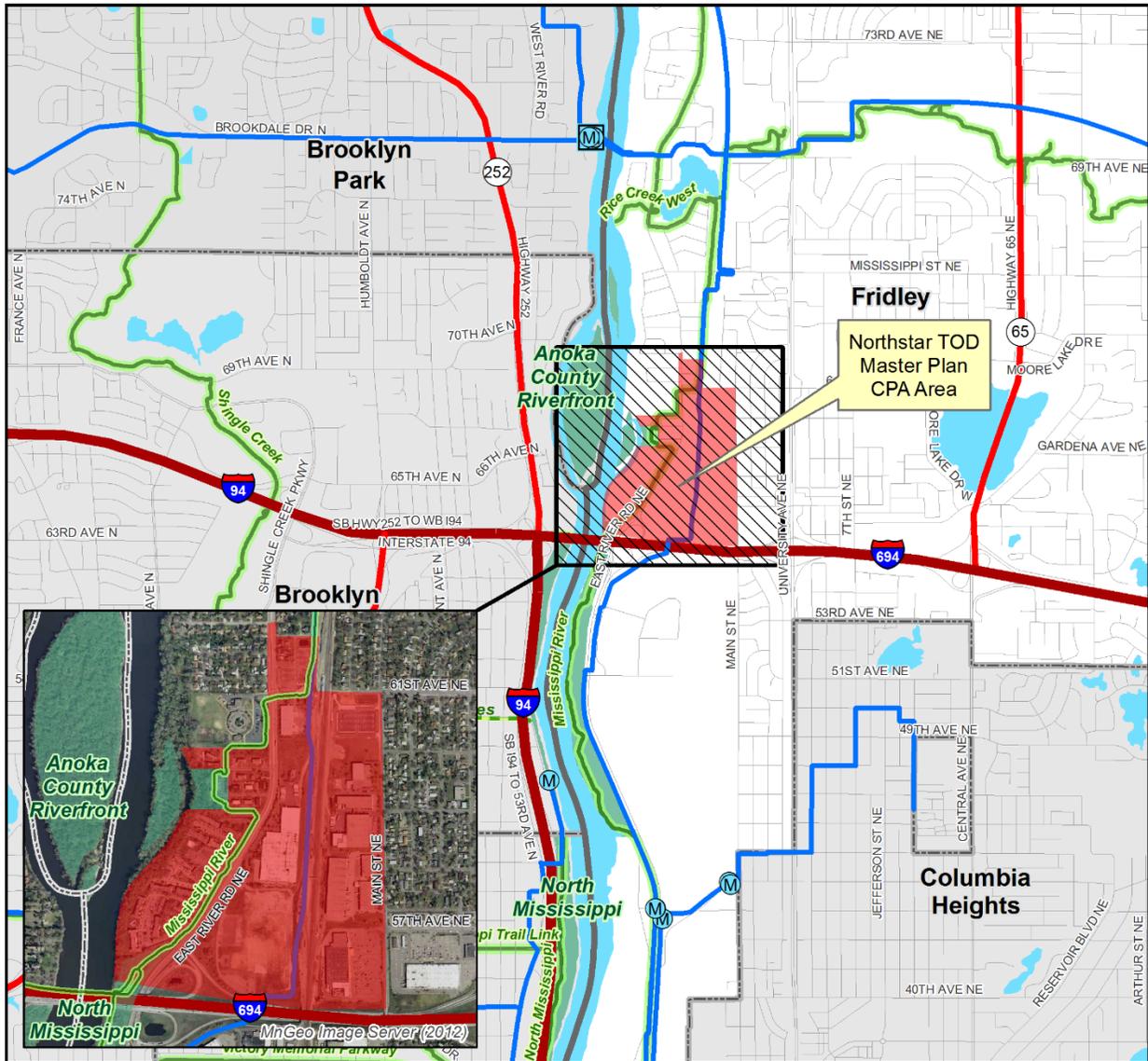


ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center

— Ncompass Street Centerlines

Figure 2: Location Map Showing Regional Systems



Regional Systems

Wastewater Treatment

- 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
- Existing Regional Trail
- Planned Regional Trail

Ncompass Street Centerlines

Figure 3: Illustrative Development Plan

ILLUSTRATIVE DEVELOPMENT PLAN



REDEVELOPMENT POTENTIAL

Estimated Housing Development

- » 1,250 - 1,400 total units WITHOUT redevelopment of Georgetown's southern buildings; net growth of 650 - 800 units
- » 1,550 - 1,750 total units WITH redevelopment of all of Georgetown's buildings; net growth of 950 - 1,150 units

Projected Office Development

- » 306,000 sq. ft.

Projected Light Industrial Development

- » 134,000 sq. ft.

Projected Retail Development

- » 15,000 - 20,000 sq. ft.