

Community Development Committee

Meeting date: July 18, 2016

For the Metropolitan Council meeting of July 27, 2016

Subject: City of Edina Millennium at Southdale Comprehensive Plan Amendment, Review File No. 20413-9

District(s), Member(s): District 5, Steve Elkins

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

Staff Prepared/Presented: Michael Larson, 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 Edina to place the Millennium at Southdale 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.

Background

The Metropolitan Council reviewed the City of Edina 2030 Comprehensive Plan Update (Update), (Business Item No. 2009-239, Review File No. 20413-1) on August 12, 2009. This is the eighth amendment since the Update was reviewed. The amendment reguides approximately 8.08 acres from Regional Medical District (RMD) to Community Activity Center (CAC). Within this area, a two-phased, 372-unit residential development project is associated with 5.67 acres at the northwest corner of Xerxes Avenue and 66th Street. The remaining properties are being reguided to CAC to create a consistent land use designation at all four quadrants of the intersection.

Rationale

The proposed amendment 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 Edina
Millennium at Southdale Comprehensive Plan Amendment*

Review File No. 20413-9, Council Business Item No. 2016-152

BACKGROUND

The City of Edina (City) is a first-ring suburban community of approximately 16 square miles, located in southeastern Hennepin County. It bordered by the cities of Bloomington, Eden Prairie, Hopkins, Minneapolis, Minnetonka, Richfield and St. Louis Park (Figure 1).

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 *Thrive MSP 2040* and its policy plans. The proposed amendment was found complete for review after January 1, 2016.

Thrive MSP 2040 (Thrive) designates Edina with an “Urban” community designation. Thrive forecasts, as amended in February 2016, for 2040 are 53,400 population, 24,700 households, and 56,100 jobs.

The Metropolitan Council reviewed the City of Edina 2030 Comprehensive Plan Update (Update), Review File No. 20413-1, on August 12, 2009. This is the eighth amendment since the Update was reviewed.

REQUEST SUMMARY

The amendment proposes to revise the local comprehensive plan by reguiding 8.08 acres from Regional Medical District (RMD) to Community Activity Center (CAC). Within this area, a two-phased, 372-unit residential development project is associated with 5.67 acres at the northwest corner of Xerxes Avenue and 66th Street. The remaining properties are being reguided to CAC to create a consistent land use designation at all four quadrants of the intersection

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 Thrive MSP 2040, with the Housing Policy Plan, with water resources management, and is consistent with Council forecasts, as amended.

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 August 12, 2009 (Review File No. 20413-1, Business Item No. 2009-239).

- The Council acted on the Waters CPA (Review File No. 20413-2, Business Item No. 2010-232) on June 23, 2010.
- The Residential Density Range Adjustments for Mixed-Use Areas CPA (Review File No. 20413-3) was reviewed administratively on June 27, 2014.
- The Lennar CPA (Review File No. 20413-4) was reviewed administratively on June 27, 2014.
- The Council acted on the Regional Medical District CPA (Review File No. 20413-5, Business Item No. 2014-273) on November 12, 2014.
- The Pedestrian Facilities CPA (Review File No. 20413-6) was reviewed administratively on January 9, 2015.
- The Valley View Wooddale Small Area Plan CPA (Review File No. 20413-7) was reviewed administratively on November 13, 2015.
- The Council acted on the CAC Density and Gateway Point CPA (Review File No. 20418-8, Business Item No. 2016-33) on February 24, 2016.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with *Thrive MSP 2040* 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 amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Advisory comments for regional parks, wastewater and transportation/transit are included below.

Regional Parks

Reviewer: Jan Youngquist (651-602-1029)

The regional parks system facilities in Edina, as identified in the *2040 Regional Parks Policy Plan*, include the Nine Mile Creek Regional Trail and the South Hennepin West Regional Trail Search Corridor. The amendment's change in land use guiding from Regional Medical District to Community Activity Center is not anticipated to negatively impact the planning, development, or use of the regional trail corridors.

Wastewater

Reviewer: Roger Janzig (651-602-1029)

The proposed amendment conforms to the *2040 Water Resources Policy Plan*. The approved Comprehensive Plan Update for the City states that the majority of planned future flow increases will be directed to MCES Interceptor 1-RF-491. Additional capacity for this Interceptor is now available through relief Interceptor 1-RF-491R, which runs parallel to the current Interceptor. The construction of this relief Interceptor was completed in 2010. Interceptor 1-RF-491R has capacity for the increase in flow associated with the requested reguiding of approximately 8.08 acres from Regional Medical District to Community Activity Center.

Transportation / Transit

Reviewers: Russ Owen (651-602-1724) / John Dillery (612-349-7773)

The proposed amendment conforms to the 2040 Transportation Policy Plan (TPP). It supports policies of Thrive and the TPP with regard to land use and transportation. Specifically, the CPA supports the intensification and diversification of land uses in regional job concentrations and locations served by regional transportation and transit services.

Consistency with Council Policy

The CPA is consistent with Council policies for land use, forecasts, housing, and water resources. Additional review comments regarding consistency with those policies are detailed below.

Land Use

Reviewer: Michael Larson (651-602-1407)

Thrive identifies the City of Edina as an Urban community. The amendment proposes to reguide approximately 8.08 acres of land from Regional Medical District (RMD) to Community Activity Center (CAC). The CAC is a designation that includes only the Southdale area, which includes a concentration of jobs as well as a Transit Center. The area addressed by the proposed amendment is contiguous to the area currently guided as CAC. This action is consistent with the Thrive policy to “align land use, development patterns, and infrastructure to make the best use of public and private investment.”

The guiding is consistent with overall density expectations for Urban communities, which is a minimum of 10 units per acre for new growth, development, and redevelopment. The guiding supports opportunities for higher density residential development. Current guiding of RMD primarily supports medical and general office uses, but also allows opportunities for senior and affordable housing at a density range of 12-80 dwelling units/acre (du/acre). The proposed guiding of CAC allows a broader range of uses, including housing, at 12-105 du/acre. Approximately 5.67 acres are associated with the 372-unit Millennium at Southdale project, a project density of 66 du/acre.

Forecasts

Reviewer: Todd Graham (651-602-1322)

The amendment is associated with the proposed 372-unit Millennium at Southdale development. With this development, Edina’s households and population will increase beyond the Council’s existing 2020 forecast. The development will be built on land that the Council did not previously consider as part of our housing capacity analysis when we last developed local forecasts. With the concurrence of City staff, Council staff recommend adjusting Edina’s forecasts upward by 400 households and 1,000 population in 2020, 2030, and 2040.

Table 1. Metropolitan Council Forecasts for the City of Edina

	Census	Previous Council Forecasts			Revised Council Forecasts		
	2010	2020	2030	2040	2020	2030	2040
Population	47,941	50,200	52,900	53,400	<u>51,200</u>	<u>53,900</u>	<u>54,400</u>
Households	20,672	22,200	24,000	24,700	<u>22,600</u>	<u>24,400</u>	<u>25,100</u>
Employment	47,457	51,800	54,000	56,100	51,800	54,000	56,100

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

Advisory Comments

The allocation of affordable housing need for 2021-2030 does not change because the forecast change does not impact the increment of household growth between 2021 and 2030, the basis of the allocation of need. Edina's forecasted household growth from 2021-2030 remains 1,800 units and the allocation of affordable housing need remains 878 units for that decade.

Housing

Reviewer: Tara Beard (651-602-1051)

The CPA is consistent with the Council's *2040 Housing Policy Plan*. The amendment reguides approximately 8.08 acres from Regional Medical District (RMD) to Community Activity Center (CAC). The RMD is a district that emphasizes medical and general office uses. In 2014, the City of Edina amended the description of the RMD to provide opportunities for senior and affordable housing at densities ranging from 12-80 dwelling units per acre (DU/acre). The reguiding to CAC allows a broader range of uses including housing at densities in a range from 12-105 du/acre.

Surface Water Management

Reviewer: Jim Larsen (651-602-1159)

The proposed amendment is consistent with stormwater runoff policies and guidance of the Council's *2040 Water Resources Policy Plan*. The Millennium at Southdale project proposes to incorporate facilities that include an infiltration garden and underground stormwater vault system. These will meet watershed management district (Minnehaha and Nine-Mile Creek Watershed Districts) requirements for rate control and water quality best management practices, which are not currently met by existing development. Site impervious surface coverage will be reduced and the project proposes to incorporate green roof areas and integrated parking that will reduce site runoff volumes compared to existing conditions.

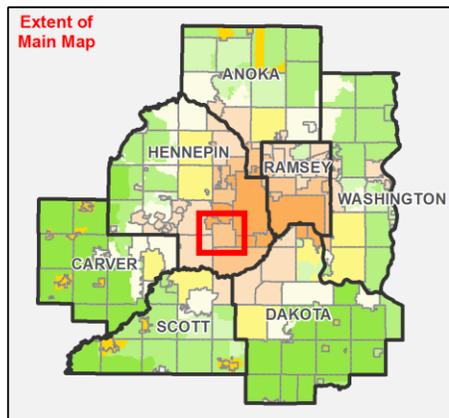
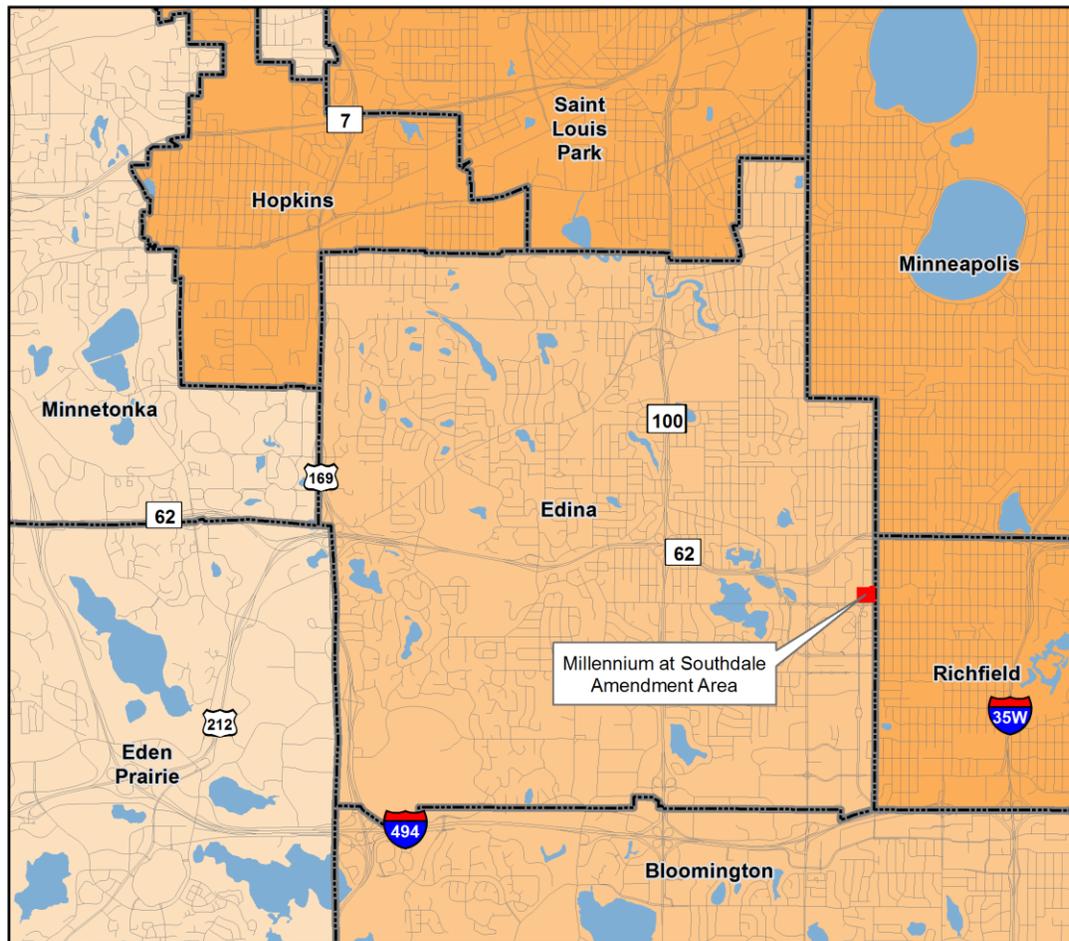
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed amendment is compatible with the plans of adjacent and affected jurisdictions. The proposed amendment includes property that is adjacent to the City's border with Richfield. Adjacent property in Richfield is guided as Community Commercial, which the City's comprehensive plan describes as uses that accommodate "a wide variety of retail goods and services that are more intense than neighborhood scale commercial but generally not uses that attract customers from throughout the Twin City metropolitan area." In e-mail correspondence to the City of Edina, staff from the City of Richfield stated that they did not have any comments on the proposed amendment.

ATTACHMENTS

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

Figure 1: Location Map Showing Community Designations

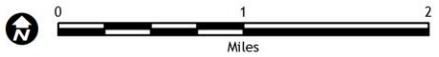


ThriveMSP 2040 Community Designations

- 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

Regional Transitways

- Existing, Fixed Guideway
- Proposed, Fixed Guideway
- Existing, Bus Rapid Transit
- Proposed, Bus Rapid Transit
- Planned Fixed Guideway Stations
- Existing Fixed Guideway Stations

Wastewater Treatment

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

Regional Highway System

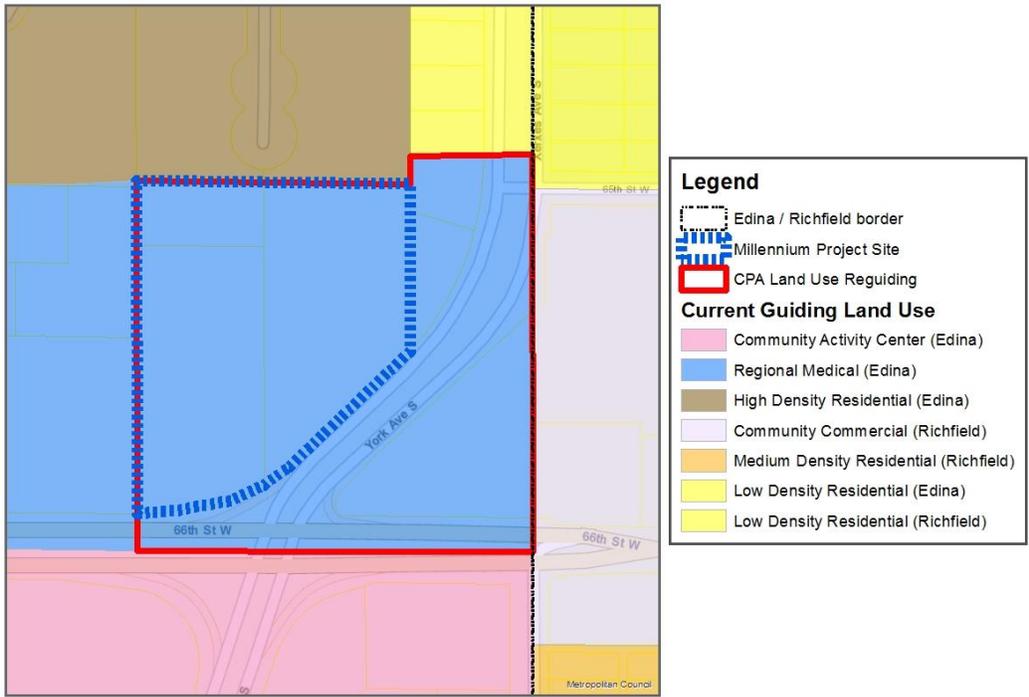
- Interstates
- US Highways
- State Highways
- County Roads

Recreation Open Space

- Park Reserves
- Regional Parks
- Special Recreation Features
- Existing Regional Trails
- Planned Regional Trails
- Ncompass Street Centerlines

Figure 3: Current and Proposed Land Use Guiding

Current Guiding Land Use



Proposed Guiding Land Use

