

## Community Development Committee

Meeting date: February 7, 2022

For the Metropolitan Council meeting of February 23, 2022

**Subject:** City of St. Louis Park 9808 and 9920 Wayzata Boulevard Comprehensive Plan Amendment, Review File 22095-10

**District(s), Member(s):** District 6, Vacant

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

**Staff Prepared/Presented:** Jerome Benner II, Senior Planner (651-602-1494)  
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)

**Division/Department:** Community Development / Regional Planning

### Proposed Action

That the Metropolitan Council adopt the attached Review Record and take the following actions:

1. Authorize the City of St. Louis Park to place its comprehensive plan amendment into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the Review Record.
3. Revise the City's allocation of affordable housing to 1,109 housing units, as further detailed in the Review Record.
4. Advise the City to implement the advisory comments in the Review Record for Forecasts.

### Background

The City submitted the 9808 and 9920 Wayzata Boulevard comprehensive plan amendment on December 16, 2021. The amendment proposes to reguide 3.11 acres from Office and Right of Way (ROW) to High Density Residential. The amendment site is located at 9808 and 9920 Wayzata Boulevard. This is the City's ninth amendment to its 2040 Comprehensive Plan.

The amendment is also accompanied by a proposed communitywide forecast revision of +1410 households and +2820 population between the 2030 and 2040 planning decade. The forecast revision provides an adjustment to the City's 2040 Plan forecast that both the City and Council staff support.

### 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.

### Thrive Lens Analysis

The proposed amendment is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

### Funding

None.

### Known Support / Opposition

There is no known opposition.



# REVIEW RECORD

City of St. Louis Park

9808 and 9920 Wayzata Boulevard Comprehensive Plan Amendment

Review File No. 22095-10, Business Item No. 2022-25

## BACKGROUND

The City of St. Louis Park (City) is located in eastern Hennepin County, bordered by Plymouth and Golden Valley to the north, Minnetonka and Hopkins to the west, Edina to the south, and Minneapolis to the east.

*Thrive MSP 2040* (Thrive) designates St. Louis Park with an “Urban Center” community designation. The Council currently forecasts from 2020 to 2040 that the City will grow from 49,900 to 55,070 population and 23,720 to 26,450 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 43,400 to 46,850 jobs.

The Metropolitan Council reviewed the City of St. Louis Park 2040 Comprehensive Plan ([Business Item 2019-151](#), Review File No. 22095-1) on July 10, 2019. This is the ninth comprehensive plan amendment since the 2040 Plan was reviewed.

## REQUEST SUMMARY

The amendment proposes to reguide 3.11 acres from Office and Right of Way (ROW) to High Density Residential located at 9808 and 9920 Wayzata Boulevard. The purpose of the amendment is to accommodate the 233-unit multifamily residential development.

The amendment is also accompanied by a proposed communitywide forecast revision of +1410 households and +2820 population between the 2030 and 2040 planning decade. The forecast revision provides an adjustment to the City’s original forecast that both the City and Council staff support.

## OVERVIEW

### Conformance with Regional Systems

The amendment 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 amendment is consistent with the *Thrive MSP 2040*, with the *Housing Policy Plan*, with water resources management, and is consistent with Council forecasts, as revised.

### Compatibility with Plans of Adjacent Jurisdictions

The amendment 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 2040 Plan on July 10, 2019, 2009 ([Business Item 2019-151](#), Review File No. 22095-1).

- The Council authorized the 2019 Land Use amendment on November 13, 2019 ([Business Item 2019-315](#), Review File No. 22095-2). The amendment reguided 13 acres from Commercial to Transit Oriented Development to implement recommendations from the Former Sam’s Club Land Use Development Study.
- The Council administratively reviewed the Parkway Residences amendment on March 10, 2020 (Review File No. 22095-3). The amendment reguided 1.87 acres from Medium Density Residential to High Density Residential to allow the development of two multifamily residences consisting of 132 units in total.
- The Council administratively reviewed the Cedar Place Development amendment on May 19, 2020 (Review File No. 22095-4). The amendment reguided 0.32 acre from Office to High Density Residential to allow development of a 79-unit apartment building on a 1.05-acre site.
- The Council administratively reviewed the Union Park Flats amendment on July 22, 2020 (Review File No. 22095-5). The amendment reguided 1.19 acres from Civic to High Density Residential to allow a 60-unit affordable housing development.
- The Council authorized the Historic Walker Lake District/Mixed Use amendment on January 27, 2021 ([Business Item 2021-18](#), Review File No. 22095-6). The amendment reguided 31.23 acres from Medium Density Residential, Commercial, and Industrial to Mixed Use. The amendment also proposed a community-wide forecast increase of 100 households assigned to TAZ #1392. The amendment also clarified expectations for the types, location, and orientation of non-residential uses in the City’s Mixed Use districts including, but not limited to, the Historic Walker Lake District.
- The Council administratively reviewed the Texa-Tonka Apartments amendment on March 1, 2021 (Review File No. 22095-7). The amendment reguided approximately 1.86 acres from a combination of Medium Density Residential (0.95 acres) and Commercial (0.91) acres to High Density Residential. This amendment would allow the development of a 101-unit, three to five story multi-family building on the northeast corner of Texas Avenue and Minnetonka.
- The Council administratively reviewed the Rise on 7 amendment on July 28, 2021 (Review File No. 22095-8). The amendment reguided 2.44 acres from Civic to High Density Residential to accommodate the redevelopment of a currently vacant site into a five-story mixed-use building with 120 affordable housing units and a 6,000 square foot daycare.
- The Council administratively reviewed the Minnetonka & Highway 100 Parcel amendment on November 18, 2021 (Review File No. 22095-9). The amendment reguided a total of 1.2 acres from Commercial (0.8 acres) and Right of Way (0.4 acres) to Medium Density Residential. The subject property is currently undeveloped and is expected to be used for residential purposes in the future.

## 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. Additional review comments are included below.

## Regional Parks

Reviewer: Colin Kelly, Community Development (CD) – Regional Parks (651-602-1361)

The proposed amendment conforms to the 2040 Regional Parks Policy Plan. There are no existing or planned units of the Regional Parks System in the vicinity of the proposal to reguide 3.11 acres of Office and Right of Way to High Density Residential. The nearest unit of the Regional Parks System – the Luce Line Regional Trail – is approximately 1.3 miles to the north in the City of Plymouth (Figure 1). The proposed land use change will not have an adverse impact on the Regional Parks System.

## Wastewater Service

Reviewer: Roger Janzig, Environmental Services (ES) – Wastewater Planning and Community Programs ([roger.janzig@metc.state.mn.us](mailto:roger.janzig@metc.state.mn.us))

The amendment conforms to the 2040 Water Resources Policy Plan. The amendment is accompanied by a forecast increase of +1410 households and +2820 population between the 2030 and 2040 planning decades. The forecast revisions encompass four development locations, which include the subject site. The Metropolitan Disposal System has adequate capacity for the 233-unit multi-family residential development located at 9808 and 9920 Wayzata Boulevard as well as the other locations.

## Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments are detailed below.

## Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

The City proposes a communitywide forecast adjustment as part of the amendment, as shown in Table 1 below (changes underlined). The proposed forecast revision reflects +1410 households and +2820 population between the 2030 and 2040 planning decades. This forecast revision accounts for the recent pacing of growth as well as anticipated developments, and adjusts the previously under-projected forecast.

With this forecast revision, the 2021-30 Affordable Housing Need for St Louis Park will re-calculate to: 579 units at <=30% AMI, 332 units at 31-50% AMI; 198 units at 51-80% AMI, for a total of 1,109 housing units.

Table 1. Metropolitan Council Forecasts for the City of St. Louis Park

	Census	Estimate	Current Council Forecasts			Proposed Council Forecasts		
	2010	2018	2020	2030	2040	2020	2030	2040
Population	45,250	48,910	49,900	52,350	55,070	49,900	<u>55,470</u>	<u>57,890</u>
Households	21,743	23,414	23,720	25,340	26,450	23,720	<u>26,750</u>	<u>27,860</u>
Employment	40,485	39,428	43,400	46,300	46,850	43,400	45,300	46,850

## Advisory Comments

Separate from this Council action, Council staff will take responsibility for Transportation Analysis Zone (TAZ) data maintenance. Council staff will increase the allocations for 2030 and 2040 in the following zones of St. Louis Park:

- TAZ 1049: +233 HH and +466 pop (9808-9920 Wayzata Boulevard)
- TAZ 1399: +964 HH and +1928 pop (Beltline Station Area, Park Commons)
- TAZ 1400: +197 HH and +394 pop (Wooddale Station Area)
- TAZ 1375: +16 HH and +32 pop (Minnetonka Blvd & Utica Avenue site)

## Thrive MSP 2040 and Land Use

Reviewer: Jerome Benner II, CD – Local Planning Assistance (651-602-1494)

The amendment is consistent with land use policies of *Thrive MSP 2040* (Thrive) for Urban Center Communities. Thrive directs Urban Center communities to plan for development and redevelopment at an overall minimum average density of at least 20 units per acre.

The amendment reguides 3.11 acres from Office (2.81 acres) and Right-of-Way (0.3 acres) to High Density Residential (30-75 units per acre). The purpose of the amendment is to accommodate a 233-unit multifamily residential development. As a result of the amendment, the citywide minimum planned density slightly decreases from 36.31 units per acre to 36.05 units per acre (Table 2), but still remains consistent with density policies in Thrive.

The amendment is also accompanied by a proposed communitywide forecast revision of +1410 households and +2820 population between the 2030 and 2040 planning decade. The forecast revision provides an adjustment to the City’s original forecast that both the City and Council staff support. This revision accounts for the City’s pacing of growth and anticipated developments, including 9808 / 9920 Wayzata Boulevard as well as additional anticipated development in the Beltline and Wooddale Station Areas of the METRO Green Line Extension.

Table 2. Planned Residential Density, City of St. Louis Park

Category	Density		Net Acres	2018-2040 Change	
	Min	Max		Min Units	Max Units
RM - Medium Density Residential	6	30	17.08	112	512
RH - High Density Residential	30	75	<u>13.8</u>	<u>414</u>	<u>1,035</u>
MX - Mixed Use*	20	75	6.91	138	518
TOD - Transit Oriented Development*	50	125	48.56	2,428	6,069
COM - Commercial**	20	50	0.68	14	34
OFC - Office**	50	125	<u>2.92</u>	<u>146</u>	<u>365</u>
*75-85% residential **10% residential	<b>TOTALS</b>		<b>89.94</b>	<b>3,242</b>	<b>8,534</b>
	<b>Overall Density</b>			<b><u>36.05</u></b>	<b><u>94.88</u></b>

## Housing

Reviewer: Hilary Lovelace, CD - Housing (651-602-1555)

The amendment is consistent with the Council’s *Housing Policy Plan*. With the proposed revisions to the City’s forecasts, the City’s share of the region’s affordable housing need from 2021-2030 will be revised to 1,109 units. With this amendment, the City has over 56 acres available guided at densities high enough to support this need. This amendment adds three new acres to the original acres that were guided to support their affordable housing allocation (Figure 4). The proposed development is stated to dedicate 20% of its units affordable at or below 50% AMI.

In 2020, St. Louis Park was awarded \$465,000 in Livable Communities Demonstration Account (LCDA) funds for this proposed Texa-Tonka project. St. Louis Park is a frequent participant in Livable Communities Act (LCA) programs, and in 2020 was awarded over \$1.4 million in additional LCDA funds, 1.9 million in TOD Development funds and \$50,000 from the Tax Base Revitalization Account (TBRA).

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

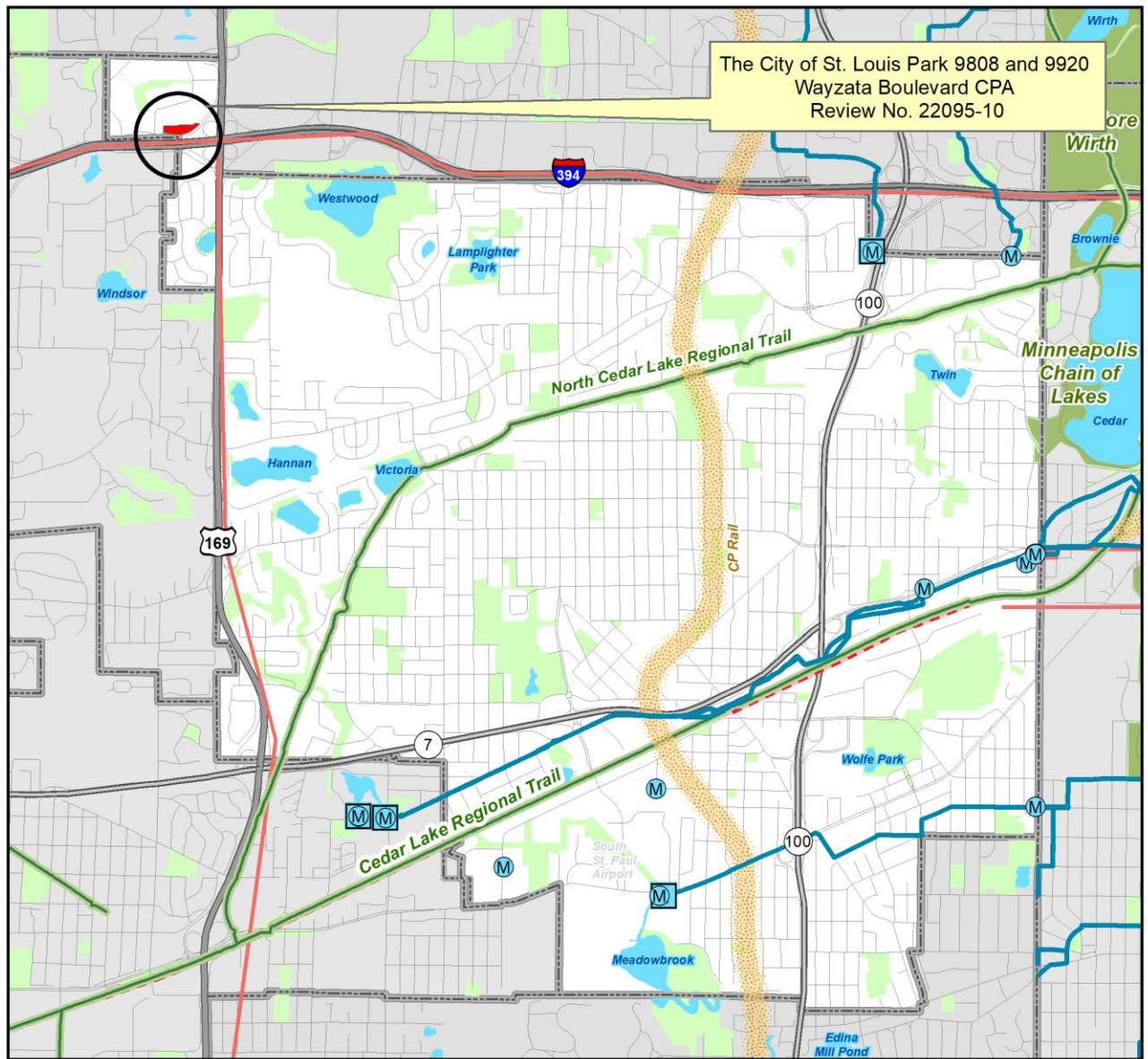
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

### **ATTACHMENTS**

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Existing and Proposed Future Land Use Guiding
- Figure 4: Land Guided for Affordable Housing

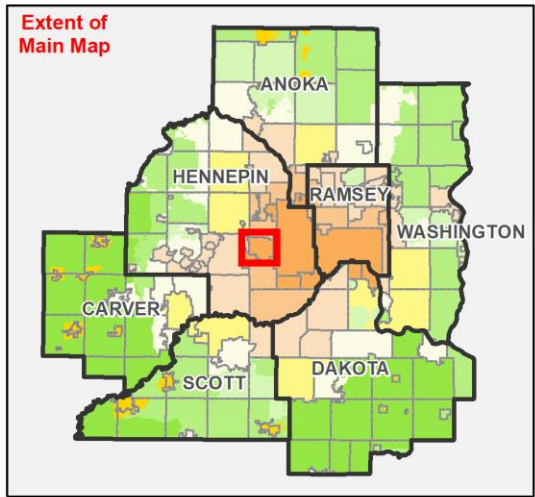
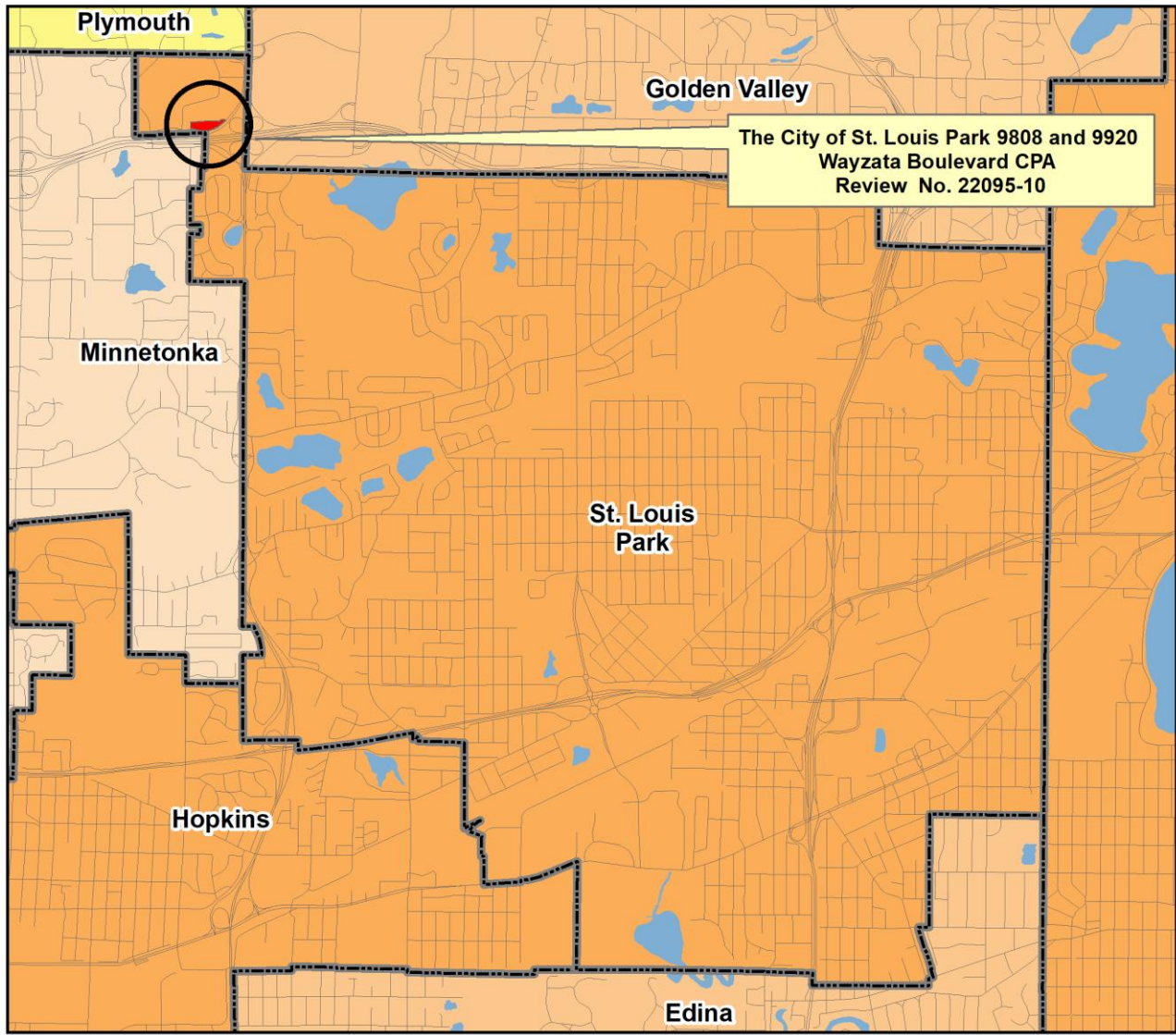


Figure 1. Location Map Showing Regional Systems



- Regional Systems**
- Regional Transitways**
- Existing
  - Planned Current Revenue Scenario
  - Planned Current Revenue Scenario - CTIB Phase 1 Projects
  - Potential Increased Revenue Scenario
- Waterwater Treatment**
- Meters
  - MCES Interceptors
  - Lift Stations
  - MCES Treatment Plants
- Regional Highway System**
- Interstates
  - US Highways
  - State Highways
  - County Roads
  - Ncompass Street Centerlines
- Regional Parks**
- Existing (Open to Public)
  - In Master Plan (Not Open to Public)
  - Planned Units
  - Other Parks, Preserves, Refuges and Natural Areas
- Regional Trails**
- Existing (Open to Public)
  - Existing (Not Open to Public)
  - Planned Regional Trails
  - Regional Trail Search Corridors

Figure 2. 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 3. Existing and Proposed Future Land Use Guiding

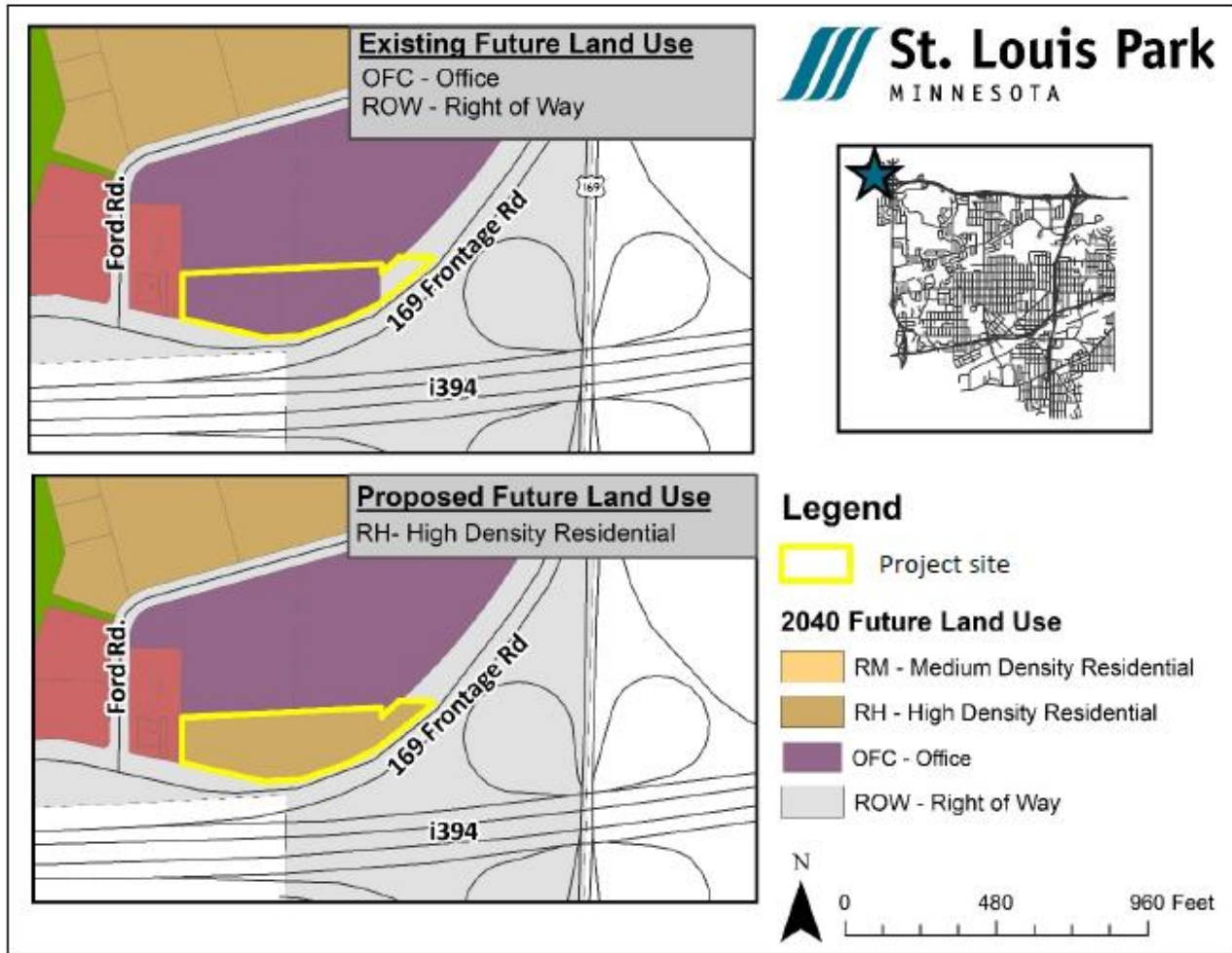


Figure 4. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **1109 units**  
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<b>Available Acres</b>	<b>×</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>×</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>High Density Residential</b>	7.73		30		100%		232
<b>Mixed Use</b>	5.19		20		75%		78
<b>TOD</b>	37.52		50		75%		1,407
<b>Commercial</b>	5.88		20		10%		12
<b>Office</b>	3.27		50		10%		17
<b>Total</b>	<b>56</b>						<b>1,746</b>

Sufficient/(insufficient) units possible against share of regional need: **637**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **637**

Number of Comp Plan Amendments approved since Comp Plan Update: **9**

