

Business Item

Community Development Committee



Committee Meeting Date: May 16, 2022

For the Metropolitan Council: May 25, 2022

Business Item: 2022-126

City of St. Louis Park Wooddale Avenue Apartments Comprehensive Plan Amendment, Review File 22095-12

District(s), Member(s):	District 6, John Pacheco Jr.
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Michael Larson, Planning Analyst (651-602-1407) 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. Find that the amendment does not change the City's forecasts.

Background

The City submitted the Wooddale Avenue Apartments comprehensive plan amendment on April 6, 2022. The amendment proposes to reguide 3.29 acres from Civic (2.69 acres) and Right-of-Way (0.6 acre) to High Density Residential. The amendment site is located at 3801 Wooddale Avenue. The purpose of the amendment is to support the development of a 114-unit apartment building with all units affordable at 60% area median income (AMI). This is the City's eleventh amendment to its 2040 Comprehensive Plan.

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

Wooddale Avenue Apartments Comprehensive Plan Amendment

Review File No. 22095-12, Business Item No. 2022-126

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 MSP2040 (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 50,010 to 57,890 population and 23,830 to 27,860 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 City’s eleventh comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment proposes to reguide 3.29 acres of Civic (2.69 acres) and Right-of-Way (0.6 acre) to High Density Residential. The site is located at 3801 Wooddale Avenue. The purpose of the amendment is to support the development of a 114-unit apartment building with all units affordable at 60% AMI. This is the City’s eleventh amendment to its 2040 Comprehensive Plan.

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 MSP2040*, with the *Housing Policy Plan*, with water resources management, and is consistent with Council forecasts.

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.
- The Council authorized the 9808 and 9920 Wayzata Boulevard amendment on February 23, 2022 ([Business Item 2022-25](#), Review File No. 22095-10). The amendment reguided 3.11 acres from Office and Right-of-Way (ROW) to High Density Residential. The amendment was also accompanied by a communitywide forecast revision of +1,410 households and +2,820 population between the 2030 and 2040 planning decade.
- The Council administratively reviewed the Beltline Station Development amendment on April 11, 2022 (Review File No. 22095-11). The amendment reguided 2.08 acres to change the future land use designation of portions of the site from Right-of-Way to transit-oriented development, from transit-oriented development to right-of-way, and railroad to transit-oriented development to accommodate mixed-use development.

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. The Cedar Lake LRT Regional Trail is 0.4 miles to the northwest of the amendment location (Figure 1). The proposed development will not have an adverse impact on the Cedar Lake LRT Regional Trail.

Wastewater Service

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

The proposed amendment conforms to the 2040 Water Resources Policy Plan. The regional system has adequate capacity to serve the development associated with the amendment.

Transportation

Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)

The proposed amendment conforms to the 2040 Transportation Policy Plan. The project associated with the amendment has no impact related to plan policy or policy consistency.

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 offers that the plan amendment does not affect the communitywide forecast. Council staff find that the current communitywide forecast remains reasonable. The subject site is a small part of Transportation Analysis Zone (TAZ) #1400. Review File No. 22095-10 (authorized by the Council on February 23, 2022) included a citywide forecast increase including an additional population and household allocation to TAZ #1400. The Plan now expects TAZ #1400 to gain +420 households and +954 population during 2020-2040. The 114-unit development associated with the proposed amendment project falls within that expectation.

Thrive MSP 2040 and Land Use

Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)

The proposed amendment is consistent with land use policies of *Thrive MSP 2040* for Urban Center Communities. The amendment re-guides 3.29 acres from Civic and Right-of-Way to High Density Residential (see Figure 2). This change has a minimal impact on the City’s overall planned density, which decreases slightly from 36.1 to 35.9 units per acre, with changes underlined below in Table 1. The development associated with the amendment adds new affordable housing opportunities within the METRO Green Line Belt Line Station Area.

Table 1 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	102	512
RH - High Density Residential	30	75	<u>17.15</u>	<u>515</u>	<u>1,286</u>
MX - Mixed Use*	20	75	6.91	138	518
TOD - Transit Oriented Development*	50	125	49.20	2,460	6,150
COM - Commercial	20	50	0.68	14	34
OFC – Office**	50	125	2.92	146	365
TOTALS			93.94	3,375	8,866
			Overall Density	<u>35.93</u>	<u>94.38</u>

*75-85% residential

**10% residential



Housing

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

The amendment is consistent with the Council's *Housing Policy Plan*. The Plan currently provides sufficient land to address its share of the region's 2021-2030 need for affordable housing, which is 1,109 units. The proposed amendment slightly increases the City's inventory of land guided to support the development of low- and moderate-income housing. As of this amendment, the Plan will be guiding roughly 60 acres of higher density residential land such that at least 1,878 units could be built. (Figure 4.)

The proposed amendment will allow for the construction of a 114-unit apartment building with all units affordable at 60% AMI. This amendment allows the City to implement the housing element of their 2040 Plan and contributes to their efforts to address its share of the region's need for affordable housing in the 2021-2030 decade.

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

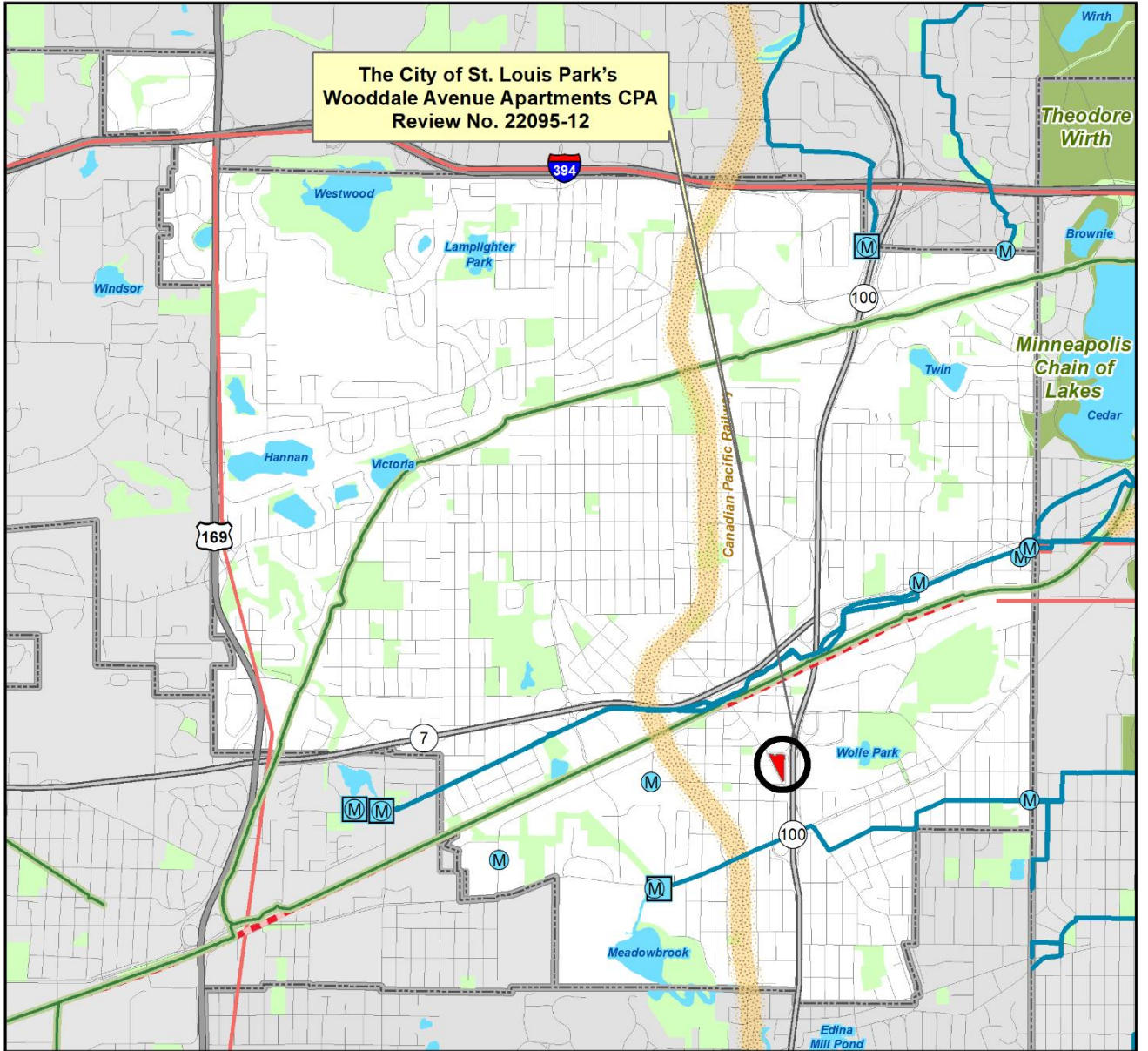
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

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



Metro Council Imagery, 2016



Regional Systems

Regional Transitways

- Existing
- - - Planned Current Revenue Scenario
- - - Planned Current Revenue Scenario - CTIB Phase 1 Projects
- - - Potential Increased Revenue Scenario

Wastewater Treatment

- M Meters
- L MCES Interceptors
- L Lift Stations
- WTP MCES Treatment Plants

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Ncompass Street Centerlines

Regional Parks

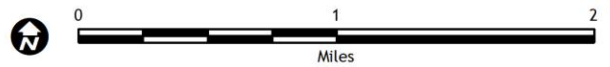
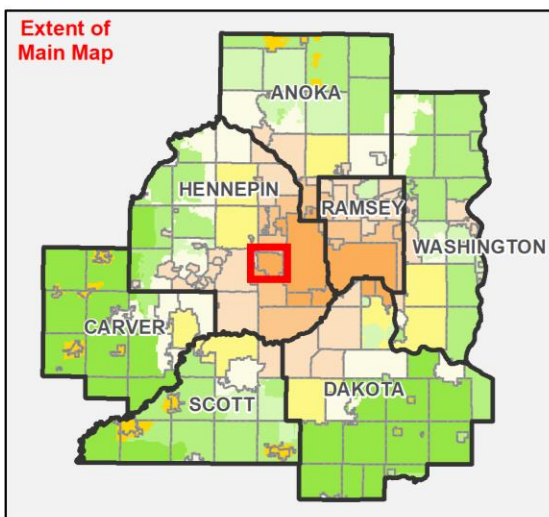
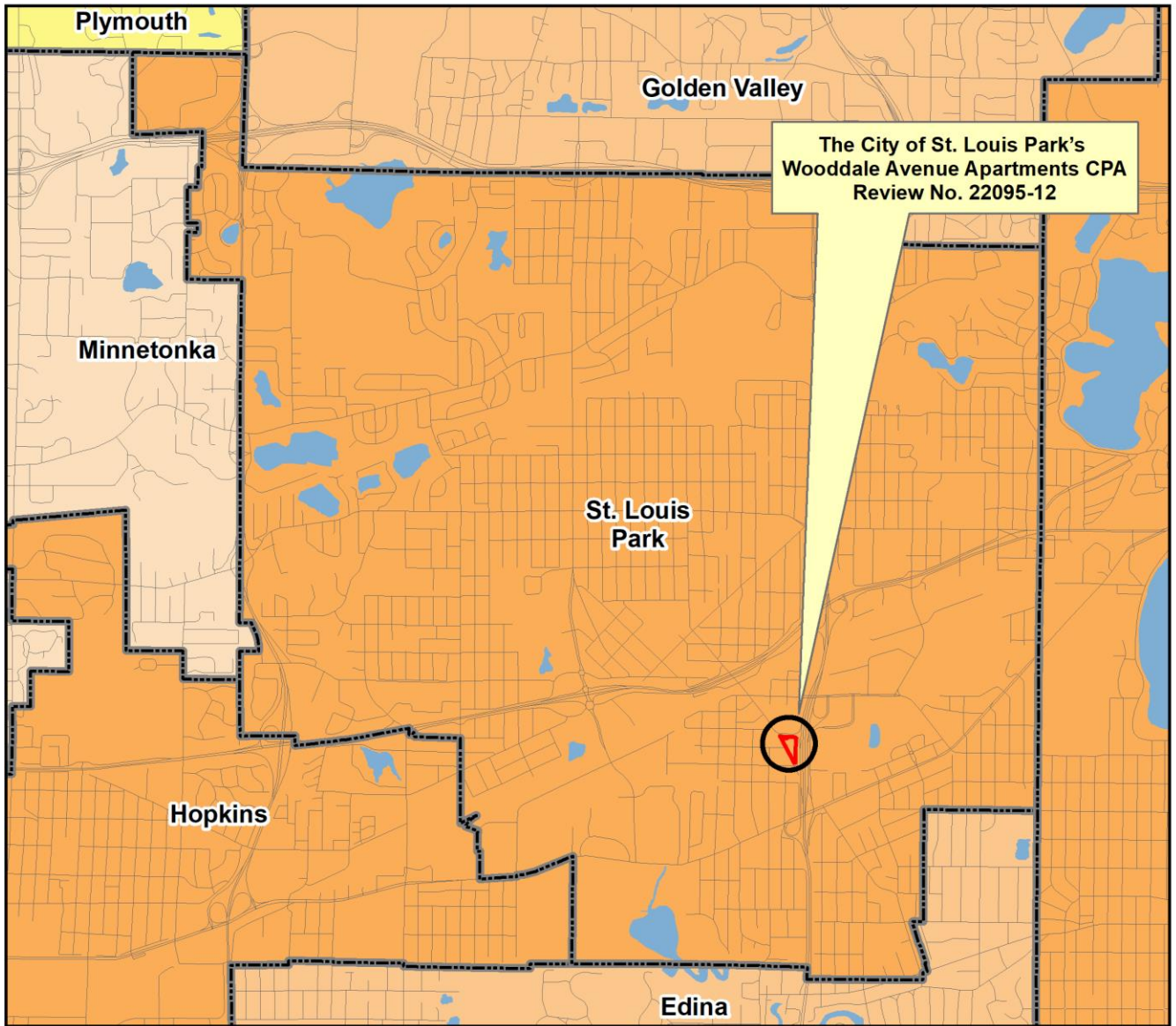
- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Other Parks, Preserves, Refuges and Natural Areas

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**

	Available Acres	×	Minimum Density <i>(units per acre)</i>	×	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	11.02		30		100%		331
Mixed Use	5.19		20		75%		78
TOD	38.38		50		75%		1,440
Commercial	5.88		20		10%		12
Office	3.27		50		10%		17
Total	60						1,878

Sufficient/(insufficient) units possible against share of regional need: **769**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **769**

Number of Comp Plan Amendments approved since Comp Plan Update: **12**

