

Business Item

Community Development Committee



Committee Meeting Date: October 17, 2022

For the Metropolitan Council: October 26, 2022

Business Item: 2022-270

City of Brooklyn Park 610 Junction West Comprehensive Plan Amendment, Review File 21968-2

District(s), Member(s):	District 2, Reva Chamblis
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Eric Wojchik, Planning Analyst (651-602-1330) Angela R. Torres, Senior Manager, Local Planning Assistance (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:

- Authorize the City of Brooklyn Park to place its comprehensive plan amendment into effect.
- Find that the amendment does not change the City's forecasts.
- Advise the City to implement the advisory comments in the Review Record for Forecasts and Natural Resources.

Background

The City submitted the 610 Junction West comprehensive plan amendment on August 23, 2022, along with supplemental information on August 24, 2022. The amendment proposes to reguide 17.23 acres from Mixed Use (12-50 units per acre with a minimum of 30% residential) to Business Park. The amendment site is located at 9500 Decatur Drive North. This is the City's first amendment to its 2040 Comprehensive Plan.

The amendment site is associated with the Brooklyn Park Gateway AUAR. Council staff reviewed the AUAR Update (Review File No. 20561-5) on August 6, 2021, and provided comments on forecasts. The project associated with this amendment aligns with Scenario 2 in the AUAR.

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 Brooklyn Park

610 Junction West Comprehensive Plan Amendment

Review File No. 21968-2, Business Item No. 2022-270

BACKGROUND

The City of Brooklyn Park (City) is located along the northeastern border of Hennepin County, surrounded by Champlin, Coon Rapids, Fridley, Brooklyn Center, Crystal, New Hope, Plymouth, Maple Grove, and Osseo.

Thrive MSP 2040 (Thrive) designates Brooklyn Park with a “Suburban” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 83,000 to 97,900 population and 28,720 to 34,300 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 32,100 to 40,200 jobs.

The Metropolitan Council reviewed the City of Brooklyn Park 2040 Comprehensive Plan ([Business Item 2020-3 JT](#), Review File No. 21968-1) on January 22, 2020. This is the first comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment proposes to reguide 17.23 acres from Mixed Use (12-50 units per acre with a minimum of 30% residential) to Business Park. The site is located at 9500 Decatur Drive North. The purpose of this amendment is to accommodate two light industrial buildings.

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.

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 January 22, 2020 ([Business Item 2020-3 JT](#), Review File No. 21968-1).
- Council staff reviewed the Brooklyn Park Gateway AUAR Update on August 6, 2021 (Review File No. 20561-5). The AUAR Update analyzes two development scenarios for a 125-acre study area located near the southwest corner of MN Highway 610 and US Highway 169. Scenario 1 proposes a mix of multi-family housing, single-story office space, and several industrial buildings. Scenario 2 proposes light industrial/warehousing facilities in the northern portion of the study area, with the rest of the development consistent with Scenario 1.

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.

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 (WRPP)*. The regional system has adequate capacity to serve the proposed development associated with this amendment.

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 amendment does not affect the communitywide forecast. Council staff agree: This development alone will not affect the communitywide forecast but does affect the zone-level forecast allocation of households and population. The current forecasts for the city are shown below in Table 1.

Table 1. Metropolitan Council City of Brooklyn Park Forecasts

Category	Census 2020	Current Approved Forecast		
		2020	2030	2040
Population	86,478	86,700	91,800	97,900
Households	28,749	30,000	32,200	34,300
Employment	29,796	32,100	36,100	40,200

The 17 acres re-guided are approximately 20% of Transportation Analysis Zone #850 (the area between Jefferson Hwy, Hwy 610, Hwy 169, and 93rd Avenue). Only 8 acres of mixed-use land will remain available for residential mixed-used development in this zone. The City's 2040 Plan expected TAZ #850 to gain +506 households and +1,290 population during 2010-2040. The households and population allocations for TAZ #850 will not be possible and will need to be reduced and reallocated to other zones in Brooklyn Park.

Advisory Comments

Council staff will take responsibility for Transportation Analysis Zones data maintenance. Council staff will reduce the numbers above (the allocation for Metropolitan Council TAZ #850) by -300 households and -800 population for 2030 and 2040. The re-allocated amounts will be added to the remainder of Brooklyn Park, leaving the communitywide totals unaffected. City staff are welcome to contact Metropolitan Council Research if they wish to discuss.

Thrive MSP 2040 and Land Use

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The proposed amendment is consistent with *Thrive MSP 2040*, which identifies the City as a

Suburban Community. The amendment proposes to re-guide 17.23 acres from Mixed Use (12-50 units per acre with minimum of 30% residential) to Business Park located at 9500 Decatur Drive North (see Figure 3). The purpose of the amendment is to accommodate two light industrial buildings.

The proposed guiding land use, Business Park, allows limited light industrial uses. The project associated with the amendment is consistent with this guiding. The City's 2040 Comprehensive Plan also identifies the amendment site as a future redevelopment area and shows the projected development staging of the site as 2021-2030.

Suburban communities are expected to plan for forecasted population and household growth at overall average densities of at least five units per acre. The amendment decreases the City's planned residential density from 11.04 to 11.02 units per acre (Table 2). Despite this decrease, the City's planned density continues to exceed the minimum density expected of Suburban communities.

Table 2. Planned Residential Density, City of Brooklyn Park

Category	Density		Net Acres	2020-2040 Change	
	Min	Max		Min Units	Max Units
Low Density	1.5	3	21.00	31	63
Medium Density	3	12	3.00	9	36
Medium-High Density Residential	12	25	43.00	516	1,075
High Density	12	50	27.00	324	1,350
Live/Work**	3	12	1.70	5	20
Flex Use**	7	25	2.10	14	52
Mixed Use*	12	50	<u>192.83</u>	<u>2,313</u>	<u>9,641</u>
Neighborhood Mixed Use**	9	50	3.10	27	155
TOTALS			293.73	3,239	12,392
Overall Density				<u>11.02</u>	<u>42.18</u>

*30% 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 795 units. The proposed amendment decreases the City's inventory of land guided to support the development of low- and moderate-income housing, but sufficient capacity remains. As of this amendment, the Plan guides approximately 446 acres of higher density residential land such that at least 2,153 units could be built (Figure 4).

The proposed amendment will allow for the construction of a business park. This amendment allows the City to implement the housing element of their 2040 Plan and does not contribute to their efforts to address its share of the region's need for affordable housing in the 2021-2030 decade.

Brooklyn Park is a frequent participant in Livable Communities Act (LCA) programs, and in 2021 was awarded over \$500,000 of LCDA Pre-Development funds for an Innovation Hub and more than \$1 million in LCDA-TOD funds for Tessman Ridge, which will include units affordable at 30% AMI, 50% AMI, and market rate units, along with some supportive housing units.

Natural Resources

Reviewer: Judy Sventek, ES – Water Resources (651-602-1156)

The amendment is consistent with the Council's natural resources policies.

Advisory Comments



The developer should work with the City to limit impacts to wetlands to the best extent possible. If impacts cannot be avoided, Council staff recommend the developer bank wetland credits within the same sub-watershed or watershed as the site, when possible.

Additionally, Council staff recommend the developer work closely with the City and the Watershed Management Commission to ensure the site's stormwater infrastructure design meets all permit requirements. The developer should also consider selecting vegetation for landscaping that is native, drought-tolerant, chloride-tolerant or chloride-friendly, and/or provides habitat to known endangered and sensitive wildlife and habitat species in the area, as well as wildlife and habitat historically native to the site area.

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

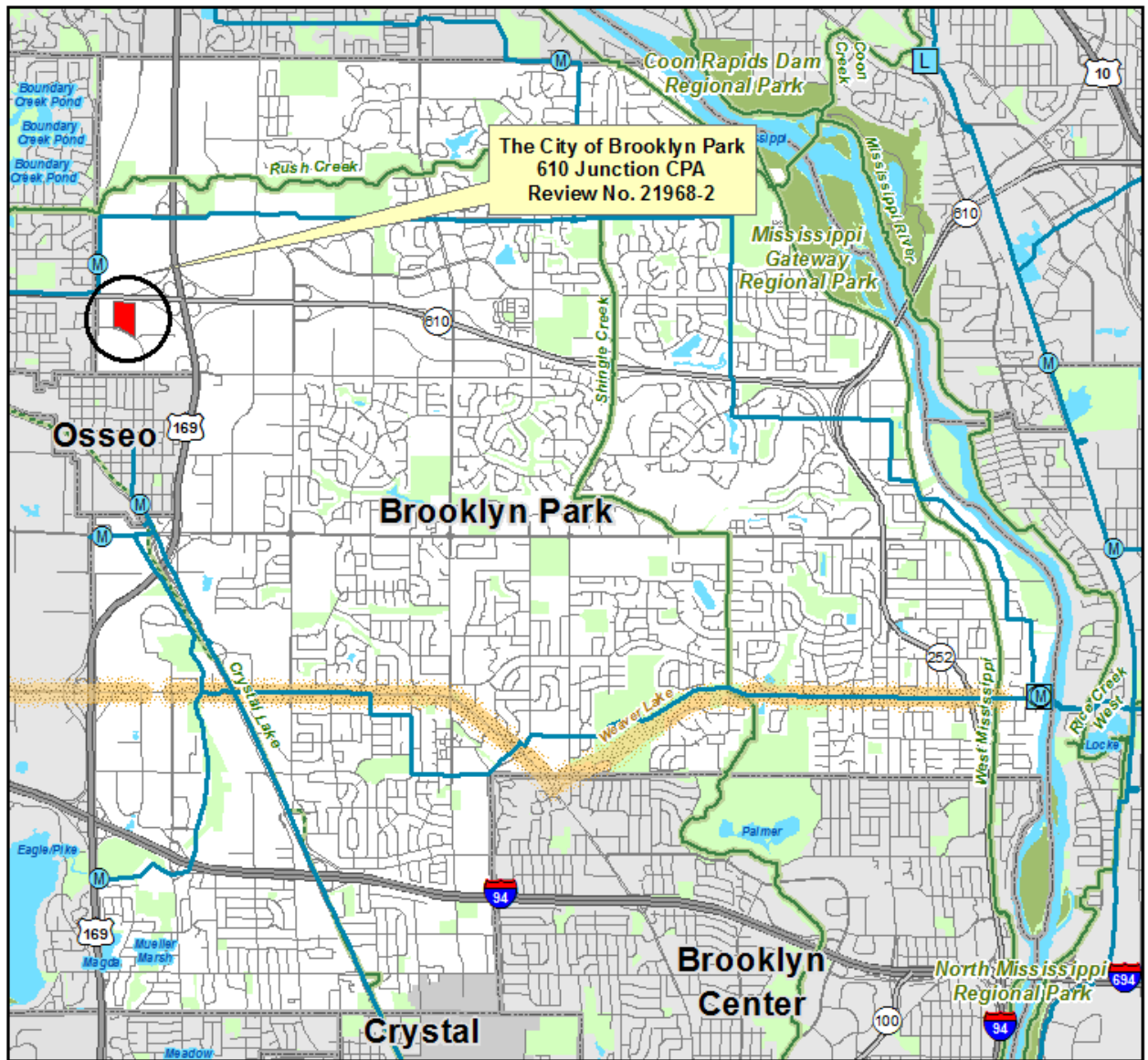
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

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



Figure 1. Location Map Showing Regional Systems

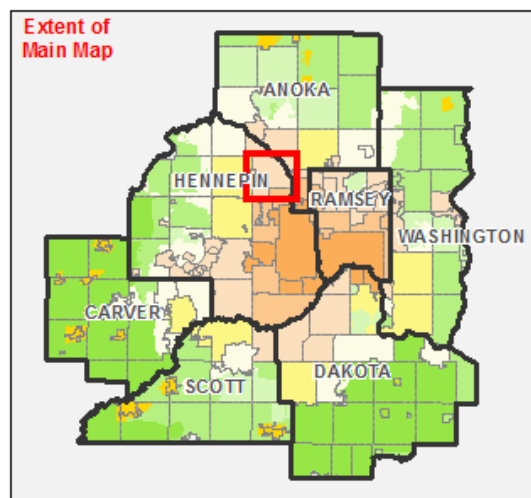
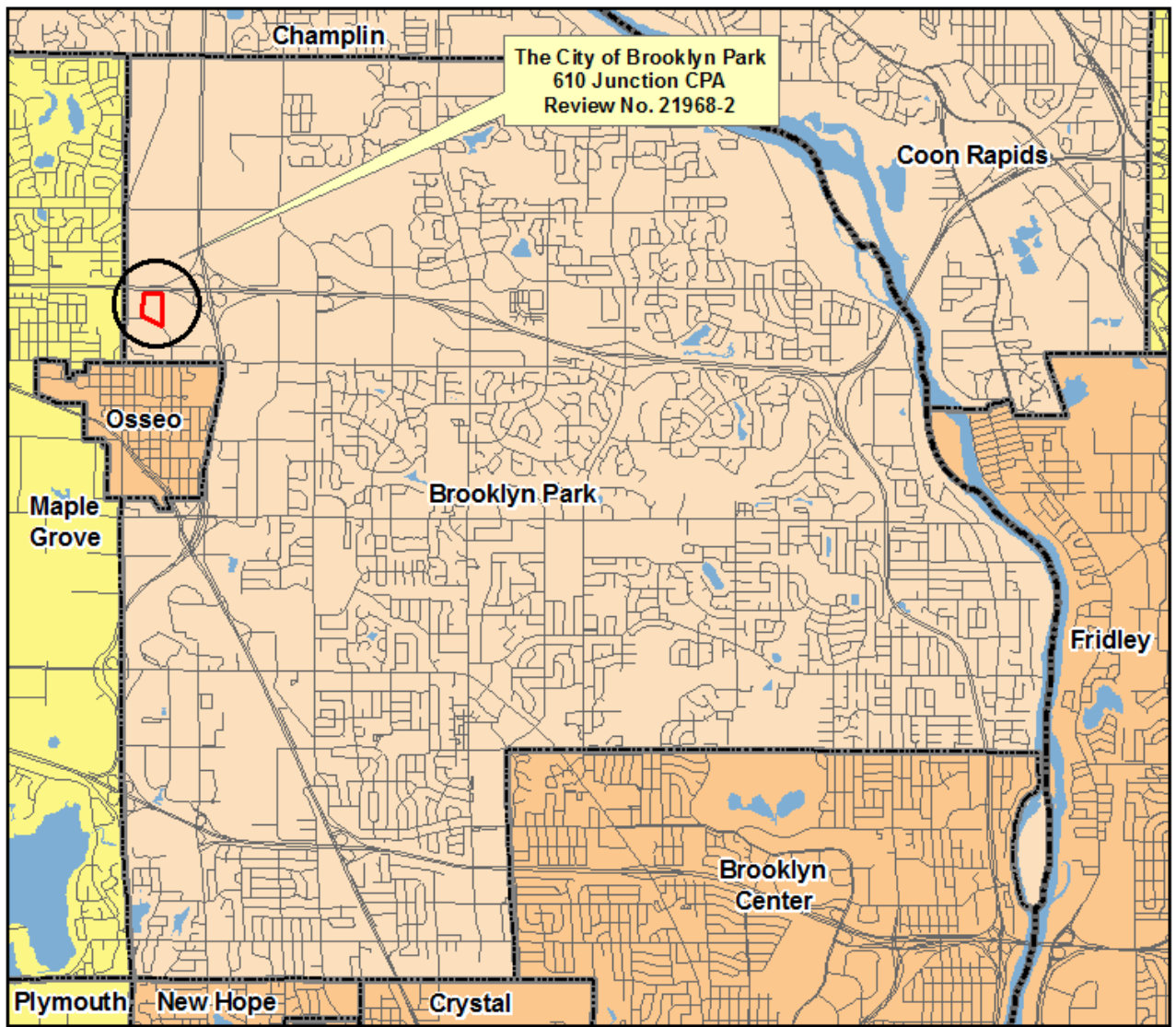


Metropolitan Council



- Regional Systems**
- Regional Transitways**
- Existing
 - - - Planned Current Revenue Scenario
 - - - Planned Current Revenue Scenario - CTIB Phase 1
 - - - Projects
 - - - Potential Increased Revenue Scenario
- Wastewater**
- M Meters
 - MCES Interceptors
 - L Lift Stations
 - WTP MCES Treatment Plants
- Regional Highway System**
- Interstates
 - US Highways
 - State Highways
 - County Roads
 - Road 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

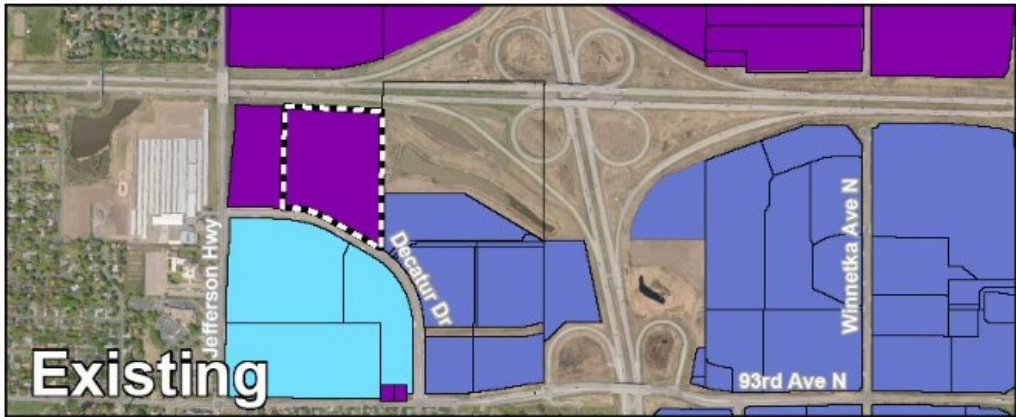


ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines

Figure 3. Existing and Proposed Land Use Guiding

**Comprehensive Plan Amendment #22-112
9500 Decatur Dr. N.**



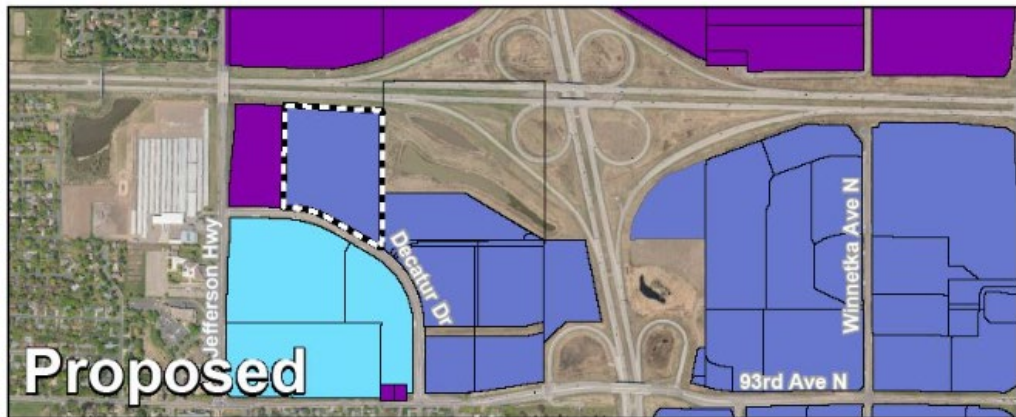
Legend

- Site Location

2040 Future Land Use

- Business Park
- Institutional
- Mixed Use

Spring 2018 Air Photo



1,000 Feet

July 2022



Figure 4. Land Guided for Affordable Housing

Land Guided for Affordable Housing 2021-2030

Brooklyn Park

Hennepin County

Council Member Reva Chamblis, District 2

2021-2030 share of regional need for Affordable Housing: **795 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
Medium-High Density Residential	43		12		100%		516
High Density	27		12		100%		324
Neighborhood Mixed Use	15		9		10%		14
Mixed Use	361		12		30%		1,299
Total	446						2,153

Sufficient/*(insufficient)* units possible against share of regional need: **1,358**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **1,358**

