



Community Development Committee

Business Item

Item: 2008-5

Meeting date: March 3, 2008

ADVISORY INFORMATION	
Date:	February 26, 2008
Subject:	City of Bloomington CPA – 5100 West 82 nd Street Review No. 18103-19
District(s), Member(s):	Council District 5, Russ Susag, 612-866-0373
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Jim Uttley, Planning Analyst & Sector Representative 651-602-1361 Phyllis Hanson, Manager, Local Planning Assistance 651-602-1566 Guy Peterson, Community Development Div. Dir. (651-602-1306)
Division/Department:	Community Development/Planning & Growth Management

Proposed Action

That the Metropolitan Council:

1. Authorizes the City of Bloomington to put the comprehensive plan amendment (CPA) for 5100 West 82nd Street into effect without any plan modifications;
2. Advises the City of Bloomington to make sure that the households and employment allocated to this TAZ reflect the increase in housing units and decrease in jobs attributable to this plan amendment in its Comprehensive Plan Update; and,
3. Requires the City of Bloomington to submit final plans for the Stanley Road extension to the Council prior to initiating the project so that staff can ascertain the potential impact on the Council’s existing forcemain (3-BN-499).

Background

The City of Bloomington is located in southern Hennepin County, surrounded by the cities of Richfield, Edina, Eden Prairie, Savage (Scott County), Burnsville and Eagan (Dakota County) and MSP International Airport.

The Council’s *2030 Regional Development Framework* designates Bloomington as a “developed” community with some areas of regional natural resource, primarily to the south along the Minnesota River. Existing metropolitan systems serving Bloomington include wastewater service via the Seneca Wastewater Treatment Plant, the Minnesota Valley National Wildlife Refuge and Recreation Area, and most of Hyland-Bush-Anderson Lakes Regional Park; I-494, I-35W, Highways 77, 100 and 169 are found in Bloomington. Regular and express route bus service, LRT service and park-ride lots are provided by Metro Transit. The entire City is in the Metropolitan Urban Service Area (MUSA).

The Council reviewed the City’s 2020 Comprehensive Plan Update (CPU) in 2001, Review No. 18103-2. Since the CPU was reviewed, the Council has reviewed 17 Comprehensive Plan Amendments.

The proposed CPA reguides 9.6 acres of land located in the southeast quadrant of Normandale Blvd. and 494 from “Office” to “High Density Residential” to permit the development of 418 apartment units.

Rationale

The proposed CPA is in conformity with Regional System Plans, consistent with Council policies and compatible with the plans of other local communities and school districts.

Funding

No Metropolitan Council funding required.

Known Support / Opposition

Three neighbors to the project spoke at the planning commission on August 23, 2007, in opposition with the primary issues being increased traffic on local streets, increased joggers on local streets, possible increase in pets, impact on sewers and stormwater runoff, and increased noise from buses. Following discussion, the planning commission voted 7-0 in favor of the plan amendment. There was some additional opposition by an owner of an adjacent apartment houses presented at the city council meeting on November 5, 2007, related primarily to additional traffic and associated noise impact his apartment complex.

Overview

Conformance with Regional Systems

The amendment conforms to the Regional System Policy Plans for – Transportation including Aviation, Wastewater, and Parks – with no substantial impact or departure.

Consistency with Council Policy

The amendment is consistent with the Council’s *2030 Regional Development Framework*, forecasts, water resources management and housing policy. The amendment does not change the City’s forecasts.

Compatibility with Adjacent Community Plans

The amendment will have no impact on adjacent communities.

Analysis and Findings

The project site is currently guided as “office” and contains a vacant office/warehouse/manufacturing building and surface parking lot. The proposal is to replace the current building and surface parking lots with “upscale” apartment units in two buildings with associated parking ramps.

Council staff reviewed an Environmental Assessment Worksheet (EAW) on the proposal in October 2007, Review No. 20092-1 and found that the EAW was complete and accurate with respect to regional concerns. The EAW raised a potential regional wastewater capacity issue and proposed an acceptable solution to deal with the issue. An EIS was not considered necessary for regional purposes. This level of development falls within Council growth forecasts.

Regional Systems

Parks

The CPA is in conformance with the *2030 Regional Parks Policy Plan*. The CPA site is within .5 mile of Hyland-Bush-Anderson Lakes Park Reserve. The proposed redevelopment of the site is not anticipated to have an adverse impact on the regional park reserve.

Transportation

The CPA is in conformance with the *2030 Transportation Policy Plan*. The reguiding of land use from Office to High Density Residential could affect the number of households and jobs allocated to TAZ 502. When the City prepares its Comprehensive Plan Update it should make sure that the households and employment allocated to this TAZ reflect the increase in housing units and decrease in jobs attributable to this plan amendment. The proposed development is considered by Metro Transit staff to be “complimentary” and will be supported by transit service.

Wastewater

The project will have a potential flow of 114,532 gallons per day. The 102,749 square feet office/warehouse currently occupying this site will be demolished. Potential flow from the current structure is 6,302 gallon per day.

The City of Bloomington has recently completed a preliminary-level evaluation of the sewer service area (Normandale Lakes Area) in which the project is located. The evaluation indicates that the sanitary sewer along West 82nd Street does not have adequate capacity for this development. The evaluation also identified existing capacity problems for the 15” diameter MCES interceptor sewer on West 84th Street, near the site.

The City has proposed a solution to the capacity constraints by constructing a new sanitary sewer diversion in the existing Stanley Road alignment south to West 84th Street and reroute the sanitary sewer flows west to the existing Chalet lift station, where it would eventually tie into the MCES interceptor near the crossing at I-35W. This would address the capacity concerns by redirecting flow from the new development to a portion of the local system that has sufficient capacity. Sanitary service to the site will be from a private service extending from the

existing public sanitary sewer main along West 82nd Street north to the site. With the previously described flow diversion, the Metropolitan Disposal System that would provide service to this project has adequate capacity.

As part of this project, 0.86 acre will be dedicated as right-of-way for the future Stanley Road extension, which may encroach upon the Metropolitan Council's existing forcemain (3-BN-499) easement. This forcemain is located north of 82nd Street West and east of Stanley Road. It runs north to south along the eastern border of this project. So that Council staff can ascertain the potential impacts of the proposal on the Council's interceptor system, prior to initiating this project, the final plans should be sent to Scott Dentz, Interceptor Engineering Manager in Environmental Services (651-602-4503) for review and comment.

Bloomington has been identified as a community with excessive peak hourly flow during wet weather occurrences. As such the community has an identified I/I reduction goal that applies to a specific part(s) of the community or to the community as a whole. The community will need to include a description of its I/I program in its 2008 Comprehensive plan update.

Regional Policies

Housing

The housing element of the City's comprehensive plan remains consistent with Council housing policy. Because there are no changes regarding forecasted household growth, the City's share of affordable housing through 2010 represented by its goals is unchanged. The City's balance of affordable housing opportunities through its 1996-2010 negotiated housing goals is approximately 745 affordable ownership and 25 affordable rental units.

Surface Water Management

This CPA is consistent with Council policy on surface water management.

Water Supply

This CPA is consistent with Council policy on water supply planning.

Attachments

Figure 1 – Location and Regional Systems Map

Figure 2 -- Existing and Proposed Comp Plan - Land Use Maps

Figure 1. Location Map, Showing Regional Systems, 2030 Framework Planning Areas and the 5100 W. 82nd Street CPA Area, City of Bloomington

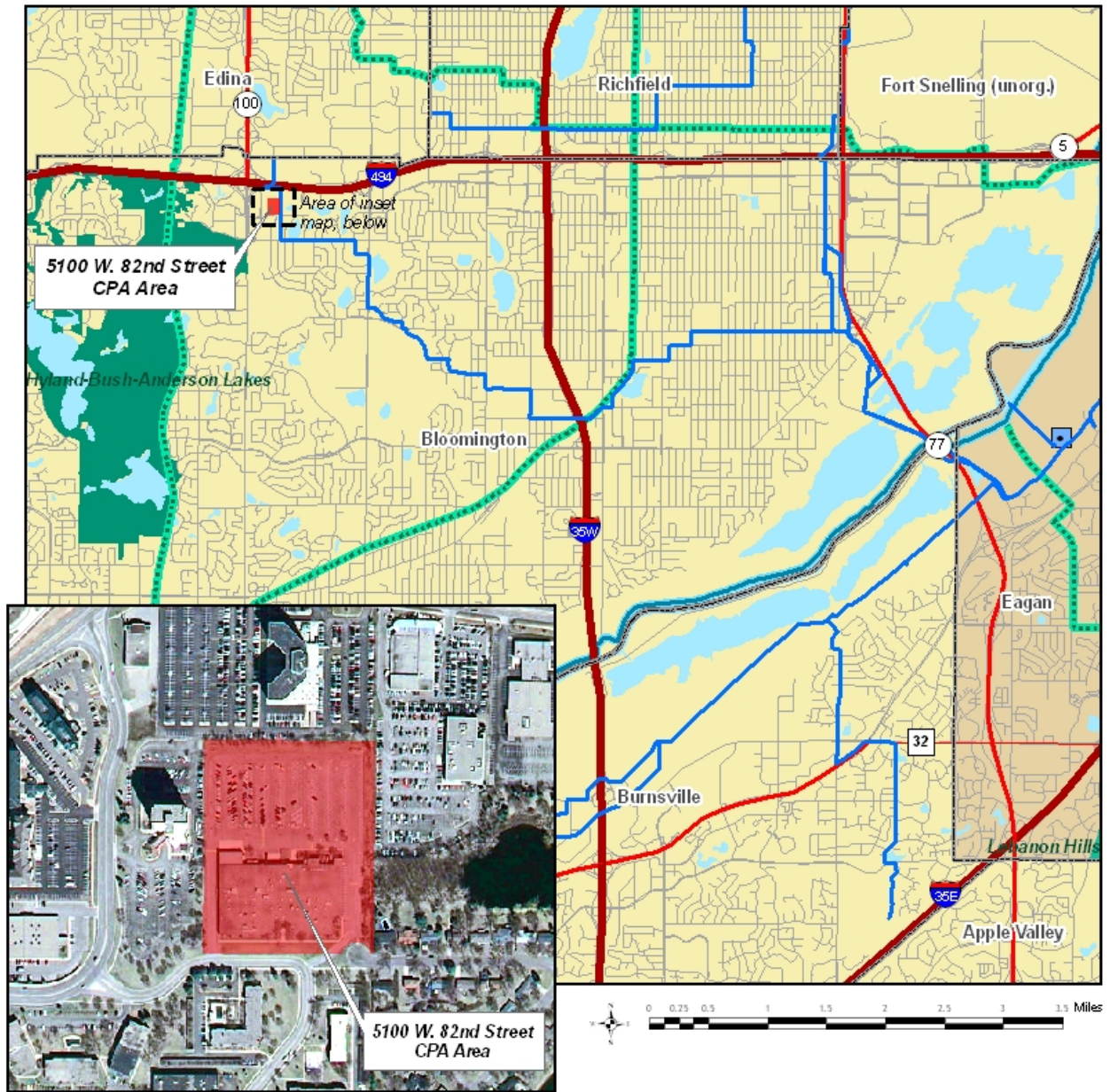


Photo Source: Markhurd (2005)

Regional Systems

Wastewater Services

- Interceptors
- Treatment Plants

Transportation

- Interstates
- US Highways
- State Highways
- County Roads

Regional and State Trails

- Regional Existing
- - - Regional Planned
- · · · · Regional Proposed
- State Existing

Recreation Open Space

- Park Reserve
- Regional Park
- Special Recreation Feature

2030 Framework Planning Areas

- Agricultural Area
- Developed Area
- Developing Area
- Diversified Rural
- Non-Council Area
- Rural Center
- Rural Residential

Figure 2. Location Map, Showing Current and Proposed Comp. Plan Land Uses for the 5100 W. 82nd Street CPA Area, City of Bloomington

