

C Community Development Committee

Meeting date: August 18, 2008

ADVISORY INFORMATION

Subject:	City of Golden Valley, Comprehensive Plan Amendment I-394 Corridor Land Use Study, Review File No. 16989-15
District(s), Member(s):	District 6, Peggy Leppik
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Denise Engen, Principal Reviewer (651-602-1513) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)
Division/Department:	Community Development/Planning & Growth Management

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Golden Valley to put the I-394 Corridor Land Use Study comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the city's forecasts or wastewater flow projections.
3. Remind the City in its 2030 Comprehensive Plan Update to provide density and housing unit information for all land use categories that allow residential uses.
4. Remind the City to describe activities to identify and reduce sources of excessive inflow and infiltration as a part of the 2008 Comprehensive Plan Update.

Background

The Metropolitan Council reviewed the City's 2020 Comprehensive Plan (Review No. 16989-2) on November 8, 2000. Since then, the City has submitted 12 plan amendments to the Council for review.

The *2030 Regional Development Framework* identifies Golden Valley as a Developed Community. The Metropolitan Council forecasts that between 2000 and 2030 the city will grow from 20,281 to 24,000 people and from 8,449 to 9,600 households. The city's employment is forecasted to grow from 29,467 to 34,500 jobs over the same period.

The CPA incorporates the *I-394 Corridor Land Use Study* into the City's comprehensive plan. It affects a 237.40-acre area just north of I-394, extending from approximately Hwy. 100 on the east to Rhode Island Avenue on the west. The City also proposes to change the land use guiding from a variety of land uses, mainly commercial, industrial and vacant/open space, to Mixed-Use. The CPA does not change the City's forecasts.

Rationale

The proposed CPA conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

Funding

No Metropolitan Council funding required.

Known Support / Opposition

No known support or opposition.

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District	District 6, Peggy Leppik
Prepared by	Denise Engen, Principal Reviewer (651-602-1513) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Guy Peterson, Community Development Division Director, (651-602-1418)
Division/Department	Community Development/Local Planning Assistance

BACKGROUND

- The city of Golden Valley is located in Hennepin County, bordered by the cities of New Hope, Crystal, Robbinsdale, Minneapolis, St. Louis Park, Minnetonka and Plymouth.
- The *2030 Regional Development Framework* identifies Golden Valley as a Developed Community. The Metropolitan Council forecasts that between 2000 and 2030 the city will grow from 20,281 to 24,000 people and from 8,449 to 9,600 households. The city's employment is forecasted to grow from 29,467 to 34,500 jobs over the same period.
- The Metropolitan Council reviewed the City's 2020 Comprehensive Plan (Review No. 16989-2) on November 8, 2000. Since then, the City has submitted 12 comprehensive plan amendments (CPAs) to the Council for review.

REQUEST SUMMARY

The CPA incorporates the *I-394 Corridor Land Use Study* into the City's comprehensive plan. It affects 237.40-acre area just north of I-394, extending from approx. Hwy 100 on the east to Rhode Island Avenue on the west. The City also proposes to change the land use guiding from a variety of land uses, mainly commercial, industrial and vacant/open space, to *Mixed-Use*. The CPA does not change the City's forecasts.

PROPOSED ACTION

1. Adopt the attached review record and allow the City of Golden Valley to put the I-394 Corridor Land Use Study comprehensive plan amendment (CPA) into effect.
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4. Remind the City to describe activities to identify and reduce sources of excessive inflow and infiltration as a part of the 2008 Comprehensive Plan Update.

OVERVIEW	
Conformity 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 Policy	The CPA is consistent with the Council's <i>2030 Regional Development Framework</i> , with water resources management, and consistent with Council forecasts.
Compatibility with Adjacent Community Plans	The CPA will not have an impact on adjacent communities, school districts, or watersheds.

ISSUES
<ul style="list-style-type: none"> I. Does the amendment conform to the regional system plans? II. Is the amendment consistent with the <i>Development Framework</i> and other Council policies? III. Does the amendment change the city's forecasts? IV. Is the amendment compatible with adjacent local governmental units?

ISSUE ANALYSIS AND FINDINGS

I. Conformance with Regional System Plans

A. TRANSPORTATION SYSTEM (includes Aviation)

The amendment conforms to the *Regional Transportation Policy Plan* and supports the regional transportation system. Council transportation staff offers the following comments.

Metro Transit: John Dillery, Metro Transit (612-349-7773)

Two bus routes will serve the CPA area. Existing route 643 serves the I-394 Corridor Study area via Park Place Blvd–Golden Hills Dr.–Colorado Ave.–Wayzata Blvd. No.–Market St.–Louisiana Ave. A new cross-town bus route 705 will serve the area via Winnetka Ave.–Laurel Ave.–Louisiana Ave.

B. WATER SYSTEM

The amendment conforms to the *Water Resources Management Policy Plan*. Council staff offers the following comments.

1. Wastewater: Kyle Colvin (651-602-1151)

The amendment is in conformance with the *Water Resources Management Policy Plan* for wastewater. Council staff reminds the city that the CPA will not change the city's current 2020 forecasts or wastewater flow projections.

2. Water Supply, Sara Bertelsen (651-602-1035)

The amendment is consistent with Metropolitan Council Water Supply policies.

3. Surface Water Management: James Larsen (651-602-1159)

The Study indicates that much of the corridor was once wetland. Subsequent drainage for development with high percentages of impervious surface and road construction has left large areas where poor soils and past construction practices have resulted in subsidence and an increase in downstream storm water runoff problems. In conjunction with this amendment, the City proposes to implement ‘Low Impact Development’ (LID) storm water management site-based design guidelines. Incorporation of these techniques as the area redevelops, will result in a break-up of impervious connections between hard surface areas and construction of smaller-scale runoff detention and treatment facilities throughout the corridor. LID facilities reduce storm-water runoff volume, improve water quality, and mimic the natural system that used to be in place in the corridor. By incorporating LID techniques including green roofs, rain gardens, bio-swales, and pervious pavement in parking areas for individual developments, the City hopes to avoid having to construct larger regional treatment facilities downstream.

C. REGIONAL PARKS SYSTEM: Jan Youngquist (651-602-1029)

The amendment is consistent with the *Regional Parks Policy Plan*. Staff offers the following comment:

- The proposed South Hennepin (West) Regional Trail corridor traverses the CPA area. The proposed regional trail would follow the existing north-south railroad grade in the city of Golden Valley, connecting the Luce Line Regional Trail to Hyland-Bush-Anderson Lakes Park Reserve in Bloomington. The trail will not be developed until there is a change in the status of the active railroad operation. Connections to the proposed trail corridor would be appropriate when the City reviews development plans within the CPA area.

II. Consistency with 2030 Regional Development Framework and Council policies

A. 2030 REGIONAL DEVELOPMENT FRAMEWORK: Denise Engen (651-602-1513)

The amendment is consistent with *2030 Development Framework* policies for Developed Area communities.

B. HOUSING: Linda Milashius (651-602-1541)

The housing element of the Golden Valley’s comprehensive plan remains consistent with Council housing policy. The plan amendment proposes 154 developable acres be designated for mixed-use, a land use category that allows commercial and residential development. This additional developable land will afford the community an opportunity to address its LCA-negotiated housing goals. These goals call for 171 affordable ownership units and 38 affordable rental units to be added to the city’s housing stock through 2010.

C. LAND USE: Denise Engen (651-602-1513)

The proposed changes are consistent with *2030 Regional Development Framework* land use policies for developed areas.

The proposed land use map and table submitted by the City show the study area guided for mixed-use, using a single mixed-use category. An estimate of residential units allowed in the CPA area is not provided. The City’s 2030 Comprehensive Plan Update will need to provide land use density and housing unit information, (especially an allowable range of units), for all

land use categories that allow residential use. This enables the Council to assess the impact of planned development on regional systems and the City’s ability to meet is forecasted household growth. Council staff will be happy to work with City staff as they develop this information.

Table 1: Pre and Post Amendment Land Use

Land Use Designation (fill in specific land use categories)	All Land Uses		Residential Land Uses Only	
	Acres		# Units and Density Range	
	Pre CPA	Post CPA	Pre CPA	Post CPA
Mixed Use	0.0	237.40	--	--
Commercial	71.8	0.0	--	--
Industrial	28.6	0.0	--	--
Light Industrial	54.1	0.0	--	--
Business and professional office	23.6	0.0	--	--
Institutional	19.6	0.0	--	--
Multi-family residential	2.8	0.0	--	--
Vacant/Open Space	36.9	0.0	--	--
Total	237.4	237.4	--	--

CPA = Comprehensive Plan Amendment

III. Consistency with System Statement Forecasts: Todd Graham (602-651-1322)

The amendment will not change the city’s forecasts. The Council forecasts that Golden Valley will gain 600 households (net gain) between 2010 and 2030. Much of this growth was forecasted to occur in the CPA area and, therefore, is already reflected in the Council’s system statement forecasts.

IV. Compatibility with Adjacent Governmental Units: Denise Engen (651-602-1513)

The amendment is compatible with plans of adjacent jurisdictions. The City sent the proposed amendment to adjacent local governments, school districts, and other jurisdictions on July 26, 2007. No comment letters were forwarded to the Council.

ATTACHMENTS
<p>Figure 1 – Existing Land Use Figure 2 – Proposed Land Use</p>

Figure 1: Existing Land Use
 City of Golden Valley, I-394 Corridor Land Use Study CPA

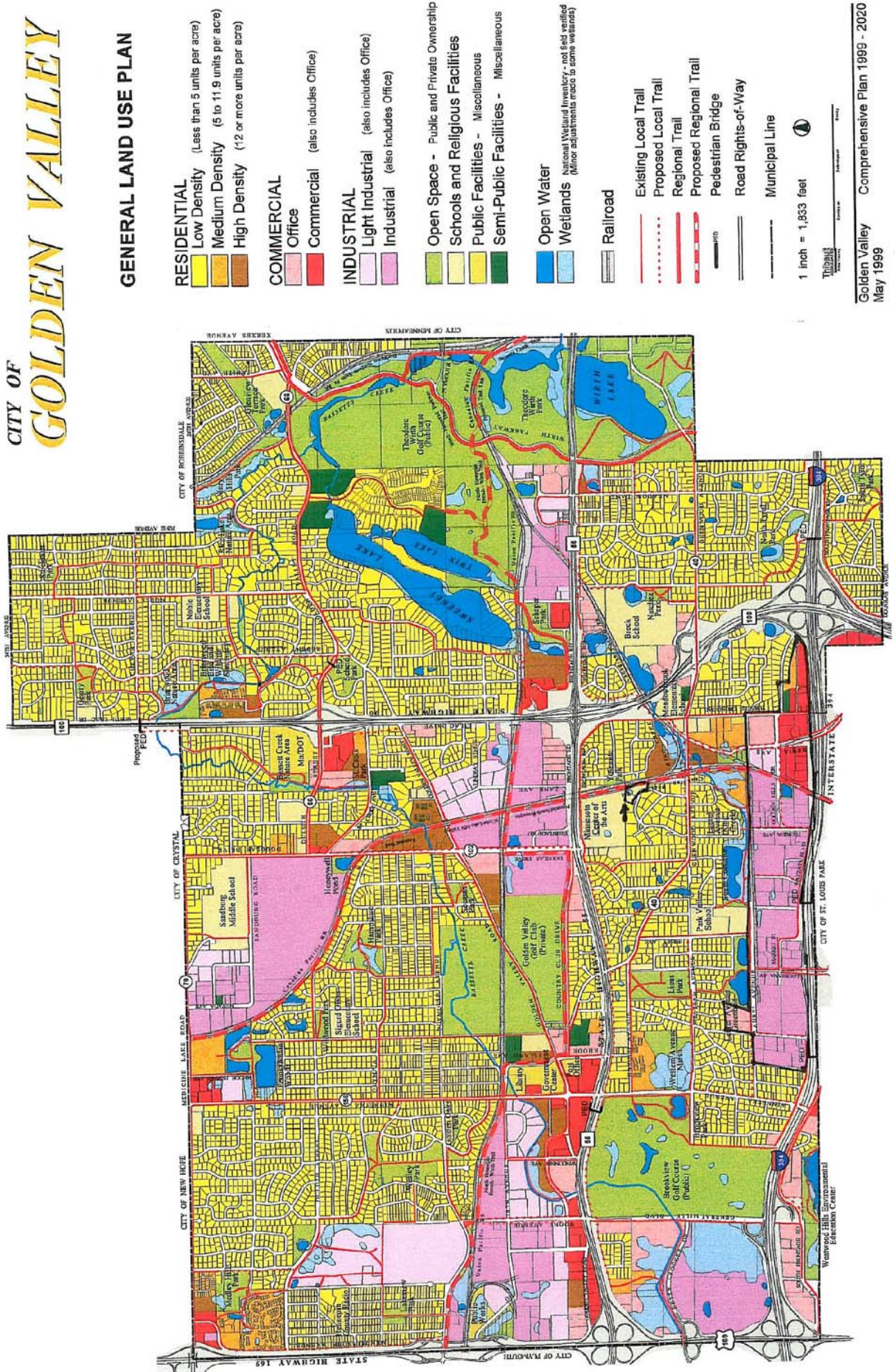


Figure 2: Proposed Land Use
 City of Golden Valley, I-394 Corridor Land Use Study CPA

