

C Community Development Committee
Meeting date: October 19, 2009

E Environment Committee
Meeting date: October 13, 2009

ADVISORY INFORMATION

Subject: City of Hopkins *2008 Comprehensive Plan* Update
Review File No. 20512-1
Tier II Comprehensive Sewer Plan

District(s), Member(s): District 3, Councilmember Bob McFarlin

Policy/Legal Reference: Minnesota Statute Section 473.175

Staff James P. Uttley, Principal Reviewer (651-602-1361)

Prepared/Presented: Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)
Kyle Colvin, Engineering Services Asst. Manager (651-602-1151)

Division/Department: Community Development / Planning and Growth
Management
Environmental Services / Engineering Services

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

Recommendations of the Community Development Committee

1. Authorize the City of Hopkins to put its 2008 Comprehensive Plan Update into effect without any plan modifications.
2. Adopt the advisory comments for surface water management and historic preservation as presented in those sections of the review record.
3. Advise the City of Hopkins to participate Council activities to monitor redevelopment in developed communities.

Recommendations of the Environment Committee:

Approve the City of Hopkins' Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS

City of Hopkins 2008 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20512-1 - Council Business Item No. 2009-xxx

The following Advisory Comments are part of the Council action authorizing the City to implement its 2008 Comprehensive Plan Update ("Update") and approving the City's Tier II Comprehensive Sewer Plan:

Community Development Committee

1. The City is reminded that Minnesota Statutes 473.864 requires the City to:
 - (a) Formally adopt the Update within nine months following Council action
 - (b) Submit two copies to the Council, and
 - (c) Submit a copy of the City Council Resolution adopting the Update following final action to the Metropolitan Council.
2. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted. (Minn. Stat. § 473.865, subd. 1).
3. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans. (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans. (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective after the Update receives final approval by the City Council. After the Tier II Sewer Plan becomes effective, the City may alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan and the Update.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

Background

The City of Hopkins (City) is located in central Hennepin County, bounded by Edina, Minnetonka and St Louis Park. Figure 1 shows the general location of Hopkins and surrounding communities, and the City's 2008 Regional Development Framework (RDF) designation, which identifies Hopkins as a "developed" community. The RDF says that developed communities should "accommodate growth forecasts through reinvestment at appropriate densities (5 units plus in developed areas and target higher density in locations with convenient access to transportation corridors and with adequate sanitary sewer capacity)." Figure 2 shows existing and planned regional systems in Hopkins and the surrounding area.

Rationale – Standard of Review & Findings

1. Does the proposed Plan conform to Regional Systems Plans?
2. Is the Plan consistent with Metropolitan Council policies?
3. Is the Plan compatible with plans of adjacent governmental units and plans of affected special districts and school districts?

Conformance with Regional Systems Plans:

- | | |
|---|-----|
| 1. Regional Parks | Yes |
| 2. Transportation including Aviation | Yes |
| 3. Water Resources Management
(Wastewater Services and Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|---|-----|
| 1. Forecasts | Yes |
| 2. Housing | Yes |
| 3. 2008 Regional Development Framework and Land Use | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) Program | Yes |
| 5. Water Supply | Yes |

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

- | | |
|--------------------------------|-----|
| 1. Compatible with other plans | Yes |
|--------------------------------|-----|

Funding

None

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Review of the City of Hopkins 2008 Comprehensive Plan Update

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans (plans) and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

CONFORMANCE WITH REGIONAL SYSTEMS

Regional Parks

Parks and Trails

Reviewer: Jan Youngquist, CD – Regional Parks System Planning, (651-602-1029)

The Update is in conformance with the *2030 Regional Parks Policy Plan (RPPP)*. The regional parks system facilities in Hopkins include the North Cedar Lake Regional Trail, Cedar Lake LRT Regional Trail, Minnesota River Bluffs LRT Regional Trail and Lake Minnetonka LRT Regional Trail as well as the proposed Nine Mile Creek Regional Trail. The Update acknowledges and plans for these regional trails.

Transportation

Roads and Transit

Reviewer: Karen Lyons, MTS – Systems Planning, (651-602-1703)

The Update is in conformance with the *2004 Transportation Policy Plan (TPP)* and addresses all the applicable transportation and transit requirements. Two principal arterials, TH 169 and TH 7 serve the City along with several minor arterials that provide east/west and north/south mobility and connections and relieve principal arterial traffic. The Update includes an analysis of existing and future transportation deficiencies. The City is actively participating with the Minnesota Department of Transportation, Hennepin County and adjacent communities on resolving transportation deficiencies, including: expansion from two to four lanes of CSAH 61 from Excelsior Boulevard (CSAH 3) to TH 7 in 2013-2014; the TH 169 Corridor Study which is assessing improvements to help relieve congestion; and 2009 CSAH 20/TH 7 intersection geometric and pedestrian improvements.

Hopkins, located for the most part in Transit Market Area II, has local and express bus routes, special needs paratransit, and ridesharing. The biggest change in transit service that Hopkins anticipates is the proposed Southwest Corridor Light Rail Transit service. Three LRT stations are planned in the City of Hopkins.

Hopkins' Update highlights the importance of a balanced transportation system with the proposed LRT, proposed pedestrian enhancements and trail improvements, and the need for adequate street and roadway systems. The Update reflects a commitment to creating pedestrian-friendly, transit-supportive development around Hopkins' three proposed LRT stations.

Aviation

Reviewer: Chauncey Case, MTS – Systems Planning (651-602-1724)

The Update is in conformance with the *TPP* and consistent with Council aviation policy.

Water Resources Management

Wastewater Service

Reviewer: Kyle Colvin, ES – Engineering Services, (651-602-1151)

The Update is in conformance with the *Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City's vision for the next 20 years or to year 2030. It includes growth forecasts that are consistent with the Council's forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services. Wastewater generated within the City is conveyed to and treated at the Metropolitan Wastewater Treatment Plant located in St. Paul. The City's wastewater conveyance service is provided by Council Interceptor 7026. The City's Update projects it will have 9,000 sewered households and 16,300 sewered employees by 2030. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth needs.

The Update provides sanitary flow projections in 5-year increments. The rationale, for the projections, is given in the Update and determined appropriate for planning for local services.

Hopkins has been identified as a community impacted by wet weather occurrences. The City is currently on the Council's list of communities having an I/I reduction goal. The City has committed to mitigate excessive I/I at levels equal to the Council's Surcharge amount. The Update includes a description of an I/I reduction plan, which includes televised inspection and repair/rehabilitation of the sanitary sewer system. The City recognizes State Law that prohibits the connection of sump pumps, foundations drains, and roof leaders to the sanitary sewer system and is considering the implementation of a sump pump inspection and disconnection program.

Tier II Comments

Reviewer: Kyle Colvin, ES – Engineering Services, (651-602-1151)

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for developed communities. It was found to be complete and consistent with Council policies. Upon adoption of the Update by the City, the action of the Council to approve the Tier II Plan becomes effective. At that time, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

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

The Update is in conformance with the *WRMPP* for local surface water management. Hopkins lies within the Minnehaha Creek and Nine Mile Creek Watersheds. Both the Minnehaha Creek and Nine Mile Creek Watershed District's latest watershed management plans were approved by the Board of Water and Soil Resources in 2007.

Hopkins prepared a Water Resources Management Plan (WRMP) in 2008 that was reviewed by Council staff under separate cover. A revised WRMP was submitted to the Council in June, 2009, for review as well. The revised WRMP is consistent with Council policy and the WRMPP.

Advisory Comment

The City needs to send the Council the date the Nine Mile Creek Watershed District approved the WRMP and the date the City adopted the final plan.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

Reviewer: Dennis Farmer, CD - Research, (651-602-1552)

The Update is consistent with Council’s forecast expectations and consistent with regional policy.

Table 1: Council’s System Statement Forecasts for the City of Hopkins

	2010	2020	2030
Population	17900	18600	18900
Households	8500	8800	9000
Employment	13600	14800	16300

2008 Regional Development Framework and Land Use

Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1895)

The Update is consistent with the *RDF*, which designates the City as a “Developed” community. The *RDF* directs Developed communities to maintain current infrastructure; renew and improve infrastructure, buildings, and land to provide for additional growth, particularly at centers along transit corridors; and to support developments that integrate land uses. Developed communities need to accommodate growth forecasts through development and redevelopment at higher densities of 5 units per acre or more.

The City has few undeveloped parcels, and as such, the City’s focus will be on redevelopment, undeveloped sites, and confronting inappropriate uses of land within the community. The Update identifies policies to maintain a viable downtown commercial core, to take advantage of redevelopment opportunities to capture future light rail transit initiatives, to coordinate land use and transportation needs, and to maintain appropriate transitions between land uses.

The Update indicates that 20 acres of land will be developed with Low Density (1 to 7 units per acre) and High Density (17+ units per acre) uses, representing infill and redevelopment in existing neighborhoods. The City, however, has directed the bulk of future household and employment growth toward the redevelopment of property along the proposed Southwest Corridor Light Rail Transit corridor. The Update designates areas in the vicinity of three planned LRT stations (Blake, Hopkins Downtown, and Shady Oak) for Mixed Use, with residential densities of at least 30 units per acre. The Update indicates that 97 acres of land will be guided for Mixed Use, with about 60% of that land allocated toward residential uses and the remained to commercial uses. Based on the planned land use change through 2030, the City is planning for new residential development at a net density of 23.8 units per acre (see Table 2 below).

Table 2 - Planned Land Use Change through 2030

Category	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	1	7	14	14	98
High Density Residential	17	17	6	102	102
Mixed Use (60% Res)	30	30	58.2	1746	1746
	TOTALS		78.2	1862	1946
	Overall Density			23.8	24.9

The City has prepared a *Hopkins Station Area Plan (HSAP)*, completed in October 2007, which provides detail regarding future land uses in the vicinity of each of the three stations for the proposed Southwest Corridor LRT. The *HSAP*, referenced in the Update, details mid- and long-term “high level” estimates for commercial, live/work, and residential units. In the mid-term (through 2030), the *HSAP* and the Update estimate that these areas will accommodate 571 units (see Table 3 below).

Table 3 - Estimated Housing Units by Proposed Station Area

Proposed Station Area	Estimated Residential Units
Shady Oak Station Area	177
Hopkins Downtown Station Area	200
Blake Station Area	194
Total	571

Table 4 - Planned Land Use Change through 2030 with *Hopkins Station Area Plan Estimates (underlined)*

Category	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	1	7	14	14	98
High Density Residential	17	17	6	102	102
Mixed Use (<i>Plan estimates</i>)	30	30	58.2	<u>571</u>	<u>571</u>
	TOTALS		78.2	687	771
	Overall Density			8.8	9.9

With the lower number of estimated units as shown in the *HSAP* in the mid-term, the planned residential density exceeds the Council’s density policy of 5 units per acre, resulting in a minimum net density of 8.8 units per acre (see Table 4 above). The Mixed-Use guiding accommodates the City’s forecasted growth, the mid-term “high level” estimates of the *HSAP*, in addition to allowing the community to provide for future development post-2030 in these station areas.

Housing

Reviewer: Linda Milashius, CD – Livable Communities, (651-602-1541)

The Update's housing element fulfills the affordable housing planning requirements of the *MLPA*. The Update acknowledges the City's share of the region's affordable housing need for 2011-2020 which 143 units. The Update states that the City is fully developed with very little vacant developable land available, so opportunities to meet that need will be addressed primarily through redevelopment efforts. Outside of specified redevelopment areas, the Update indicates that approximately 6 acres of land will be guided for high-density residential development, at a density of 17+ units per acre. Within the specified redevelopment areas, the Update indicates that approximately 13 acres will be designated for high-density residential development, with densities in excess of 35 units per acre.

The plan provides the implementation tools and programs the City will use to promote opportunities to address its share of the region's housing need. These include the use of revenue bonds, TIF, tax abatement and CDBG funds. The City will continue support of housing maintenance through applicable programs, enforcement of its maintenance code, promoting infill and redevelopment efforts, working closely with Hennepin County and other agencies to address housing needs and issues along the Southwest LRT line, and will continue to participate in programs through Hennepin County, Metro HRA, MN Housing and other agencies. Hopkins is an active participant in the Local Housing Incentives program of the Livable Communities Act, and has applied for and received nearly \$5 million in grants through the LCA program.

Individual Sewage Treatment Systems (ISTS) Program

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)

The Update is consistent with the *WRMPP* for ISTS. The Update indicates that the entire City is served by the local sanitary sewer collection system, which flows into the Metropolitan system for ultimate treatment at the Metro Plant. There are no ISTS in service in the community.

Water Supply

Reviewer: Sara Smith, ES – Water Supply Planning, (651-602-1035)

The Update is complete and the City's water supply plan (WSP) is consistent with the policies of the *WRMPP*. The Council encourages the City to continue to implement conservation programs targeted at reducing residential water demand.

Resource Protection

Historic Preservation

Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1319)

The Update contains a section on Historic Preservation, which says the "...City of Hopkins has no sites that are on the State or National Historic Register."

Advisory Comment

The City has historic roots, which could be included the Update and a plan for historic preservation to consider its historic buildings and sites as part of new development proposals.

Solar Access Protection

Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1319)

The Update addresses the subject of solar access protection as required by the *MLPA*.

Aggregate Resources Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)

The Update indicates that there are no known deposits of viable aggregate resources within the community. Minnesota Geological Survey Information Circular 46 concurs with the City's determination. No further response is necessary from the City.

Plan Implementation

Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1361)

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Yes
- ISTS Codes Yes
- Housing Implementation Program Yes

COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

The City submitted the 2008 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment in July 2008. Hopkins received responses from the Three Rivers Park District, Minnesota Department of Transportation and St Louis Park. There do not appear to be any compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts.

DOCUMENTS SUBMITTED FOR REVIEW:

The submittal is 556 pages and included:

- 2008 Comprehensive Plan Update Transmittal Form (4 pages)
- 2008 Hopkins Comprehensive Plan
 - Table of Contents
 - Chapter 1 – Preface
 - Chapter 2 – Goals, strengths, weaknesses, opportunities, threats
 - Chapter 3 – Community Demographics
 - Chapter 4 – Land Use and Development
 - Chapter 5 – Downtown Hopkins
 - Chapter 6 – Housing
 - Chapter 7 – Parks, Open Space and Trails
 - Chapter 8 – Transportation
 - Chapter 9 – Water Resources Management Plan
 - Chapter 10 – Solid Waste Plan
 - Chapter 11 – Implementation
- Appendix A – 2008-2030 Comprehensive Utility Plan, City of Hopkins by S.E.H April 30, 2008
- Appendix B – Zoning District Summary
- Appendix C – Second Generation Water Resources Management Plan by S.E.H. January 2009

ATTACHMENTS

- Figure 1: Location Map with 2008 Regional Development Framework Planning Areas
- Figure 2: Regional Systems
- Figure 3: Existing Land Use Map
- Figure 4: 2008 Land Use Plan
- Table 5: Existing and Planned Land Use Table in 5-year Stages

Figure 1 - Location Map and 2008 Regional Development Framework Planning Area, City of Hopkins

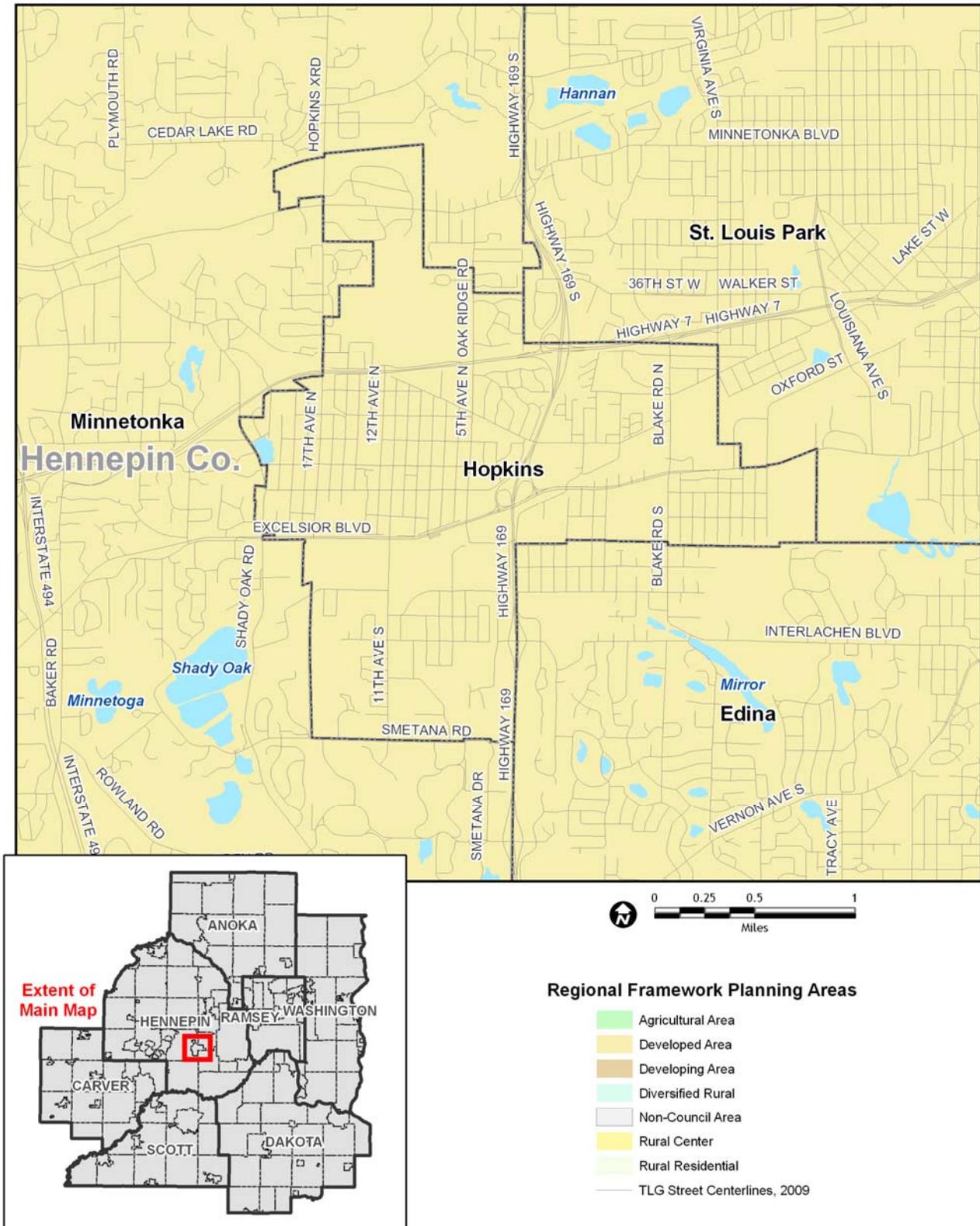


Figure 2 - Regional Systems, City of Hopkins

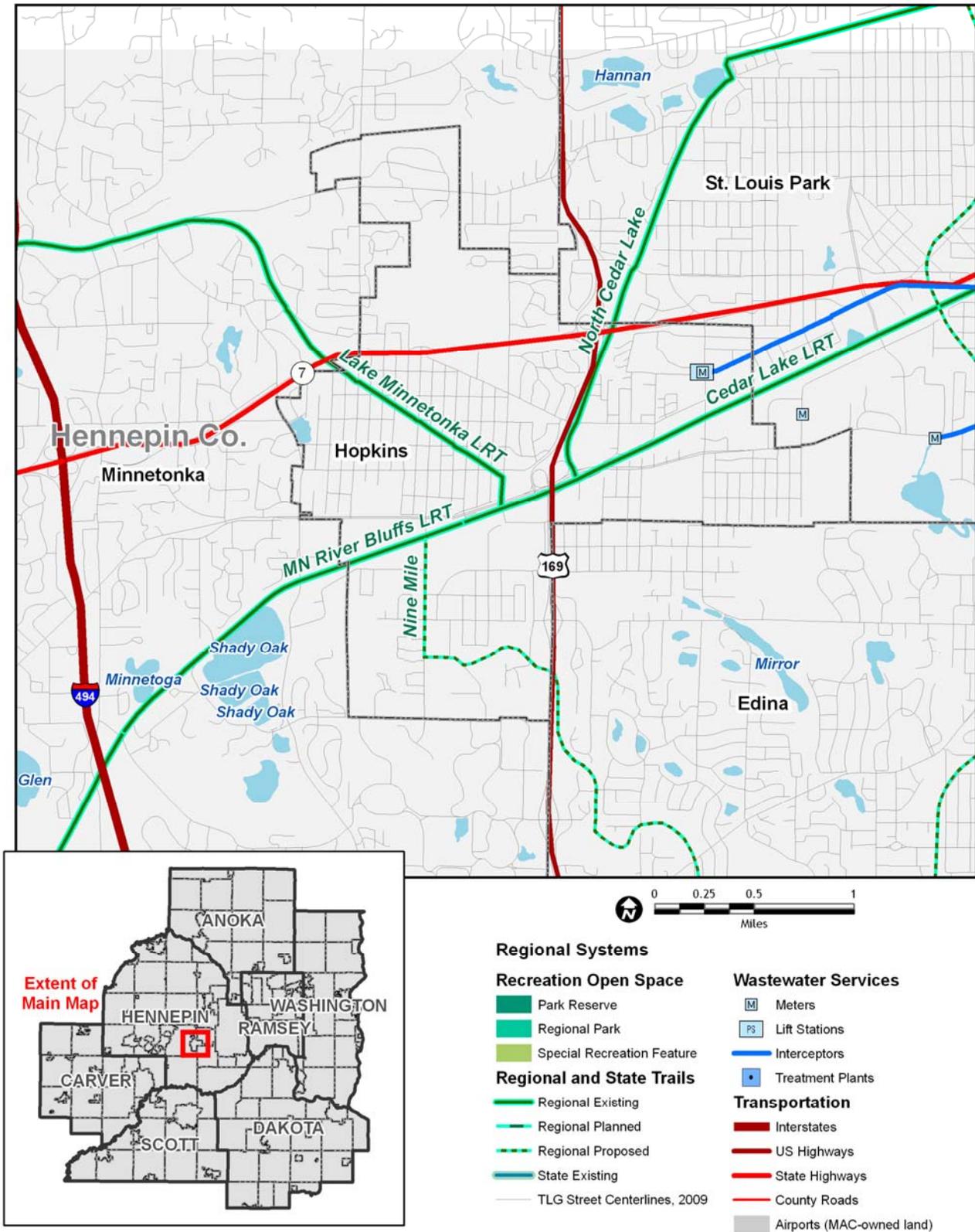


Figure 3 - Existing Land Use, City of Hopkins

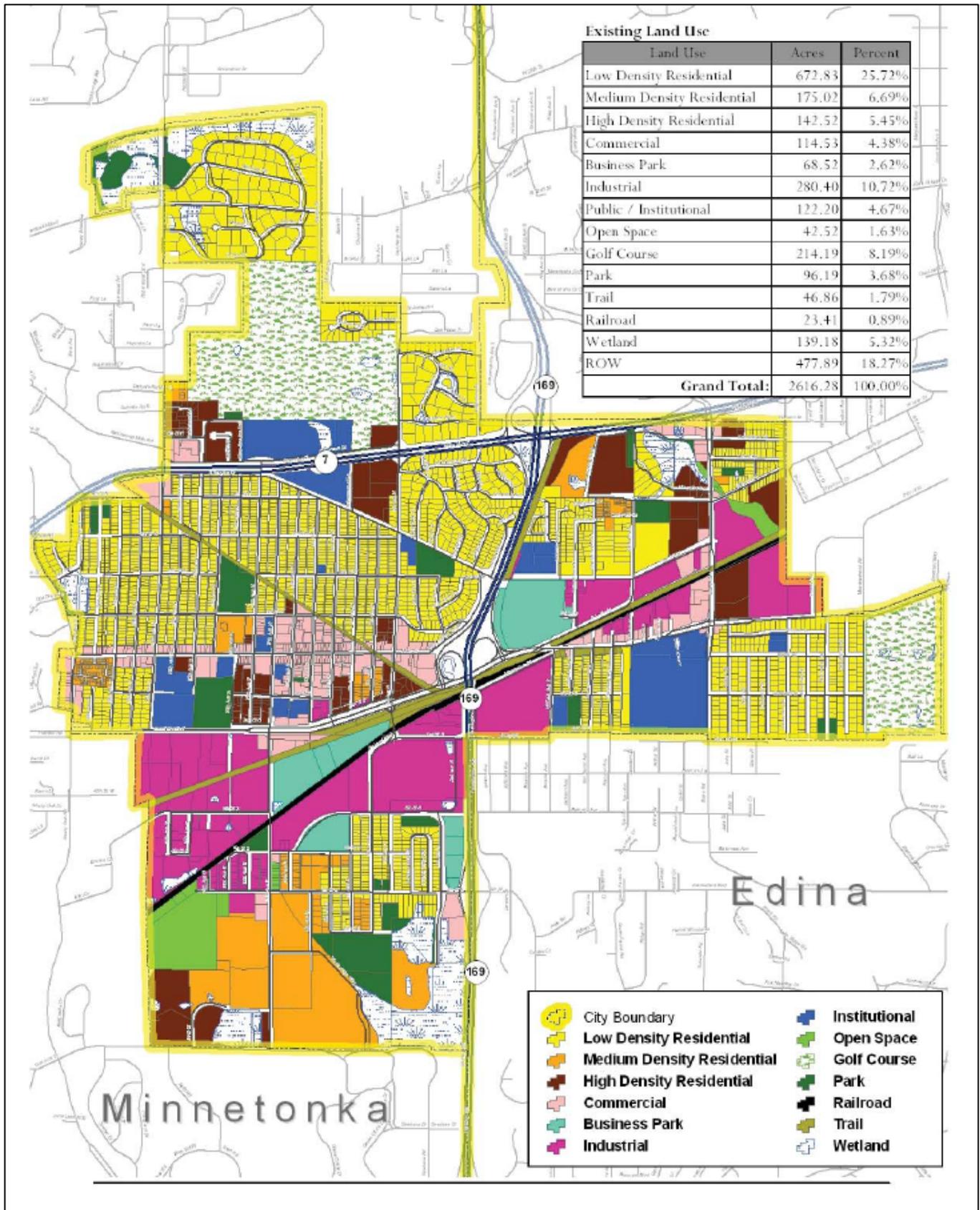


Figure 4 - 2008 Land Use Plan, City of Hopkins

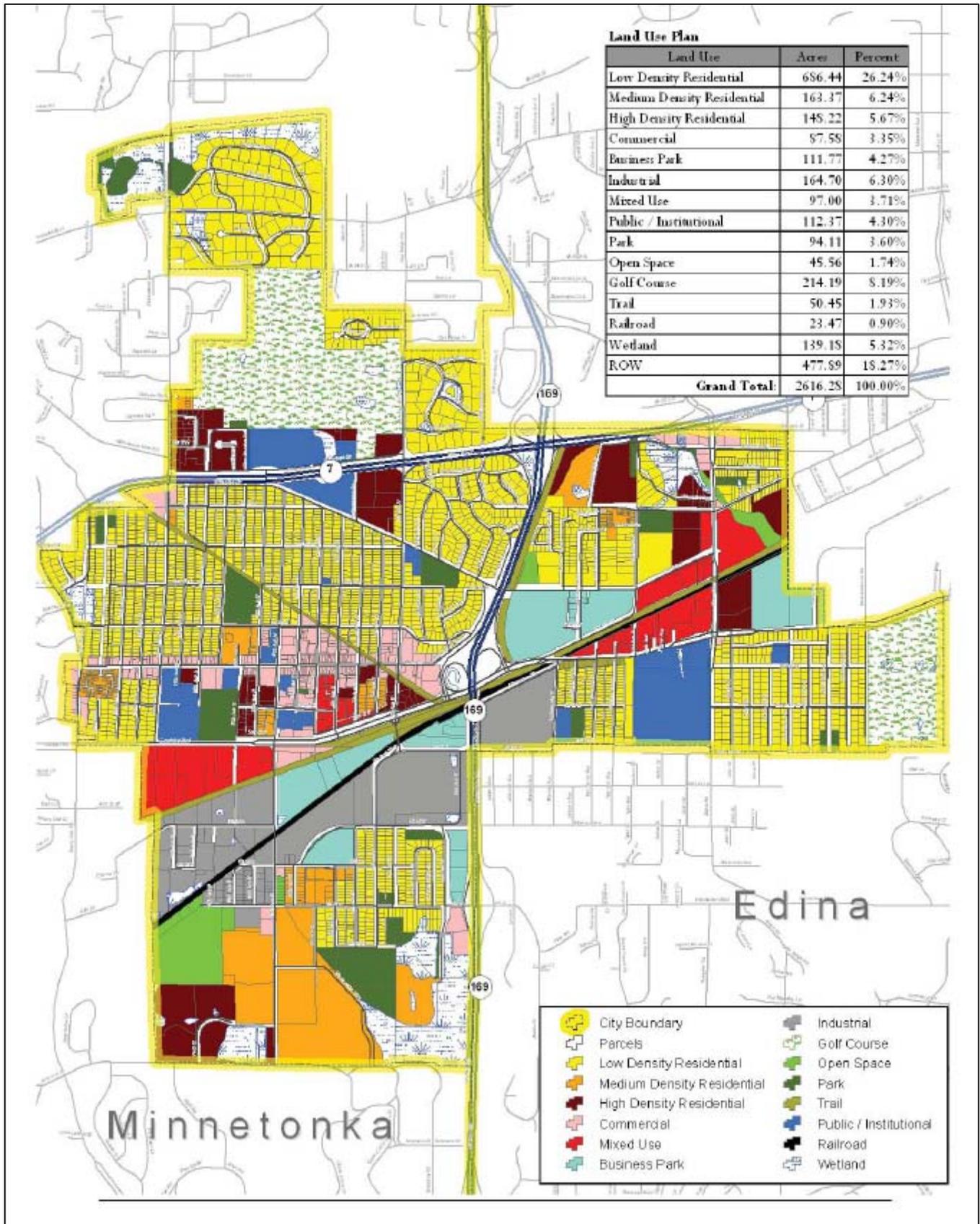


Table 5 - City of Hopkins



LAND USE TABLE IN 5-YEAR STAGES

Existing and Planned Land Use Table (in acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
	Minimum	Maximum							
Residential Land Uses									
Low Density Residential	1	7	673	686	686	686	686	686	14
Medium Density Residential	8	16	175	163	163	163	163	163	-12
High Density Residential	17	17+	143	148	148	148	148	148	6
Mixed Use *	30	30+	0	5	25	50	75	97	97
C/I Land Uses									
	Est. Employees/Acre								
Commercial	10		115	110	100	90	80	88	-27
Business Park	4		69	75	85	95	100	112	43
Industrial	2		280	273	253	228	208	165	-116
Subtotal Sewered			1,454	1,460	1,460	1,460	1,460	1,459	5
Public/Semi Public Land Uses									
Public/Institutional			122	112	112	112	112	112	-10
Park			96	94	94	94	94	94	-2
Open Space			43	46	46	46	46	46	3
Golf Course			214	214	214	214	214	214	0
Trail			47	50	50	50	50	50	4
Railroad			23	23	23	23	23	23	
Subtotal Sewered			545	539	539	539	539	540	-5
Undeveloped									
Wetlands	--	--	139	139	139	139	139	139	0
ROW	--	--	478	478	478	478	478	478	0
Total			2,616	2,616	2,616	2,616	2,616	2,616	

Please Note: Hopkins is considered a "developed" community. The land use categories that would generate new employment or housing would be a result of redevelopment initiatives. The number of housing units and jobs generated will depend on the redevelopment site, use and density. The timing of redevelopment will be market driven. Redevelopment initiatives will be evaluated on a case by case basis to ensure consistency with the Comprehensive Plan.

* The Mixed Use category is intended to capture redevelopment initiatives associated with the LRT stations. The land use chapter provides further guidance on how each of these sites are anticipated to development. It is assumed the mixed use category will develop at 60% residential and 40% commercial.