

Memo | Comprehensive Plan Amendment



To: Aaron Chirpich and Andrew Boucher, City of Columbia Heights

From: Brad Scheib and Natalie Strait Consulting Planners, HKGi

Subject: Comprehensive Plan Amendment Medtronic Site

Meeting Date: February 6, 2024

Background

After Medtronic put its Sullivan Lake Campus on the market in December 2022, City staff spent the next several months collaborating with the listing broker to provide guidance on potential parameters for redevelopment of the site. As staff received inquiries from developers, it was expressed that the City’s 2040 Comprehensive Plan land use guidance limited the site to commercial use with the assumption that Medtronic would remain the primary user. To provide specific guidance for the property, the City is initiating a Comprehensive Plan Amendment to allow for other uses.

This process is not the result of any specific single development proposal and no developers have made any official land use applications at this time. When an official application is received, depending on the specifics of the application, separate public engagement and hearings will be facilitated per city code and development processes.

Site Context

The twelve-acre (523,156 square foot) site is located along Sullivan Lake Park in the southeast quadrant of Central Ave (State Highway 65) and 53rd Ave NE. The site currently consists of an approximately 135,000 square foot, three-story commercial office building and an approximately 200,000 square foot surface parking lot. The parcel has frontage on 53rd Ave to the north where there are two access points. The City of Fridley is just to the north across 53rd Ave. Residential and institutional uses are adjacent to the south. The property is guided commercial in the current Comprehensive Plan, and was previously an office for the medical device company



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Medtronic. The parcel is in the General Business zoning district and fully within the 1,000 ft Shoreland overlay district of Sullivan Lake.

Plan Changes

This comprehensive plan amendment proposes three primarily changes to the Comprehensive Plan:

- » Transit Oriented Development (TOD) land use text description
- » Change in the site's future land use designation from Commercial to TOD and Area of Opportunity identified
- » Modifications to the city's 2040 population and household forecasts

These changes are informed by the recent concept planning conducted over the last four months, reviewed by Council and PC on November 16, 2023, presented with refinements at an open house on January 9, 2024 and subject of online review over the month of January. The concept planning includes a mixed-use development pattern with a variety of housing types at moderate to higher densities, retail and service-oriented neighborhood scale commercial spaces oriented towards major street corridors, green space/open space that compliments the adjacent Sullivan Lake Park. In order to facilitate a development pattern with a sufficient enough density that makes redevelopment feasible, while supporting investment in BRT transit along Central Avenue, changes to the text of the TOD Land Use category are necessary. The following text from the Comprehensive Plan describes the TOD Land Use category and proposed changes:

Land Use Category Text Change

Transit-Oriented Development

(25 to ~~50-65~~ units per net acre ~~—1.0 to 3.0 FAR~~)

Transit-Oriented Development land use areas, which typically includes a mix of retail, office, and higher density residential uses (~~anticipated 70~~85% residential/~~30~~15% commercial ~~mix~~), are located along Central Avenue due to the frequency of transit service along this corridor. Density ranges ~~are slightly higher than high density, and~~ depend on the size of the site and type of mixed use proposed ~~are the highest density land use patterns. More importantly, t~~The density ranges for this land use category are consistent with the 2040 Transportation Policy Plan's recommended density ranges for land uses located along high-frequency bus corridors (existing and planned).

To support activity and transit use in these areas, a supportive pedestrian environment is critical. Buildings should be designed at a pedestrian-scale, with landscaping and façade features that create an interesting and attractive pedestrian experience. Transit Oriented Development in Columbia Heights will focus on the commuting needs of its residents. Therefore, a higher percentage of service-oriented commercial/retail development, in combination with high density residential development, will be necessary both to support frequent transit service and to create

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convenient services and destinations for transit users. [Service-oriented commercial/retail development within mixed-use projects should generally orient towards major street corridors or prominent open space amenities.](#) Redevelopment of these areas will also provide the opportunity for pedestrian links to other parts of the community and improvement of the overall pedestrian and bicycle circulation system, an important community amenity. Discussion of how this land use district will address the City’s goals and policies is provided in the following section, Areas of Opportunity.

Future Land Use Change and Area of Opportunity

The proposed amendments to the comprehensive plan include a change to the Future Land Use plan from Commercial to Transit Oriented Development (TOD) for the 12.01 acre Medtronic site. The land use change will result in the following development magnitude:

Land Use	Existing Building Square Feet	Current Site	Proposed	Proposed Use
Commercial	135,000 sq. ft.	Manufacturing/Office structure with large surface parking lot	16,000-20,000 sq. ft.	Service oriented commercial / retail
Residential	-	-	440 Apt Units 50 Townhomes 490 Total new housing units	Mix of higher density housing units Multi-story vertical oriented housing Attached rowhouse/townhomes

- » Total Site Area 12.01 acres/ 523,156 sq. ft.
- » Existing Conditions 100% commercial guidance
- » Proposed Conditions 100% TOD
 - TOD development assumptions 85% High Density Residential 15% Commercial retail
 - Residential density 25-65 units per acre

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- Commercial retail sq. ft. varies but limited to ground floor and oriented toward adjacent major street corridors
- Additional public and semipublic greenspace features provide key site amenities and land use transitions to adjacent parklands and lower density residential uses

The Comprehensive Plan includes a section of the plan with the subheading “Areas of Opportunity” describing key areas of the community where changes are anticipated. Four areas are identified. This amendment will add the project area as “Area 5 – Former Medtronic Site at 53rd Avenue”. The attached concept and notations provide the description of the land use pattern for the site.

Forecast Amendment and Subsequent Technical Changes

The land use change and resulting projected development will necessitate technical changes related to wastewater, trip generation, and other key plan elements. These tables spread throughout the plan will be updated and associated implementation measures identified based on the impacts. Any necessary improvements will be development driven or completed in conjunction with other planned infrastructure improvements.

Process

In order for the City to amend its Comprehensive Plan, a public hearing is required to be held by the Planning Commission and a recommendation forward to the Council. The plan must also be submitted to affected jurisdictions including adjacent communities, school districts, watershed commissions, county and state agencies. These agencies are to be allowed to review the amendment and provide comment to the city prior to the City submitting the plan to the Metropolitan Council. Following review by the City Council, the plan amendments is submitted to the Metropolitan Council for review of its compatibility and conformity with the regional system plans. Upon a favorable review by the Metropolitan Council the City Council must adopt the amendment.

Attachments

1. Project area / location map
2. Future Land Use Amendment Map
3. Proposed Concept Graphic

Project Area Location Map



TARGET

PETCO

FRIDLEY KINDER CARE

DOLLAR TREE

THE HYDRABAD

BANK OF AMERICA

AT&T

JERSEY MIKES

STARBUCKS

DISCOUNT TIRE

U.S. BANK

DENTISTRY

NOODLES & COMPANY

PIZZA HUT

CHIPOTLE

TOTAL HEALTH SQUARE

ST. TIMOTHY'S LUTHERAN CHURCH

GRIFFIS CAR CARE

ANIMAL HOSPITAL

MEDTRONIC BUILDING

LIFT STATION

SULLIVAN LAKE

PROJECT BOUNDARY

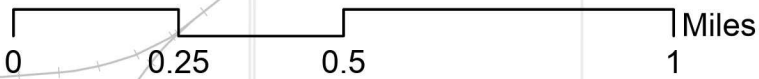
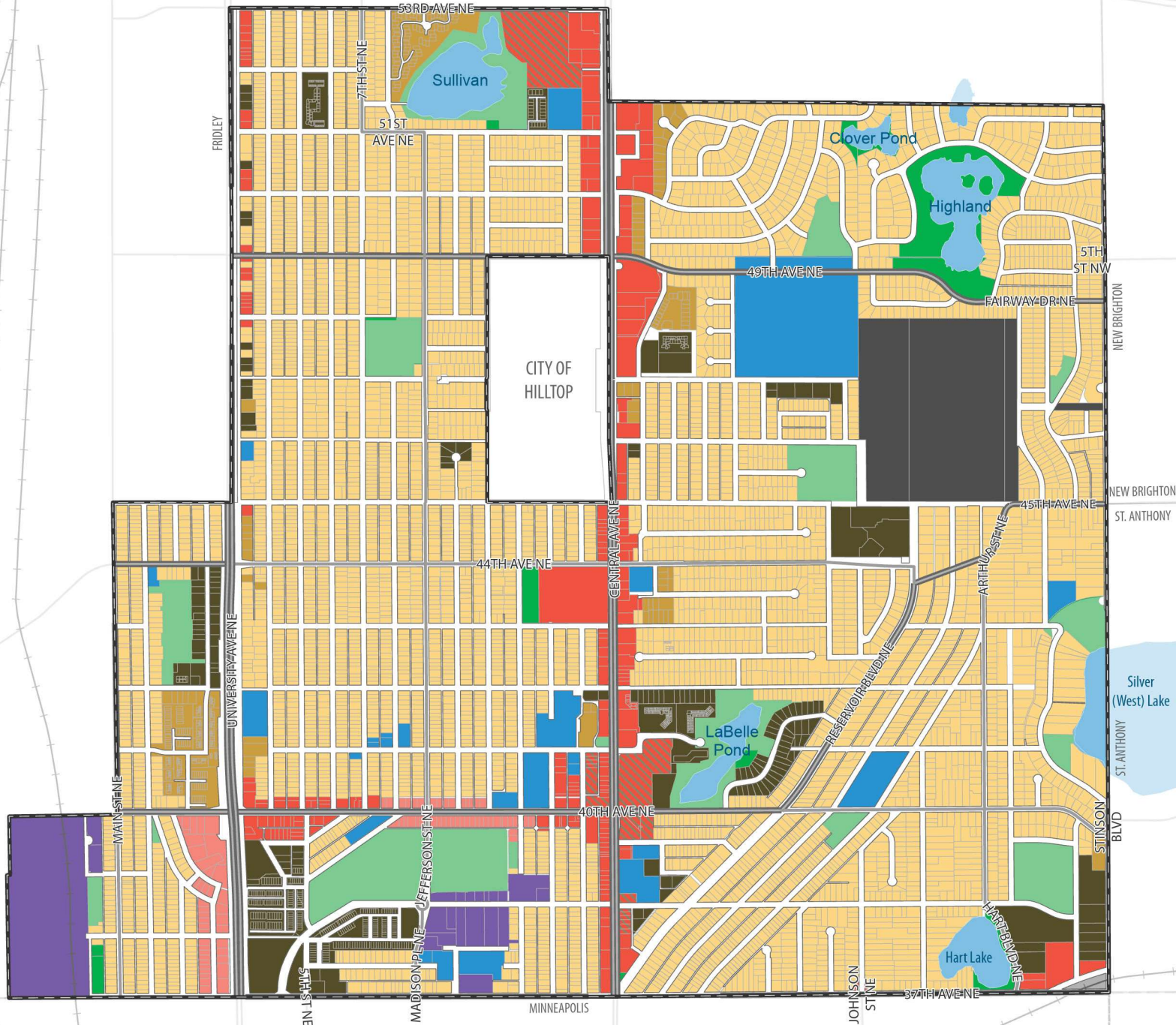
53rd Ave NE

52nd Ave NE

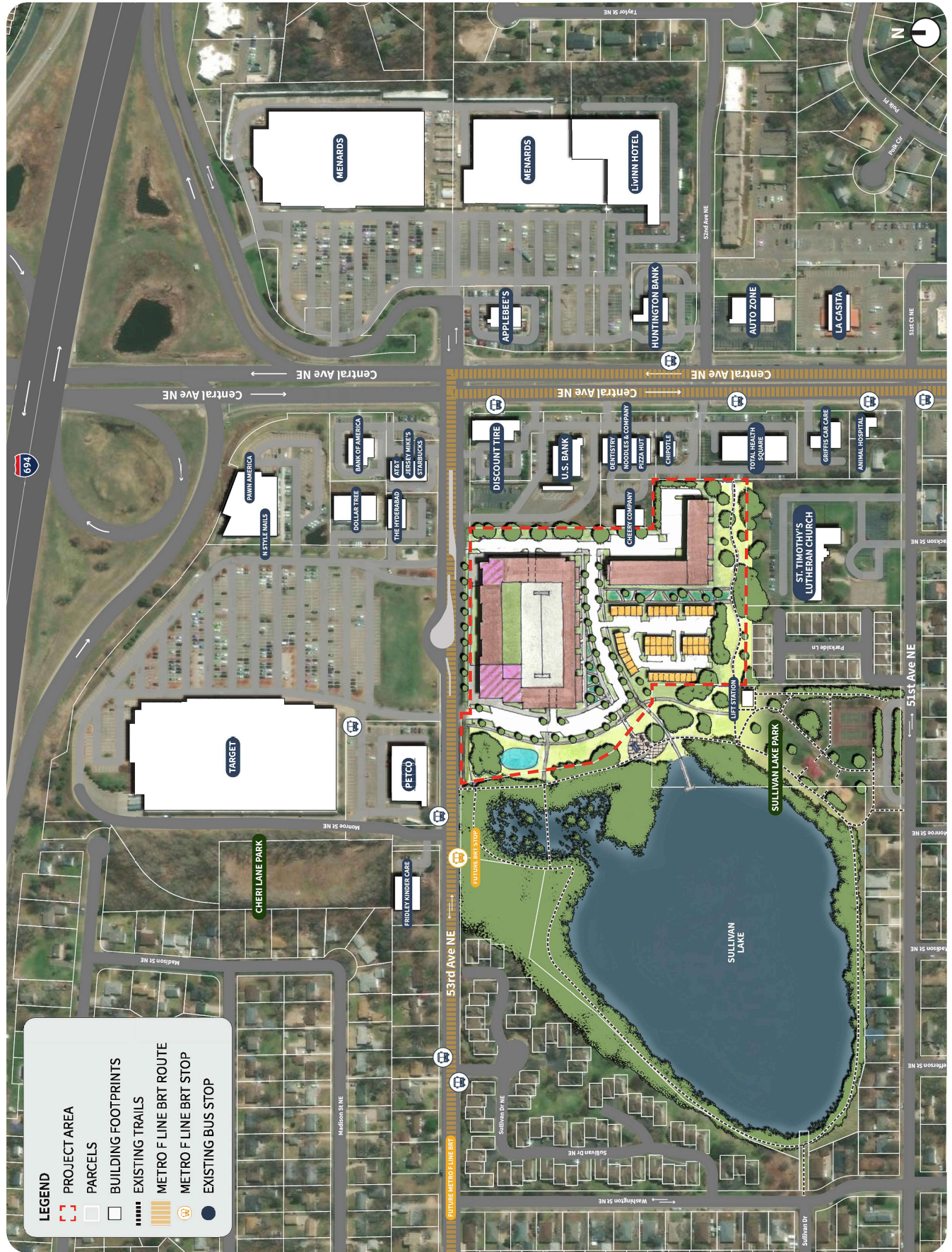
CENTRAL AVENUE

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Proposed 2040 Planned Land Use



MINNEAPOLIS
ST. ANTHONY



PREFERRED CONCEPT - TOTALS

- 16,000 SF of Commercial/Retail
- 440 +/- High Density Housing Units
- 50 +/- Rowhouse Townhome Units

- LEGEND**
- PROJECT AREA
 - PARCELS
 - BUILDING FOOTPRINTS
 - EXISTING TRAILS
 - METRO F LINE BRT ROUTE
 - METRO F LINE BRT STOP
 - EXISTING BUS STOP

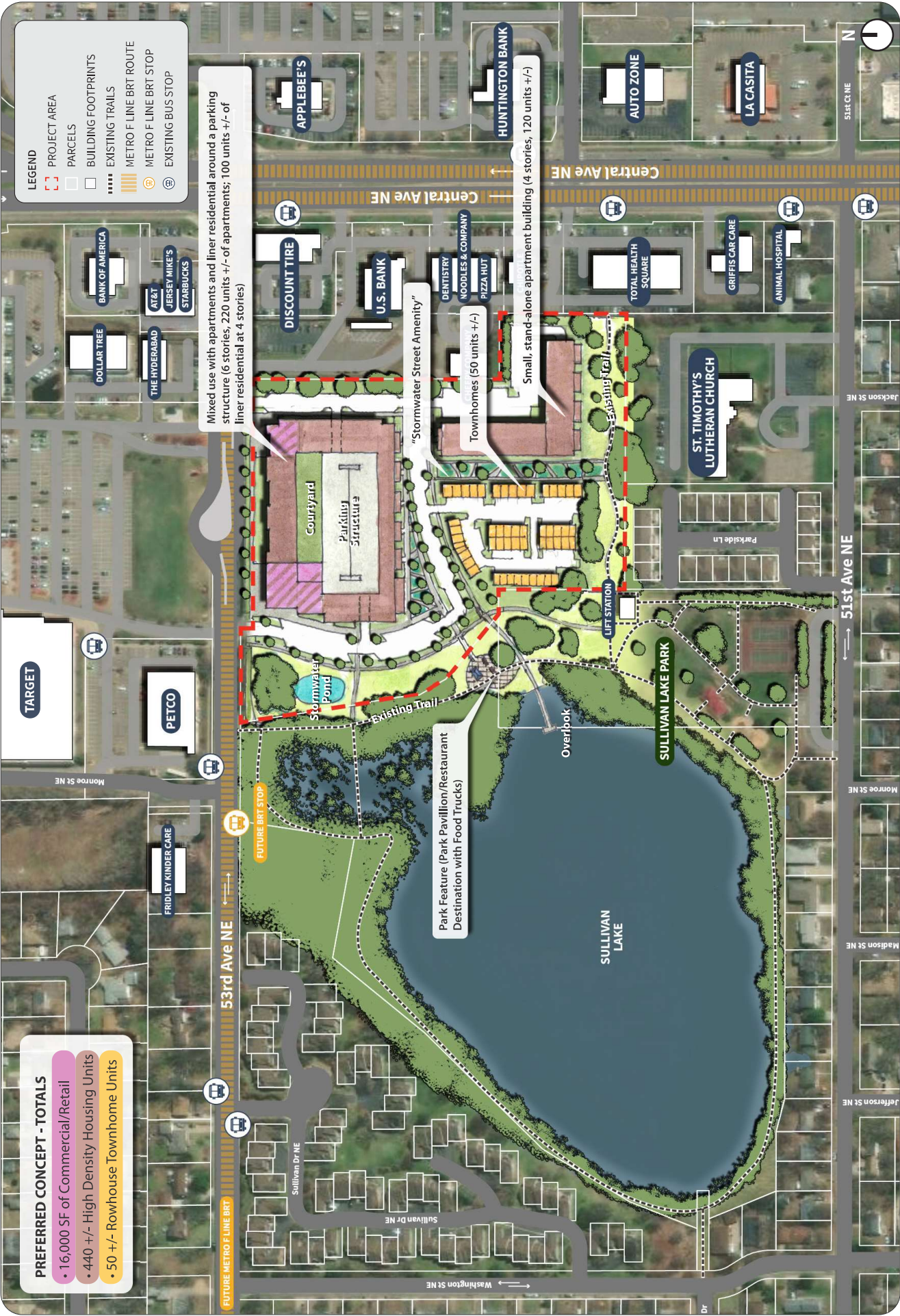
Mixed use with apartments and liner residential around a parking structure (6 stories; 220 units +/- of apartments; 100 units +/- of liner residential at 4 stories)

Park Feature (Park Pavilion/Restaurant Destination with Food Trucks)

"Stormwater Street Amenity"

Townhomes (50 units +/-)

Small, stand-alone apartment building (4 stories, 120 units +/-)



TARGET

PETCO

FUTURE BRT STOP

FRIDLEY KINDER CARE

Courtyard

Parking Structure

Stormwater Pond

Existing Trail

Overlook

SULLIVAN LAKE PARK

SULLIVAN LAKE

LIFT STATION

Existing Trail

ST. TIMOTHY'S LUTHERAN CHURCH

TOTAL HEALTH SQUARE

GRIFETS CAR CARE

ANIMAL HOSPITAL

DISCOUNT TIRE

U.S. BANK

U.S. BANK

DENTISTRY

NOODLES & COMPANY

PIZZA HUT

APPLEBEE'S

HUNTINGTON BANK

AUTO ZONE

LA CASITA

51st Ave NE

Jackson St NE

Monroe St NE

Madison St NE

Jefferson St NE

Washington St NE

Central Ave NE

Central Ave NE

Central Ave NE

Central Ave NE

Central Ave NE

Central Ave NE

Central Ave NE

Central Ave NE

Central Ave NE

51st Ct NE

51st Ct NE

51st Ct NE

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