

# Residential Construction Concerns in the 13<sup>th</sup> Ward

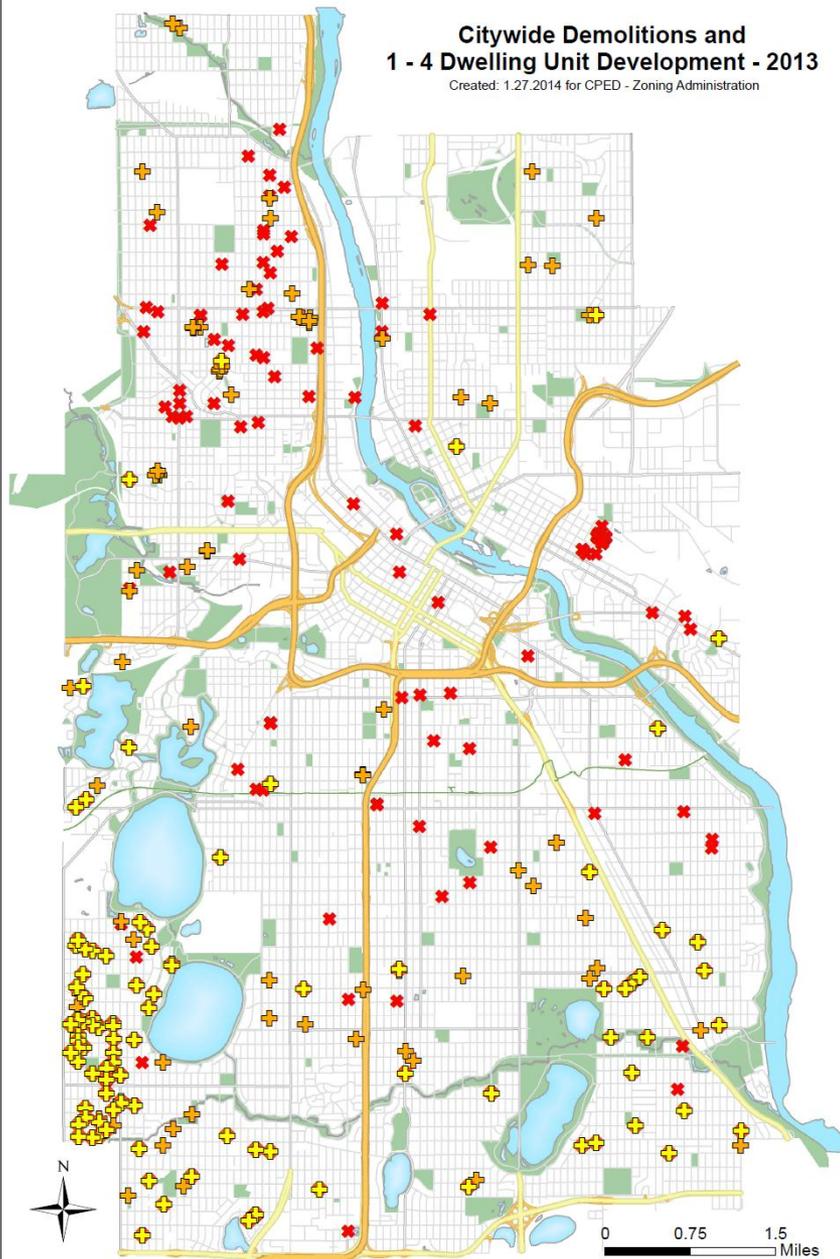
March 7, 2014

Council Member Linea Palmisano



## Citywide Demolitions and 1 - 4 Dwelling Unit Development - 2013

Created: 1.27.2014 for CPED - Zoning Administration



### Activity Type

- ⊕ Demo and Rebuild (1-4 DU)
- ⊕ New Building on Vacant Lot (1-4 DU)
- ✕ All Demolitions

Data compiled from best available sources. The City of Minneapolis assumes no legal responsibility for the accuracy of this map. For illustrative purposes only.



# 2013 Demolition and Rebuild Activity

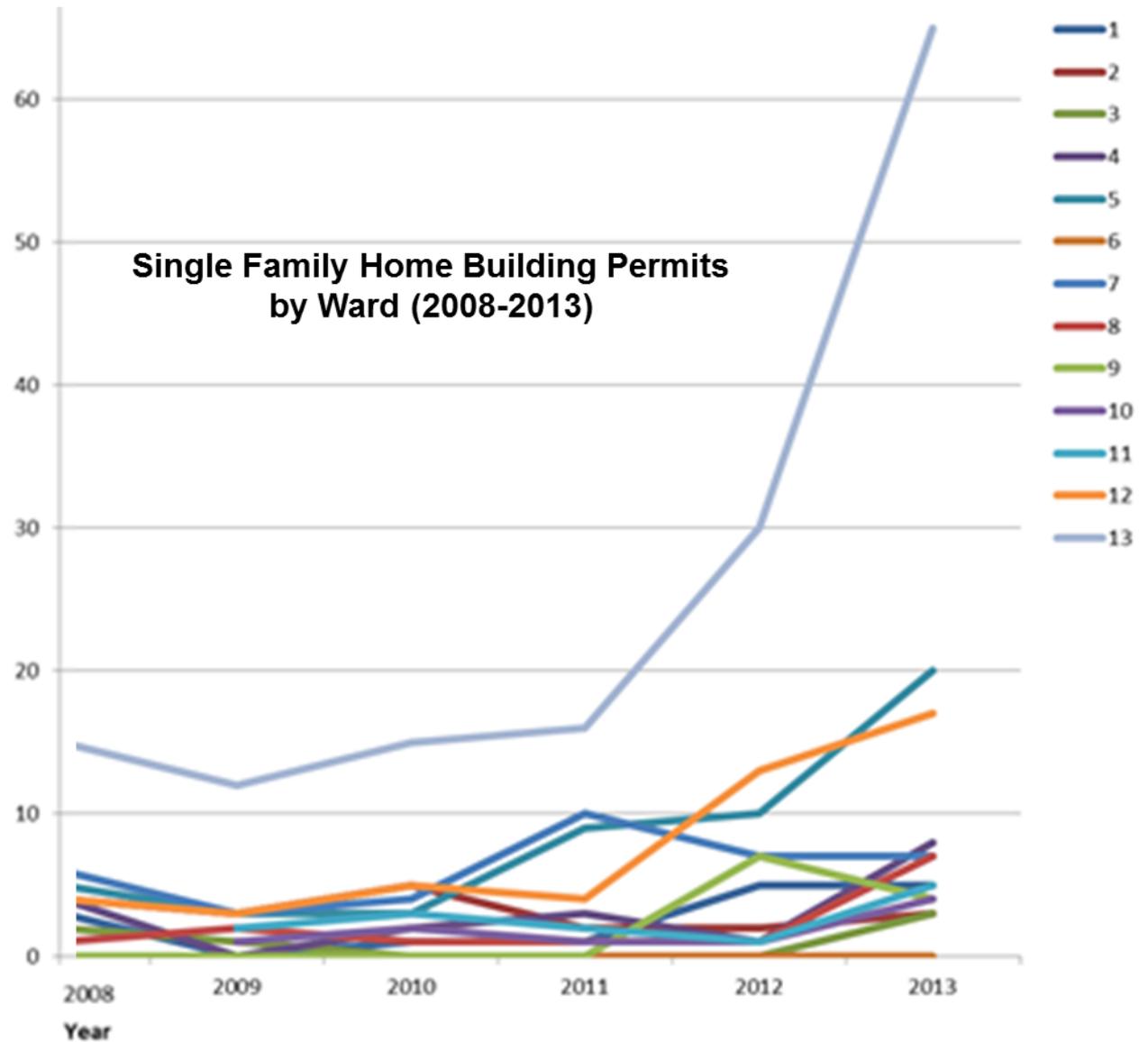
Wrecking and construction activities are felt especially hard when concentrated in one area.



# Permits by Ward

While building over the past five years has been proportionally greater in the 13<sup>th</sup> Ward, the amount of new activity is skyrocketing.

Single Family Home Building Permits by Ward (2008-2013)



# Example: Right-of-Way

Creates large un-plowable wake.



- Right-of-way access is a large impediment. Streets are narrowed.
- Many sites are fully capable of utilizing space within their property lines, but don't.
- Constant street use permit renewals detract from livability for those living nearby.



Glass against spilling-over dumpster.



# Example: Street Use Permit Activity

| Street Use Permits in 2013                       | Citywide | Ward 13                  |
|--|----------|--------------------------|
| Total Permits                                    | 3,270    | 714 (22% of all permits) |
| Residential (1-2 Dwellings)                      | 2,931    | 680 (23% of all permits) |
| Commercial                                       | 339      | 34 (10% of all permits)  |
| % of Permits Issued Multiple Times on a Property | 27%      | 37% (more often renewed) |

- **As of February 26, 2014: There were 240 open permits citywide\*, with 48 permits in the 13<sup>th</sup> Ward.**
  - 2014 starts off an active building year.
- **It takes four different departments acting together at our city to enforce dumpster removal due to winter parking ban enacted February 22<sup>nd</sup>, 2014.**
  - You still see dumpsters on the restricted side of our streets. This is a safety hazard.

*Data from Development Review Customer Service Center on Feb 26, 2014*

*\*Pulled from 90-day activity log as of December 1, 2013.*



# Example: Impassable

- Right-of-way access is impeded.
- Non-compliance with snow removal makes mobility difficult for pedestrians.
- Storage containers end up far from curb and without safety markings.



# Debris, Trespass, Accountability



Building materials on unshoveled sidewalk.

- Of 45 recent construction noise complaints, only 2 held after-hours permits. Poor compliance overall yet difficult to enforce.
- Lack of accountability: Developers blame subcontractors for violations.
- Contractors often use neighbor's utilities without permission.
- Idling of construction vehicles, and parking of them during snow emergencies.
- Construction debris and litter cause damage to neighboring properties.



# Example: Adjacent Property Damage

Neighbor's side entryway before excavation.



Neighbor's side entryway after excavation.



- Developers often declare “surprise” when soil composition presents problems.
- Soil composition and water table are major factors in safe, environmentally sensitive building practices.
- For those living next door, any recourse is challenging.
- Remediation efforts are often up to the damaged home's insurance policy.



# Examples: Environmental Damage

- Impact of excavation and building on soil, boulevard trees.
- Examples:
  - Drew Ave. S.: Dewatering and periodic inspections from Dept. of Health required for home built too low on water table, causing near-constant stream of water from home into alley and gutters.
  - Abbott Ave. S.: Public Works involved to investigate impact of adjacent rebuilt homes on home in lower lying area where several neighboring homes have already had basements rebuilt and lifted to minimize flooding.

