



MASTER PLAN for the

Marcy-Holmes Neighborhood



December, 2003

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INTRODUCTION

The Marcy-Holmes Master Plan Planning Process

This plan was developed over a period of about a year. The Marcy-Holmes neighborhood hired Dahlgren, Shardlow and Uban Inc., a private planning consulting firm, to facilitate planning discussions and draft the plan.

The planning process started in September of 2002 with general community meetings that allowed the participants to declare what they

liked or disliked about the neighborhood, what they wanted to preserve, what they wanted to achieve, and what they wanted to avoid. The cumulative results of this input formed the objectives for the plan. These objectives were then grouped by the chapter of the plan to which they most closely related.

Participants at the September community meetings also helped form a vision for the neighborhood by writing an imaginary letter to a friend or relative ten years from the date of the meeting they attended. These letters were synthesized to form a collective neighborhood vision.

Focus topic meetings were conducted from September to December to discuss issues related to the objectives for each chapter in the plan. The results of these meetings became policies in the plan. The consultant augmented the objectives and policies with maps and diagrams depicting the policies.

The neighborhood steering committee reviewed the first draft of the plan in January and February of 2003.

General neighborhood public review of the plan occurred in June of 2003. Planning Commission and City Council review occurred during the summer of 2003.



The Marcy-Holmes Master Plan and The Minneapolis Plan

The *Marcy-Holmes Master Plan* has been developed within the context and overall direction provided by *The Minneapolis Plan*. *The Minneapolis Plan* is the officially adopted comprehensive plan of the City of Minneapolis. It is used by the City of Minneapolis to guide zoning decisions, public infrastructure investments, and redevelopment efforts.

The Marcy-Holmes Master Plan describes how the Marcy-Holmes neighborhood can support the basic guidelines in *The Minneapolis Plan*. The master plan also describes how the neighborhood will address issues unique to the neighborhood that are not addressed directly in *The Minneapolis Plan*.

The Minneapolis Plan contains policies and guidance for several areas within and near the Marcy-Holmes neighborhood. They include:

- Activity Center¹ designations for Central Avenue/East Hennepin and Dinkytown.
- A Growth Center² designation for the University of Minnesota area and immediate vicinity.
- Community Corridor³ designations for University Avenue, Central Avenue, and East Hennepin Avenue east of Central Avenue.
- A Commercial Corridor⁴ designation along East Hennepin between the river and Central Avenue.

Just outside the neighborhood, *The Minneapolis Plan* recognizes an Auto Oriented Shopping Center at the Quarry, a Potential Growth Center in the Stinson Boulevard area, and an Industrial/Business Park Opportunity area in the Southeast Minneapolis Industrial Area (SEMI).

The Minneapolis Plan envisions a growth of 7,000 to 10,000 new jobs in the Southeast Minneapolis Industrial Area (SEMI) and the University of Minnesota campus area. *The Minneapolis Plan* also expects that 750 to 2,000 housing units will be built in conjunction with the new jobs in the University community. Marcy-Holmes can accommodate a share of these units on the edges of the neighborhood, while insisting that a solid core of single-family homes along 5th, 6th, 7th and 8th Streets be maintained.

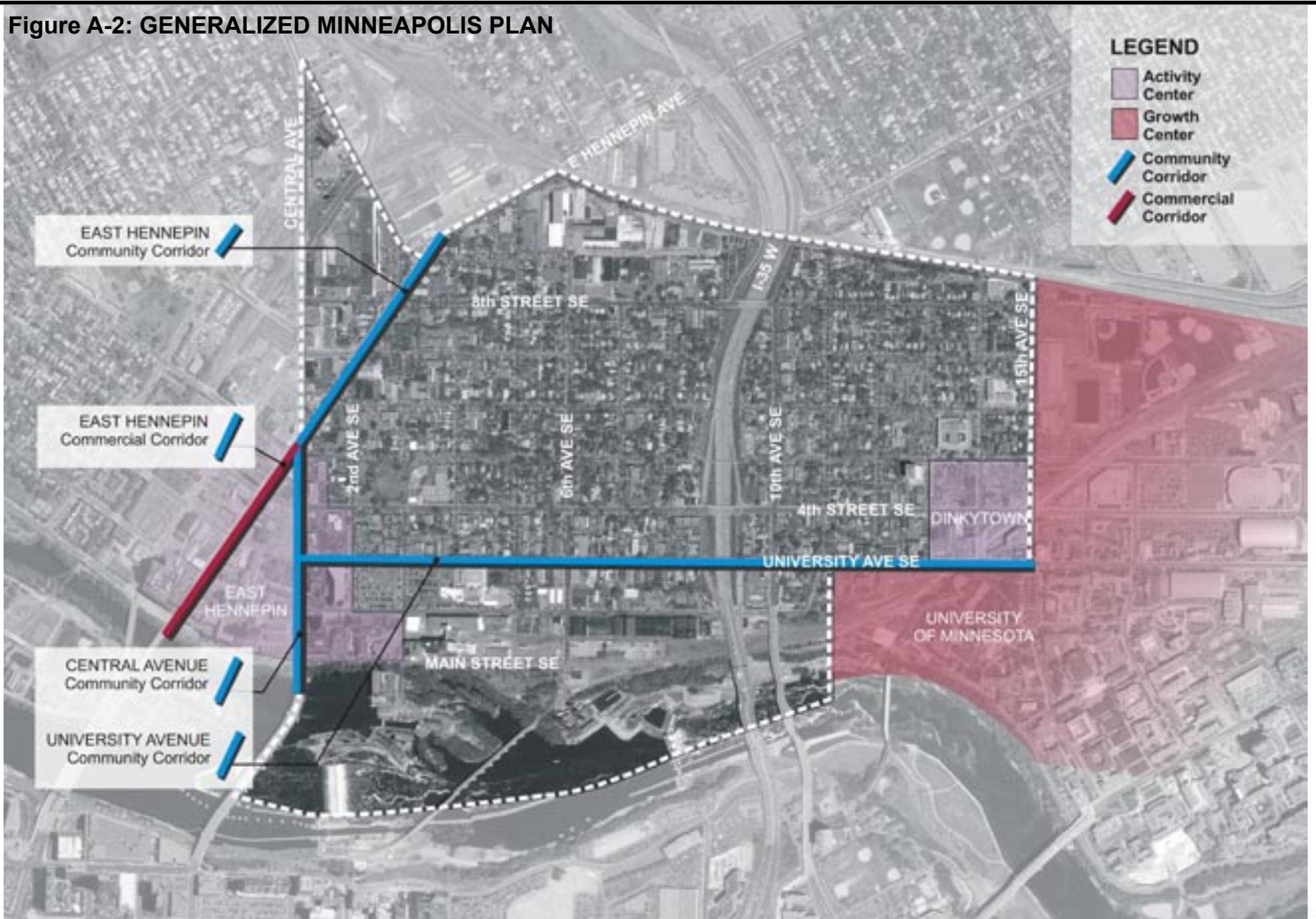
¹ Activity Centers are destinations that attract visitors from around the region. They have many different businesses such as retail, commercial, entertainment, educational, and other cultural or public facilities that encourage activity all day long and into the evening.

² Growth Centers are places of significant job concentration and growth. However, *The Minneapolis Plan* also indicates that residential development and retail and service uses be present so that employees can meet their daily needs in and around their workplace.

³ Community Corridors are streets that connect neighborhoods, carry a moderate volume of traffic, and have a primarily residential character but support a low-intensity mix of uses at key intersections.

⁴ Commercial Corridors are streets that have largely commercially-zoned property, carry high volumes of automobile traffic, and retain a traditional urban form in the buildings and street orientation of businesses.

Figure A-2: GENERALIZED MINNEAPOLIS PLAN



Marcy-Holmes Background and History

This brief background and history section is provided to establish a context for the issues that the neighborhood will face in the next several years.

The Marcy-Holmes neighborhood lies across the Mississippi River from downtown. The University of Minnesota forms the east boundary of the neighborhood. The west border of the neighborhood is the East Hennepin/Central Avenue commercial area.

Neighborhoods were first given “official” names in the late 1950s when the Minneapolis Planning Department began doing neighborhood planning and needed labels for the city’s many neighborhoods. At that time, the neighborhood was a part of Southeast Minneapolis.



The Marcy-Holmes neighborhood was designated in the 1970s at the beginning of the Community Development Block Grant process.



The neighborhood is the oldest in the city and has a rich history. The neighborhood organizations believe they and the City of Minneapolis have an obligation to preserve and enhance this historic character.

Father Louis Hennepin, a captive of the Dakota, is considered to be the first European to see St. Anthony Falls. The Dakota led him along the banks of the Mississippi River in 1680 on their way to see the rumored sacred falls on the Mississippi River.

The falls and the area around them waited another 160 years for development. The first sawmills were built on the east side of the river in 1848. The University of Minnesota moved to its current location in about 1856, two years before Minnesota became a state. The Stone Arch Bridge, built by railroad baron James J. Hill, was completed in 1883.

Beginning in the 1850s, the neighborhood became the early home of many of the city’s first industrialists and civic leaders. Some of those early settlers who are described in detail in Penny A. Petersen’s book *Hiding in Plain Sight* include:

- John Dudley, lumberman, miller, and merchant, lived at 701 5th Street SE
- Thomas Andrews, merchant and real estate entrepreneur, lived

- at 527 5th Street SE
- Woodbury Fisk, hardware merchant and flour miller built three homes on 5th Street SE
- William H. Lawrence, lumberman, lived at 622 5th Street SE
- John S. Pillsbury, merchant, flour miller, governor, and savior of the University of Minnesota, lived at 1005 5th Street SE
- John E. Lockwood, machinist and ironworker, built the Beaux Arts style home at 501 5th Street SE



movement was developing to preserve and protect the neighborhood. The Holmes Renewal project resulted in new homes, senior and handicapped housing, and rehabilitation in the part of the neighborhood nearest Central Avenue. The neighborhood also mobilized to regain a neighborhood school and expand the adjacent park. Residents also worked with the city planning department to lower the zoning densities to reflect existing uses.

The street on which all of these leaders once lived has been designated a preservation district by the City of Minneapolis.



The 1930s and early 1940s were years when virtually no new housing was built, but there was still a high demand for housing during the depression and the period of wartime industrial growth in the Twin Cities. Hence, overcrowding and doubling-up occurred as many large, older homes in the city were converted to rooming houses or apartments. The neighborhood's proximity to the University of Minnesota and downtown Minneapolis made it difficult to retain the area's single-family homes. This trend continued in the post-WWII years as attendance at the University of Minnesota jumped from about 6,000 students in 1943 to 25,000 students in 1946. Many families left the neighborhood as it became more rental in nature.

By 1982, the city's school population had declined to the point where schools were closed. The Marcy School building was one of many around the city that was closed. However, at the same time, a new

photos from *Hiding in Plain Sight* by Penny A. Petersen

However, recent events indicate that changes are occurring in the neighborhood. Developments in the last two years have added a significant number of new dwelling units to the neighborhood. Some of these developments have been controversial.

There are also pockets of deteriorated properties in the neighborhood that might be purchased by prospective developers.

There are other challenges for the neighborhood. Traffic continues to grow. Downtown continues to grow. The University of Minnesota continues to grow and remains a huge factor in the future of the neighborhood. New redevelopment in the Southeast Minneapolis Industrial Area (SEMI) could substantially increase the number of jobs in the area and the market for nearby housing.



These changes have caused the Marcy-Holmes neighborhood to develop a comprehensive plan for neighborhood development, redevelopment, and improvement that retains a strong core of single-family

The Marcy-Holmes Vision

residential homes.

The Marcy-Holmes neighborhood will be a place with well-maintained homes and apartment buildings. It will contain a core population of families and homeowners and house University of Minnesota students and young people.

All residents and other neighborhood stakeholders will have a sense of community and mutual respect.

New higher density housing will be limited to the edges of the neighborhood. Any reconstruction in the core of the neighborhood will be limited to single family homes and townhouses. The legislature and the University of Minnesota will support reinvestment in the neighborhood by offering housing incentives to university faculty and employees to live in the neighborhood to help solidify the core of the neighborhood and preserve the historic 5th Street area.

New multi-family developments will follow design guidelines that are established in the master plan including height, setbacks, and exterior appearance.

Dinkytown will also be preserved and will be a lively area for university students and neighborhood residents. New bars and restaurants with liquor will be limited in number in order to preserve a balance of shops and business establishments.



The neighborhood will retain the established corner grocery stores and restaurants. There will also be a variety of commercial services in Dinkytown, along East Hennepin, and at the Quarry Shopping Center.



The Mississippi riverfront will continue to be converted to public use along the waters edge. Main Street will be connected to the East River Road and a grand, new 6th Avenue Greenway will connect the heart of the neighborhood to the Mississippi River, the Stone Arch bridge, and the regional bike trail system. These enhancements will encourage the growth of bicycling and alternatives to the automobile.

The transit service in the neighborhood will continue to expand to meet the heavy and diverse needs of the neighborhood. Transit riders will be able to access light rail transit at Oak and Washington and in the Cedar-Riverside neighborhood and ride to either downtown Saint Paul or the airport.

Finally, the University campus will be a welcoming place to people who live in the Marcy-Holmes neighborhood. Residents will take part in the cultural life of the campus and value the University of Minnesota as a community asset. In turn, the University of Minnesota will also recognize its crucial impact on the quality of life in the neighborhood and actively work to improve it.



Goals for the Marcy-Holmes Neighborhood

Chapter 1 A land use pattern that allows for a variety of uses but protects sensitive single family and other residential areas from commercial and industrial uses and University of Minnesota expansion.

Chapter 2 A well-kept, well preserved, balanced supply of housing units that accommodates the needs of a variety of residents including single-family homeowners.

Chapter 3 A quieter, cleaner, better kept-up, and safer neighborhood.

Chapter 4 Healthy institutional, commercial and industrial areas that provide good jobs without overwhelming the livability of the neighborhood and its supply of housing.

Chapter 5 Preservation and enhancement of the neighborhood's parks, Mississippi River corridor, green spaces, and boulevards.

Chapter 6 A diverse population that acknowledges the needs of each culture and works well together to address neighborhood issues.

Chapter 7 Improved public transportation options and reduced traffic hazards and parking problems in the neighborhood.

Chapter 8 Preservation and enhancement of the small town character and traditional design features in neighborhood buildings.

Chapter 9 The preservation of the neighborhood's historic character and sense of local history.

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CHAPTER ONE: LAND USE

Chapter One: LAND USE

Goal: A land use pattern that allows for a variety of uses but protects sensitive single-family and other residential areas from commercial and industrial uses and University of Minnesota expansion.

Background

The following statements from *The Minneapolis Plan* provide the context for the land use policies in this chapter.

East Hennepin Avenue is a commercial corridor becoming increasingly desirable as a place to do business. Yet street-fronting parking lots, vacant buildings and lots, and structures in need of maintenance detract from the area. Redevelopment with a strong residential component will help to populate the area and strengthen local businesses. Higher density housing is appropriate in this area because it is close to downtown and the university and because of proposed transit improvements. The Northstar Commuter Rail Line, between Minneapolis and St. Cloud, will likely spur a great deal of development around the proposed station near 7th Street and Central Avenue. Ensuring that new development enhances the environment for pedestrians and bicyclists, by installing lighting, street trees, wider sidewalks, and dedicated bike lanes, will make this a very attractive and convenient place to live, work, and shop.

Central and University Avenues are community corridors where a variety of residential development is appropriate, particularly where transit service is good. Residential development should be well integrated to attract people to use the corridors' businesses to meet their daily needs. All of these routes are heavily traveled, some supporting nearly 20,000 trips per day, creating real challenges for pedestrians. Streets are wide, sidewalks are narrow, traffic is fast, boulevards exist only sporadically,

and there are few street trees. As more people move to the area, the improvement of the pedestrian environment will become increasingly important.

East Hennepin, Street Anthony Main and Dinkytown are busy activity centers with a mix of restaurants, bars, retail and entertainment uses. Transit service is good. Residences are appropriately high density to serve the nearby student population. Chronic issues of traffic congestion and parking shortages must be addressed through creative solutions such as transit incentives, shared parking arrangements, and provision of bike lanes and lockers.

The University of Minnesota is a growth center. *The Minneapolis Plan* encourages intensive employment growth and transit service in designated growth centers (of which there are three in the city: U of M, downtown, and the Wells Fargo/hospitals area). While job generation is the principal component of a growth center, a successful growth center incorporates residential development and retail and service providers so that employees can meet their daily needs in and around the work place. *The Minneapolis Plan* estimates that the University of Minnesota has the ability to provide an additional 7,000 to 10,000 new jobs and 750 to 2,000 new housing units over the next 20 years. As the area grows, more people and more cars will worsen the traffic congestion and parking shortages that are already impacting residential neighborhoods near the university. The development of more housing will reduce traffic congestion by allowing people to live within walking, biking, or busing distance to work. These new residents will need services such as transit, public infrastructure improvements, retail establishments, schools, and professional offices to support their "low-impact" lifestyle. Around the university, a variety of high-density, affordable housing is essential.

Objectives for Land Use

- *The Minneapolis Plan* Guidelines
- Multi-Family Housing
- University of Minnesota
- Dinkytown Boundaries
- Commercial Uses
- Single-Family Core

The Minneapolis Plan Guidelines

Objective: Implementation of the planning guidelines established in *The Minneapolis Plan*.

Policies:

The Marcy-Holmes neighborhood will support the designations set forth in *The Minneapolis Plan* for the following uses and the policies related thereto.

1. The University of Minnesota Growth Area.
2. The Commercial Corridor along East Hennepin from the river to Central Avenue.
3. The Community Corridors along Central Avenue, East Hennepin east of Central Avenue, and University Avenue.
4. The Activity Centers at East Hennepin/Central Avenue/St. Anthony Main and at Dinkytown.

Multi-family Housing

Objective: Focusing housing demand to acceptable areas on the edges of the neighborhood.

Policies:

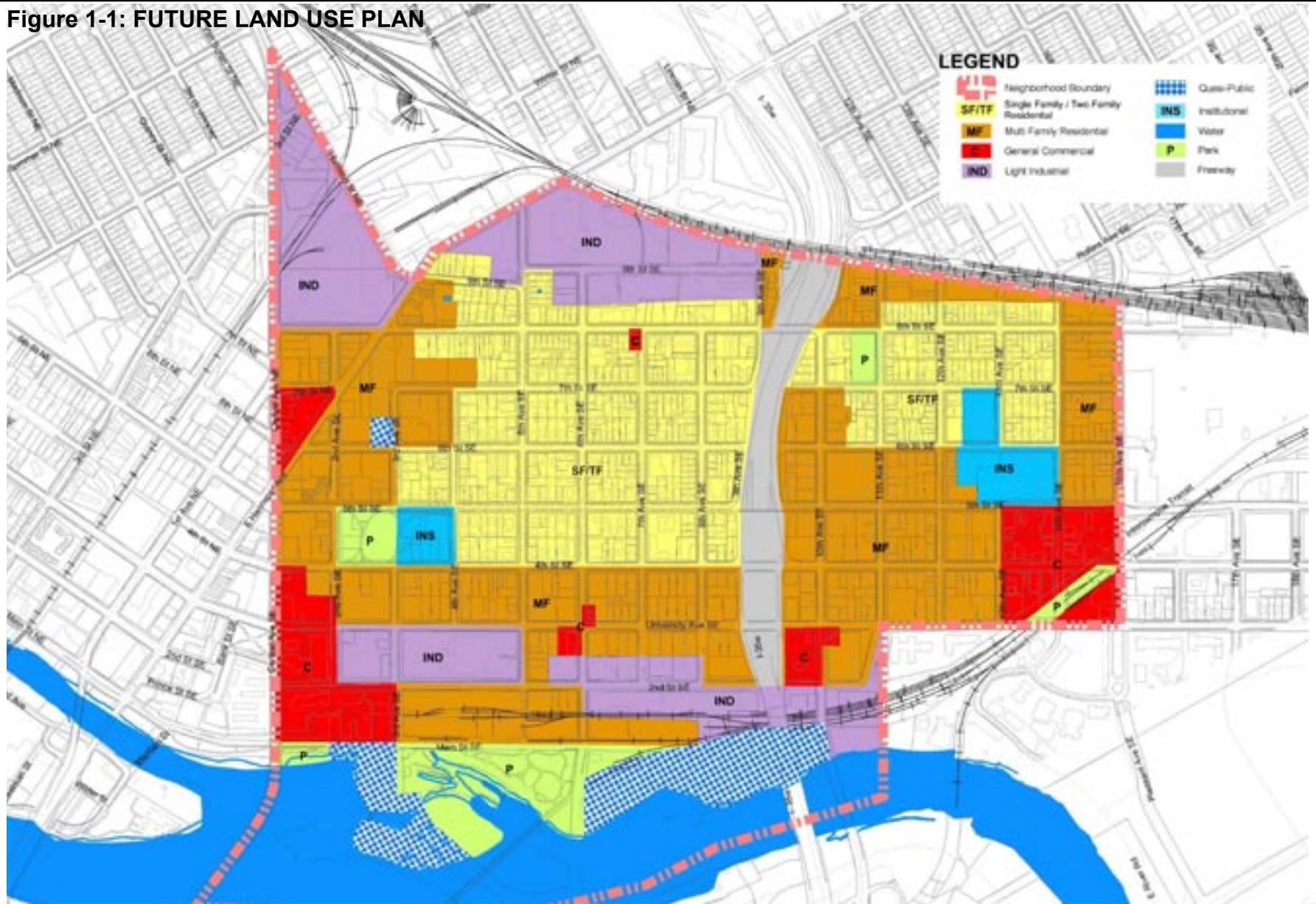
1. Land to the river side of 4th Street SE and the blocks between 14th and 15th Avenues from Dinkytown to the railroad tracks may be considered for higher density multi-family housing development.
2. Industrial properties along the river side of University Avenue and along the north side of 8th Street SE should be considered for mixed use developments including residential uses.
3. Residential building heights should not exceed four (4) stories in Dinkytown in order to preserve the historical character of the area.

Objective: Adaptive reuse (reuse of the existing buildings with only minor demolitions) of the grain milling area near St. Anthony Main if and when the active milling operations are discontinued.

Policies:

1. The neighborhood supports the adaptive reuse of the mills between 2nd Street and Main Street as mixed residential and commercial uses and activities that attract pedestrian traffic to the area.

Figure 1-1: FUTURE LAND USE PLAN



University of Minnesota

Objective: No encroachment of the University of Minnesota into Marcy-Holmes except for University owned housing.

Policies:

1. The U of M boundary should not expand into the Marcy-Holmes neighborhood except for possible creation of University owned and managed housing between 14th and 15th Avenues.

Objective: A better relationship between the U of M and the neighborhood.

Policies:

1. The neighborhood needs help from the City and Legislature to develop a more equal dialogue on University/neighborhood issues.
2. The University should attractively landscape and buffer the athletic department buildings along 15th Avenue.

Dinkytown Boundaries

Objective: Development and improvement of Dinkytown within its current boundaries.

Policies:

1. Dinkytown should continue its current compact form and boundaries. Commercial uses should not expand beyond the area bounded by 13th Avenue, University Avenue, 15th Avenue, and 5th Street SE, except UTECH and the Chateau.

Commercial Uses

Objective: Commercial areas that do not encroach into surrounding residential areas.

Policies:

1. The neighborhood supports the redevelopment and intensification of the Central/East Hennepin and Dinkytown commercial areas, but does not support expansion into the adjacent residential neighborhoods.
2. The neighborhood supports convenience retail activity at the locations shown on the accompanying land use plan map.

Single-family Core

Objective: Expansion of the single-family core of the neighborhood along Fifth, Sixth, Seventh and parts of Eighth Streets.

Policies:

1. The single-family core of the neighborhood along 5th, 6th, 7th, and 8th Streets should be protected for single-family or two-family use.

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CHAPTER TWO: HOUSING

Chapter Two: HOUSING

Goal: A well-kept, well preserved, balanced supply of housing units that accommodates the needs of a variety of residents including single-family homeowners.

Background

The 9,009 people that lived in the neighborhood in the year 2000 occupied 4,264 dwelling units. *The Minneapolis Plan* designates the University of Minnesota/SEMI area as a Growth Area. This area is the third largest employment center in the Twin Cities. The city plan anticipates more than 10,000 jobs being created in the area. The plan also anticipates between 750 and 2000 dwelling units will be built in the area over the next ten years to satisfy the housing demand created by the new jobs. Some of these units will be built in the Marcy-Holmes neighborhood and increase the population from year 2000 levels.

Given the current housing situation, the neighborhood has adopted the following objectives.

Objectives for Housing

- Housing Balance
- Housing Condition
- New Housing Unit Production
- Rental Housing

Housing Balance

Marcy-Holmes is a neighborhood with about 15% of its dwelling units owner-occupied compared with a citywide ownership rate of 51%. The neighborhood needs to increase homeownership to achieve balance and diversity of housing stock.

Objective: A balance and diversity of housing choices that includes more single family and/or owner-occupied housing units.

Policies:

1. The neighborhood will preserve the existing single-family homes. The single-family core of the neighborhood should be expanded for low density only. CPED should provide assistance to homeowners to renovate homes in this area.
2. The neighborhood opposes any new development that does not add to the percentage of owner-occupied dwelling units in the neighborhood.
3. The neighborhood supports the addition of new owner-occupied townhouse units on infill sites.
4. The neighborhood requests assistance from CPED and NRP to develop housing for middle-income families.
5. The neighborhood encourages the university to promote or create housing opportunities for faculty and staff in the neighborhood.
6. The neighborhood supports the conversion of rental units

to condominium or cooperative ownership and requests assistance from CPED and NRP to do this.

7. The neighborhood also seeks assistance from CPED and NRP in selective conversion back to one or two family homes of any rooming houses or single-family structures that have been converted to student rental housing in the single-family core of the neighborhood.
8. The neighborhood would also support conversion of some industrial buildings to residential use. An example is the Star Machinery building on 6th Street and 2nd Ave. SE

Housing Conditions

Overcrowding and poor housing conditions are a concern of the neighborhood.

Objective: Improved housing conditions.

Policies:

1. The neighborhood will work toward getting the absentee landlords in the neighborhood together to focus on problems and solutions.
2. The neighborhood strongly urges the City of Minneapolis to place the entire Marcy-Holmes neighborhood in one inspections district so that the inspector sees the big picture and the total needs of the neighborhood.
3. The neighborhood supports strong regulations and code

enforcement by the city's Inspections Department to correct items, such as unkempt properties, exterior home maintenance, and parking on lawns, which are in violation of city codes.

4. If student enrollment is increased, University of Minnesota housing should be increased at the same rate.
5. The neighborhood supports demolition of problem properties by any public agency only if the neighborhood is involved in the decision and it is found that it is not feasible to rehabilitate the property.

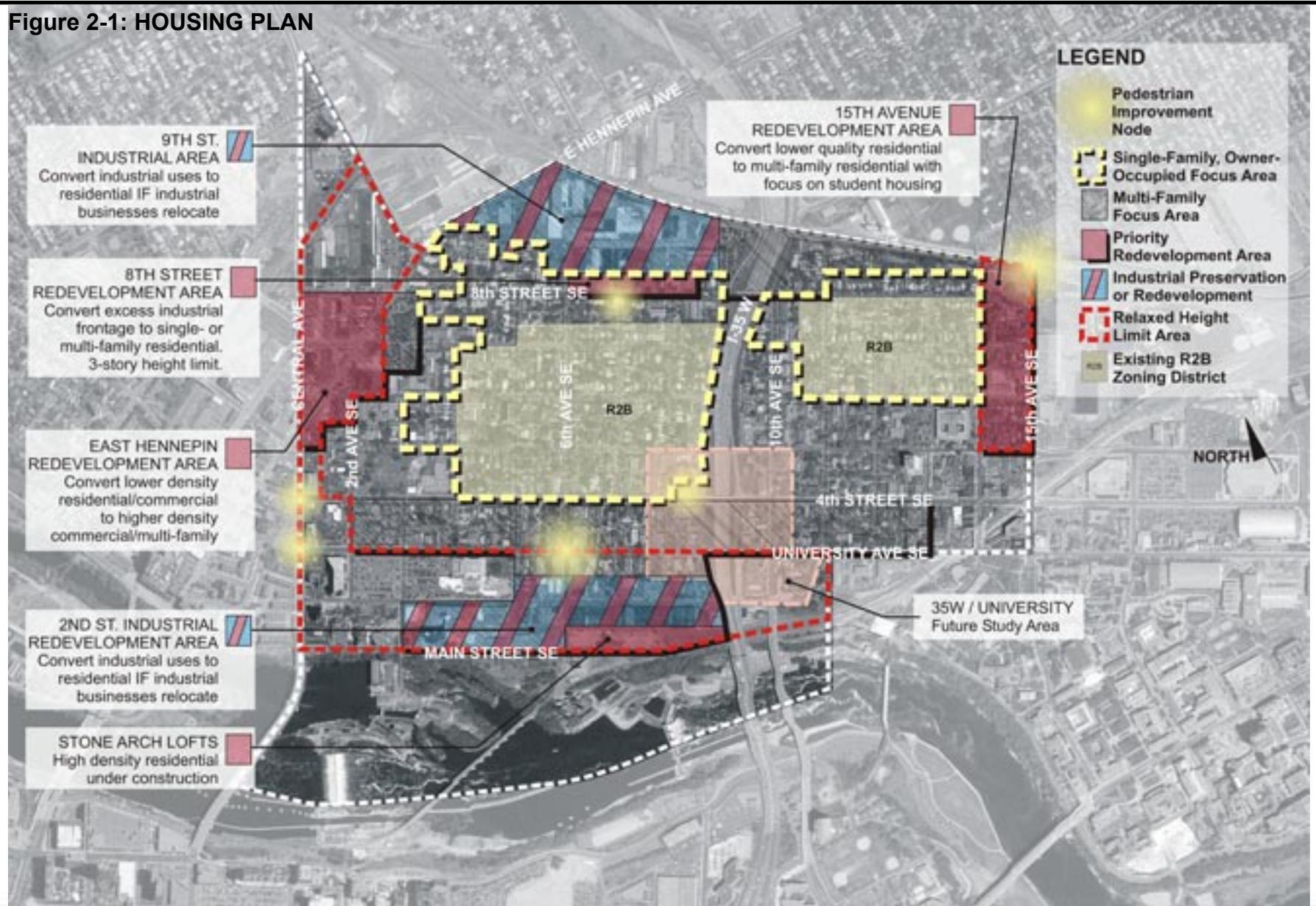
New Housing Unit Production

Objective: Housing construction to replace deteriorated units and provide for a balance of housing types.

Policies:

1. The Marcy-Holmes neighborhood supports new multi-family housing construction on the fringe of the neighborhood in the following locations:
 - o In the blocks between 14th and 15th Avenue SE outside of Dinkytown.
 - o Along the riverfront where housing is not adversely impacted by adjacent industrial uses.
 - o In sites converted from marginal commercial/industrial uses along E. Hennepin Avenue.
 - o Between University Avenue and 4th Street SE, which are major traffic carriers and transit routes.
 - o The triangle between 8th Street, East Hennepin, and Central Avenue.

Figure 2-1: HOUSING PLAN



Rental Housing

Objective: Uncrowded, safe and sanitary rental housing.

Policies:

1. The neighborhood supports increased efforts by the City to enforce occupancy limits for the number of dwelling units indicated on the occupancy certificate posted in the entryway of all multiple family dwellings.
2. The Marcy-Holmes neighborhood supports efforts by the University of Minnesota (U of M) to provide information to students living off campus that they need to respect their property and the rest of the neighborhood so that it can be preserved for future generations of students and that everyone in the neighborhood can live in harmony.
3. The neighborhood invites the U of M to be more supportive of the neighborhood in the issues of overcrowding and other code violations. Students should be able to obtain help from student legal services and the ombudsman in the residential life office at the U of M to address issues of over-occupancy.
4. The neighborhood encourages the U of M to avoid publicizing housing that is a problem (code violations or noisy parties).

The U of M's referral service needs to find a way to steer students away from these problem properties in a manner similar to the way the Better Business Bureau provides information to consumers about particular businesses.

5. The neighborhood supports the publication and distribution of pamphlets such as, A Place of Your Own. This pamphlet informs students about their rights and responsibilities in off campus housing.
6. The neighborhood will work with students to harness the power of the Internet to help in the reporting of violations.
7. The neighborhood will utilize the Minnesota Daily and the neighborhood newspaper to publicize the rights and obligations of student renters.

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CHAPTER THREE: LIVABILITY

Chapter Three: LIVABILITY

Goal: A quieter, cleaner, better kept-up, and safer neighborhood.

Background

The neighborhood faces many livability challenges. Livability is the measure of how well people can live in a neighborhood without being adversely impacted by noise, rundown properties, vandalism, graffiti, trash and litter, crime, pollution, and abusive behavior toward residents. Number one on the list of things people do not like about their neighborhood is housing deterioration. Noisy parties also rank high on the list of dislikes. Garbage, trash, and litter problems are also a significant challenge followed by poor street lighting and pollution.

The neighborhood's livability objectives are stated below:

Objectives for Neighborhood Livability

- Litter and Trash
- Noisy Parties
- Vandalism and Graffiti
- Property Maintenance
- Reporting of Violations
- Snow Removal
- Air Quality
- Bars and Alcohol
- University of Minnesota Sports Events
- Noise

Litter and Trash

Objective: A generally cleaner neighborhood.

Policies:

1. The neighborhood will request that the City clarify whose responsibility it is to pick up trash on private property and notify landlords. There is uncertainty as to whether it is the landlord or the tenants.
2. The neighborhood will work with the fraternities and sororities and others to coordinate clean sweep and other efforts to clean up the neighborhood.
3. The neighborhood is in favor of more concrete public trash receptacles and the timely emptying of them.
4. The neighborhood also supports efforts to keep the bus stops, bus shelters, and other public spaces free of trash and litter.
5. The neighborhood supports increased trash removal efforts during the fall move-in and spring move-out periods to contend with the additional trash and objects that are thrown out during these periods.

Noisy Parties

Objective: A substantial reduction in noisy parties.

Policies:

1. The neighborhood supports efforts by the City of Minneapolis, Marcy-Holmes neighborhood, and NRP to deploy more police patrols from the spring to early fall to respond to noisy party complaints.
2. The neighborhood strongly urges the City to enforce its existing zero tolerance approach to livability crimes.
3. The neighborhood encourages and will provide support for the police to document the calls and the results of the police response so that the neighborhood can focus mitigation efforts on those properties.
4. The neighborhood supports CCP/SAFE and will continue to work with the Second Precinct SAFE officers.
5. The neighborhood supports increased landlord, student, and U of M accountability.
6. The neighborhood encourages the U of M and surrounding schools to develop a code of conduct for students and an office of student conduct.
7. The neighborhood encourages residents and neighbors to use 911. The complaint should be recorded as a “noisy party” violation.

8. The neighborhood encourages mixing of students and long-term residents in a Block Club format so that they can exchange views concerning noisy parties and other related issues.
9. The neighborhood and CCP/SAFE also will work with the alternative schools, group homes, and halfway houses to communicate the need for the students and residents to respect the neighborhood.

Vandalism and Graffiti

Objective: Reduction of vandalism and graffiti and closer police-community relations.

Policies:

1. The neighborhood encourages the City, MHNA, and NRP to provide support for the Minneapolis police to increase patrols and police presence in the early fall and spring time periods. Increased police patrols on weekends between midnight and 2:30 A.M. are essential.
2. The neighborhood will encourage and seek to provide information and some financial support to encourage the quick removal of graffiti by the property owner. This is the most effective way to keep the problem from spreading.
3. The neighborhood supports the distribution of information to landlords and residents on how to fight graffiti.
4. The neighborhood urges the Minneapolis Police Department to document the calls and perpetrators of these offenses.

5. The City and State should outlaw the sale of spray paint and acids to minors in the state of Minnesota to prevent acts of vandalism.
6. The neighborhood supports the dissemination of information to new renters that encourages them to secure their bicycles and apartments immediately upon occupying their new apartments in the fall of the year when burglaries and thefts are the worst.
7. Regular foot patrols are encouraged for the Dinkytown area.

Property Maintenance

Objective: Promotion of a sense of responsibility and respect for property.

Policies:

1. The neighborhood encourages landlord accountability for maintenance of their property.
2. The neighborhood encourages the University of Minnesota to provide information to students that encourages them to respect property and the neighborhood.
3. The neighborhood will continue to develop and support programs and activities that foster a pride of ownership in neighborhood properties.

Reporting of Violations

Objective: Periodic, vigilant reporting of livability violations in the neighborhood.

Policies:

1. The neighborhood must advocate stronger ordinances, and make greater efforts in the reporting of suspected violations to city officials, and university officials when relevant, related to parking, yard clutter, graffiti, noisy parties, garbage, and unkempt properties by publishing the phone numbers that people can call to make complaints.
2. The neighborhood strongly urges the City to enforce its ordinances related to livability crimes.
3. The neighborhood also supports the development of a program to emphasize housing code violations and enforcement each spring and fall. A team of up to thirty landlords and residents would be directed or encouraged to canvas the neighborhood and report all the property violations such as broken windows or graffiti that they see in their sector. It is hoped that this kind of two-week effort done twice a year will not burn-out residents involved in the program.
4. The neighborhood supports hiring staff to deal with livability crime violations, record keeping, monitoring, and compliance.

Snow Removal

Objective: Ensure adequate snow removal.

Policies:

1. The neighborhood will advocate for the swift clearance of snow near senior citizen buildings and in the commercial areas of Dinkytown and Central Avenue.
2. The neighborhood will cooperate with the City in getting the message out to all property owners that it is their responsibility to clear snow from sidewalks.
3. The neighborhood supports a program to provide assistance to those who are unable to remove their own snow.

Air Quality

Objective: Cleaner air.

Policies:

1. The neighborhood supports the reduction of auto emissions by supporting the bus system.
2. The neighborhood also supports developing pedestrian and bicycle linkages to downtown, the U of M, and the river trail system.

3. Power plants should be converted to natural gas.
4. The City needs to make a stronger effort to identify and reduce pollution from business sources that are polluting the environment, particularly along the river and along the 9th Street corridor. (An environmental profile done in 1996 details those locations where the neighborhood needs to focus its attention.)

Bars and Alcohol

Objective: No more, preferably fewer, bars in the Dinkytown area.

Policies:

1. The neighborhood requests that the City of Minneapolis not grant any more on-sale liquor licenses to bars that encourage binge or underage drinking. These practices include “All you can drink “ or similar promotions and advertising that promotes excessive drinking.
2. The neighborhood also requests that the City of Minneapolis more stringently review license renewals and withhold renewal to those businesses that are serving underage patrons.
3. The neighborhood supports the City’s adoption of special provisions and training of employees of Dinkytown drinking establishments to curb underage drinking.

University of Minnesota Sports Events

Objective: Avoiding or mitigating the negative impacts of a campus football stadium.

Policies:

1. The neighborhood is opposed to a campus football stadium that would also include the Minnesota Vikings.
2. The neighborhood will oppose any stadium plan that adds parking problems in the Marcy-Holmes neighborhood.
3. The neighborhood is opposed to tailgating activities in the neighborhood.

Noise

Objective: Reduction of the general level of noise in the neighborhood.

Policies:

1. The neighborhood supports the City's existing noise ordinance and wants the City to enforce it more vigorously.
2. The neighborhood encourages and will provide support to the City and police to do a much better job of enforcing the existing ordinance and documenting offenders so that the neighborhood can assist in mitigative measures.

3. The neighborhood supports the study of the feasibility of constructing a deck over I-35W that will suppress noise and link the two sides of the neighborhood.
4. The neighborhood opposes events that direct loud music from speakers into the neighborhood.

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CHAPTER FOUR: ECONOMIC DEVELOPMENT

Chapter Four: ECONOMIC DEVELOPMENT

Goal: Healthy institutional, commercial and industrial areas that provide good jobs without overwhelming the livability of the neighborhood and its supply of housing.

Background

The number one thing that Marcy-Holmes residents like about their neighborhood is the convenience of living near the University of Minnesota, downtown, the river, the Quarry, Rosedale, East Hennepin, and Dinkytown. These places provide educational opportunities, jobs and services for neighborhood residents. The challenge in the neighborhood is not inducing economic development but trying to contend with and control the impacts of economic development. At the same time, there could be a decline or cessation of flour milling and other industrial activity along the river that could result in a loss of jobs. The neighborhood views this as an opportunity to put more uses on the river that produce pedestrian activity and would like to see a mixture of residential and commercial uses developed in any industrial properties that are vacated.

Objectives for Economic Development

- Industrial Areas
- East Hennepin and Dinkytown
- Locally Owned Small Businesses

Industrial Areas

Objective: Attractive industrial areas that are compatible with the housing in the neighborhood.

Policies:

1. The neighborhood supports the continuation of the industrial businesses along 9th Street. Surplus frontage on 8th Street should be converted to housing or considered for a community center.
2. The Marcy-Holmes neighborhood supports the development of the Southeast Minneapolis Industrial Area, provided new housing units are constructed in concert with the commercial or office development. Without new housing units, there will be extreme pressures placed upon the housing supply in the neighborhood resulting in higher rents and deferred maintenance.
3. The neighborhood supports the continued operation of Metal-Matic and its industrial neighbors such as ADM and W.D. Forbes. However, residential redevelopment options should be explored when these industrial uses cease.

East Hennepin and Dinkytown

Two primary commercial nodes (Activity Centers) serve the Marcy-Holmes neighborhood – one at Dinkytown and the other in the East Hennepin and Central Avenue area. The neighborhood is also part of the market area for the Quarry Shopping Center at 18th and Johnson Street NE. This large shopping center with Home Depot, Target, and Rainbow Foods strongly impacts the ability of the neighborhood to attract grocery, general apparel, and hardware stores within its boundaries.

Given these competitive pressures, the neighborhood has developed the following objectives and policies.

Objective: Attraction of additional commercial activities, primarily neighborhood retail.

Policies:

1. The neighborhood will focus attention on Central Avenue, East Hennepin Avenue, and Dinkytown for core neighborhood services such as groceries, hardware, and pharmacies.
2. The neighborhood encourages and would accept additional restaurants in the East Hennepin area.



3. Dinkytown will be primarily, though not exclusively, a pedestrian-oriented place for walk-in business from University students, faculty, employees, visitors to the University, and nearby residents.
4. The neighborhood supports the preservation of the historic, eclectic character of Dinkytown.
5. Preservation of the character requires that new buildings be built within the four (4) story height framework of the district and relate to the surrounding architecture in scale and design (see Figure 4-1).

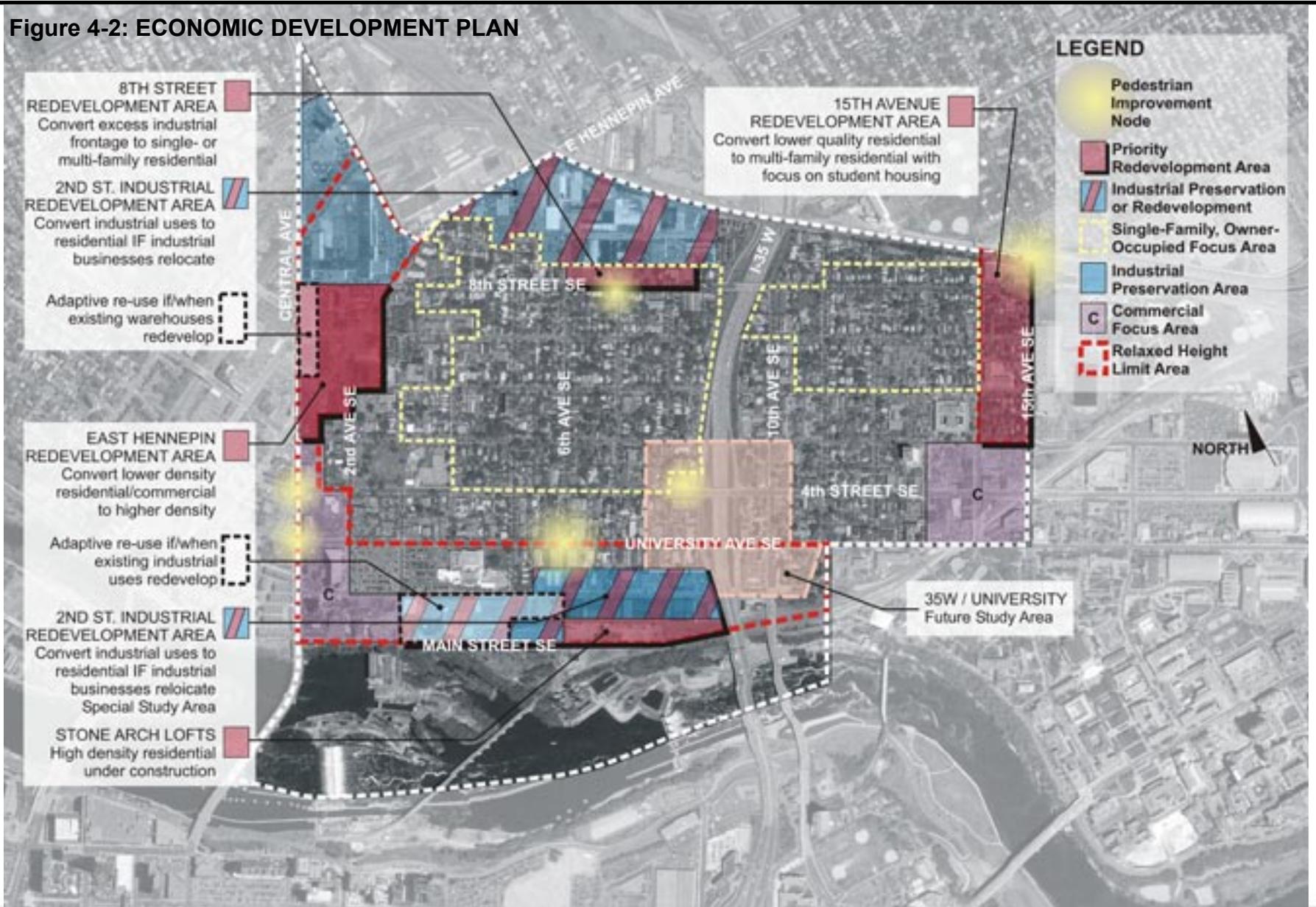
6. All businesses should have active, glass storefronts, with individual business entrances on the sidewalk.

7. There should be no parking lots with frontage on 4th Street SE.

8. The neighborhood supports a diverse mix of businesses. The Dinkytown district should not be dominated by restaurants and drinking establishments.

9. The city should re-examine its parking meter regulations in Dinkytown to allow free parking to start earlier in the evening.

Figure 4-2: ECONOMIC DEVELOPMENT PLAN



Locally Owned Small Businesses

Objective: Preservation of unique locally owned small business.

Policies:

1. The neighborhood supports the preservation and establishment of unique shops and restaurants. These may be “mom and pop” stores or those that have a limited number of locations in the Twin Cities.
2. The neighborhood encourages small sized stores rather than big box retail structures.

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CHAPTER FIVE: PUBLIC REALM

Chapter Five: PUBLIC REALM

Goal: Preservation and enhancement of the neighborhood’s parks, Mississippi River corridor, green spaces, and boulevards.

Background

The neighborhood’s public realm includes all indoor and outdoor public space, including:

- ⊙ The Mississippi River and riverbanks
 - Parks:
 - Elwell, 6th Street & 7th Avenue
 - Holmes, 5th Street & 3rd Avenue
 - Marcy, 7th Street & 11th Avenue
 - The Sixth Avenue Gateway, between University Avenue & the river
 - Bike paths and trails
 - The open space in the I-35W right-of-way
 - The community garden at 10th Avenue and 8th Street
 - Streets, alleys, sidewalks, boulevards, and boulevard trees, lights and signs
 - Marcy School (K-8th grade), 5th Street & 4th Avenue
 - Southeast Community Library at 4th Street and 13th Avenue
 - Fire Station 11 at 229 SE 6th Street



Neighborhood residents especially value their proximity to the Mississippi River. They are concerned about inadequate sidewalks and roads, the absence of a community center, misuse of neighborhood parks, poor street lighting, and the absence of a public high school. The library is not handicapped accessible.

Parks



Most of Marcy-Holmes’ southern boundary is the Mississippi River, from Central to 11th Avenues. This stretch of the river is part of the Mississippi National River and Recreation Area (MNRRA), and unit of the National Park Service. The river’s amenities in Marcy-Holmes include St. Anthony Falls, the Stone Arch Bridge, part of Minneapolis’ Grand Rounds National

Scenic Byway, Hennepin Island, and Father Hennepin Bluffs Park. The neighborhood river frontage also includes the University of Minnesota Steam Plant and the proposed Whitewater Park. A significant portion of the Hennepin Island area is owned by the University of Minnesota and Xcel Energy, and is generally not accessible to the public. Community recreational programs are not provided at Marcy-Holmes’ parks, but are available at Van Cleve Park just north of Marcy-Holmes at 901 15th Ave.

Schools



Marcy Open School is the neighborhood’s only public school, built adjacent to Holmes Park in 1992. The school’s enrollment in fall of 2002 was 608. Its magnet program draws students from the entire city. All children in the Marcy-Holmes neighborhood can be accommodated at Marcy School. The neighborhood also includes four private or alternative

schools: Pease Academy, Second Foundation, Heart of the Earth Survival School, and Community Learning Project, plus a few preschool programs.

Fire and Police Stations

The neighborhood is served by two fire stations: Station 11 in the neighborhood at 229 6th Street SE and Station 19 at 200 Ontario Street, near Oak and Washington. The neighborhood is in the Second Police Precinct. The station is a mile north of Marcy-Holmes at 1911 Central Avenue NE. Police are dispatched to crime complaints as they patrol, not from the precinct station.

Other Community Gathering Spaces

The neighborhood includes eight churches serving Lutheran, Baptist, Catholic, Congregational, Ukranian Orthodox, Presbyterian and Latter Day Saints denominations. No Name Exhibitions is an art center in the redeveloped Soap Factory building at 110 5th Ave. The office for the Marcy-Holmes Neighborhood Association and its Neighborhood Revitalization Program is located in the University Technology Center, 1313 5th Street. MHNA meetings are held at University Lutheran Church of Hope, 601 13th Ave. The neighborhood's many coffeehouses and restaurants also serve as gathering spaces.



Objectives for the neighborhood's Public Realm

- Parks and Trails
- Recreational Programs
- Community Center
- Street Lights
- Green Space and Trees
- Schools
- Streets and Streetscape Improvements
- Mississippi River

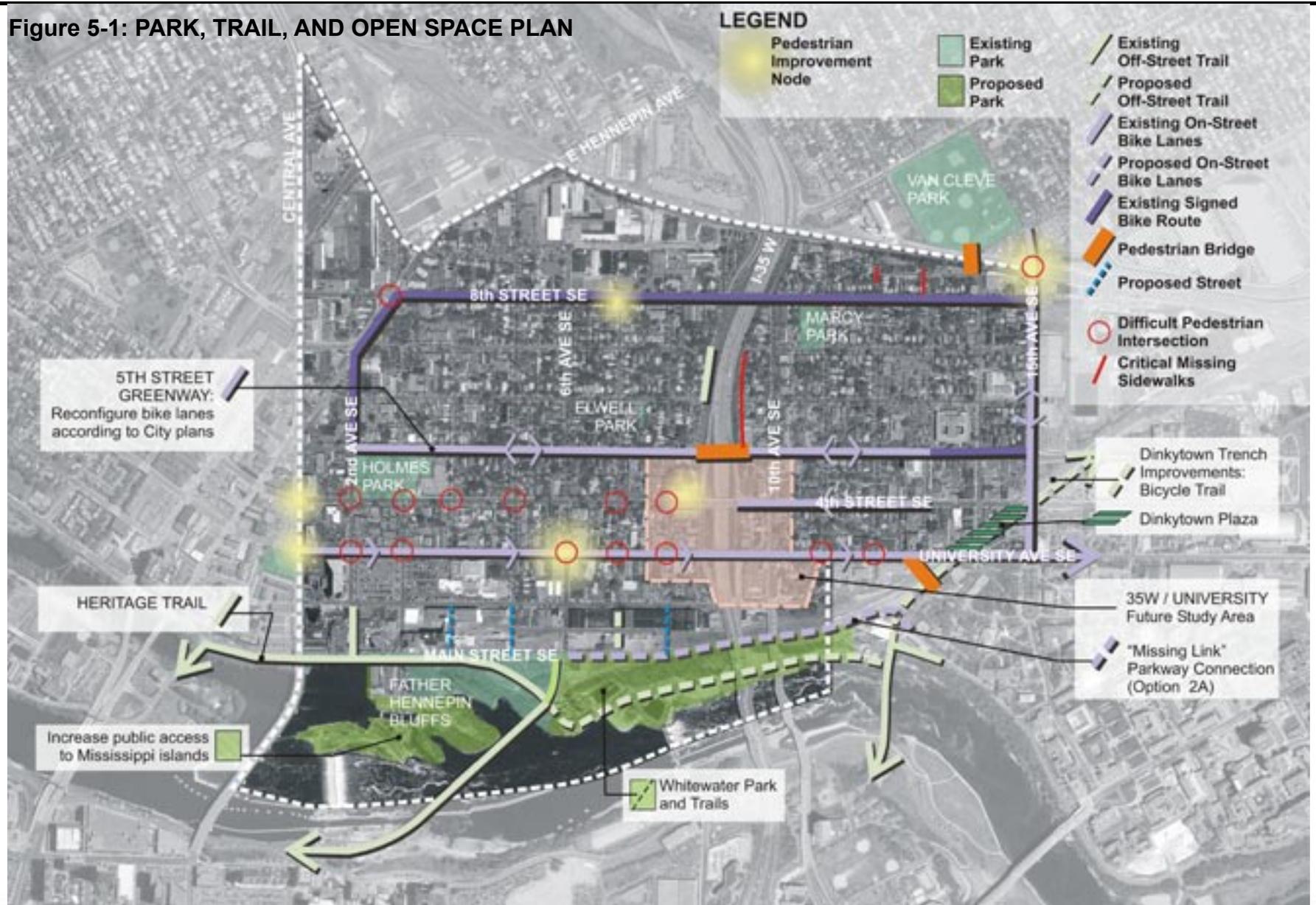
Parks and Trails

Objective: Improvement of the existing parks and greenways and make limited additions to the open space system.

Policies:

1. The neighborhood's two major parks, Holmes and Marcy, should be adequately maintained by the City and controlled so that overuse (turf damage) does not occur.
2. The neighborhood supports the connection of Main Street to the East River Road by way of what is called the "missing link." Option 2A, as agreed to by the City, Park Board, and University of Minnesota should be constructed. This option has received official City approval but has not been programmed yet.
3. A sledding hill in the neighborhood would be desirable.
4. The neighborhood urges the completion of the bike trail through the Dinkytown trench that will eventually connect the Saint Paul Campus, Minneapolis Campus and Stone Arch Bridge.

Figure 5-1: PARK, TRAIL, AND OPEN SPACE PLAN



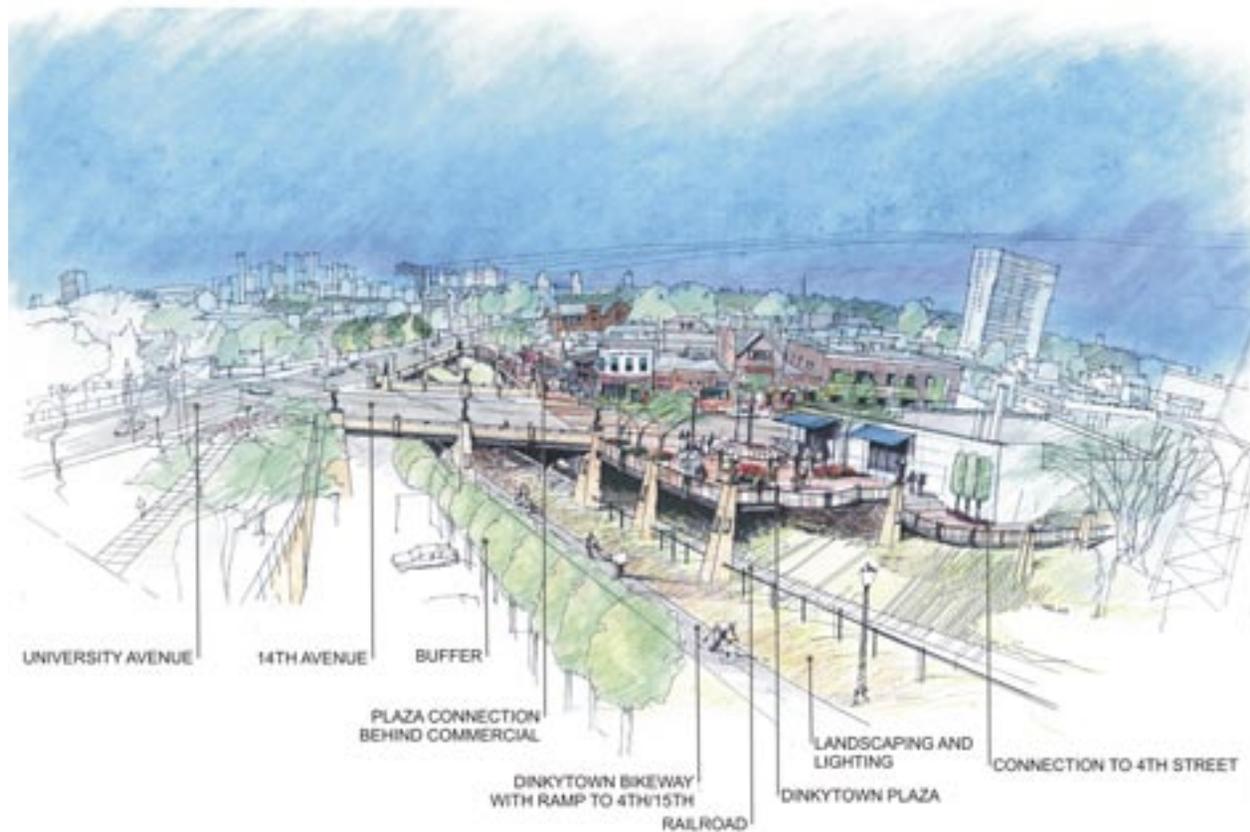
5. The neighborhood supports the construction of a public plaza over the existing railroad trench that runs through Dinkytown. The elevated plaza should have ramp connections to the bike trails below.

Recreational Programs

Objective: Additional and improved recreational programs to serve the neighborhood population.

Policies:

1. The neighborhood believes that the Minneapolis Park and Recreation Board (MPRB) needs to provide more programs for the youth in the neighborhood and on-site staffing of Holmes Park.
2. More MPRB programming should be developed on or adjacent to the river.
3. Marcy School should be made available for community education programs.
4. The neighborhood would like a health club and pool development somewhere in or close to the neighborhood.



Community Center

Objective: Development of a community center.

Policies:

1. The neighborhood will seek a location for a permanent community center and gathering place.

Street Lights

Objective: Adequate street-lighting.

Policies:

1. The neighborhood encourages more pedestrian scale lighting along University Avenue, 4th Street, the 5th Street Bikeway, and 15th Avenue (especially under the railroad bridge), and near senior citizen buildings.

Green Spaces and Trees

Objective: Preservation of green space and trees.

Policies:

1. The neighborhood will emphasize the beautification of boulevards along University Avenue, 4th Street SE, and 15th Avenue. These streets are major thoroughfares that are highly visible and convey an impression of the neighborhood to visitors and residents. Boulevard upgrades and aesthetic improvements would enhance the image of the neighborhood.

2. Residential street paving plans should emphasize green boulevards and the preservation of existing trees.
3. Residents and property owners will be encouraged to care for their boulevard trees as well as those on private property. The campaign against Dutch Elm disease and other infestations must be continued.
4. The community garden at 8th Street and 10th Avenue will be maintained by the neighborhood.
5. A long-term objective of the neighborhood is covering of the I-35W right-of-way. The neighborhood urges the City and MnDOT to study this alternative even if not for the entire length of the freeway through the neighborhood.

Schools

Objective: Preservation of good schools and education programs and development of better educational facilities and programs.

Policies:

1. The neighborhood supports developing a culture of learning in the neighborhood. See the Social and Cultural Environment chapter for details.
2. The neighborhood prefers that the Minneapolis Board of Education commit to a policy of allowing Marcy School to be open well beyond normal school hours for neighborhood activities if there are non-school funds available to pay for the use of the building.

Streets and Streetscape Improvements

Objective: Improved quality of neighborhood streets, in order to achieve a balance between pedestrian, bicycle, and vehicular uses.

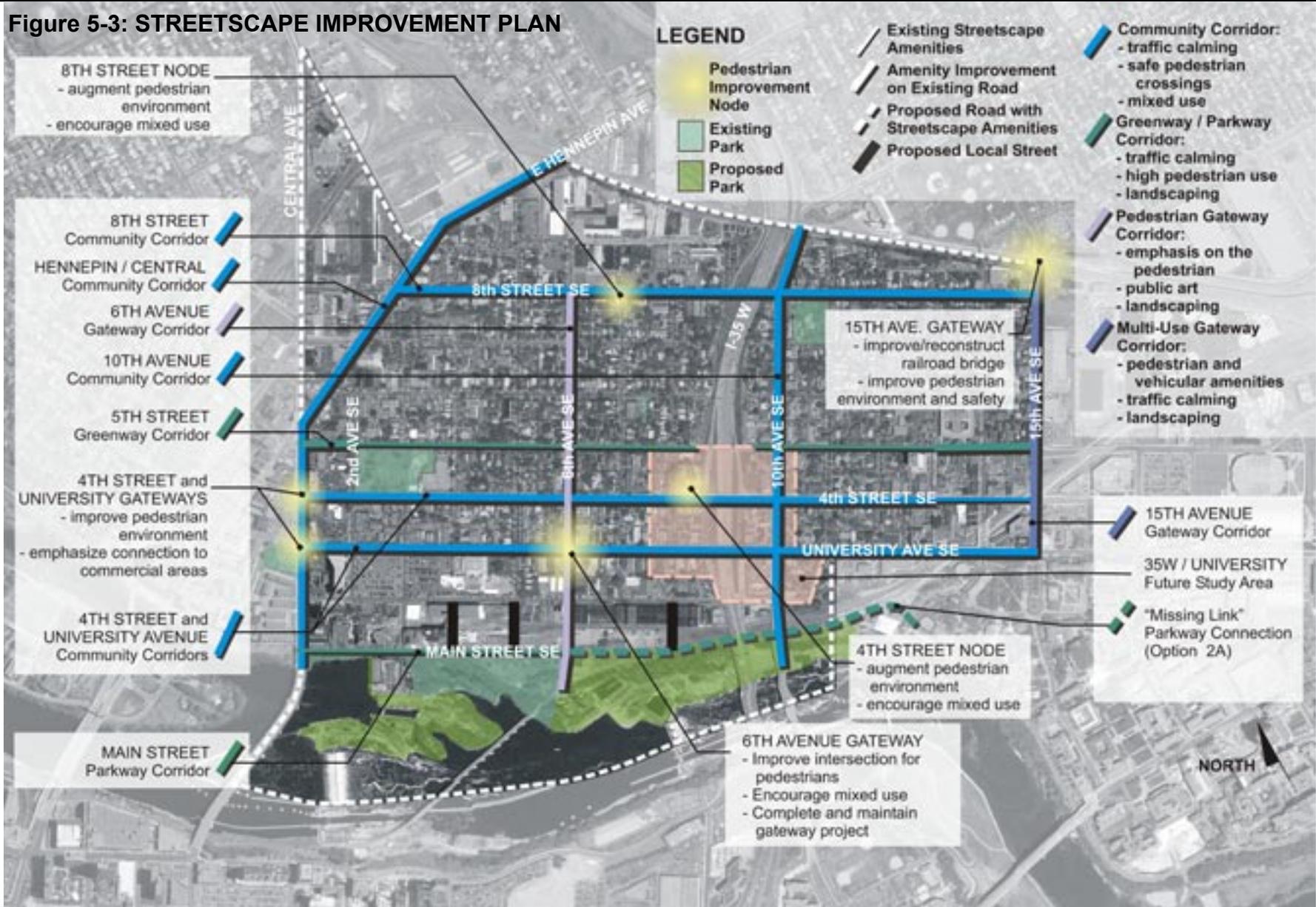
Policies:

1. The neighborhood recognizes a hierarchy of streets. This hierarchy will be used to determine appropriate street character and streetscape treatments throughout the neighborhood, and includes the following designations:
 - a. **Community Corridors** have a primarily residential character, intermixed with some commercial and office use. They are to strike a balance between pedestrian and vehicular movement, and can support transit opportunities. The definition of Community Corridors follows the definition set forth in the Minneapolis Plan, but the number of Community Corridors within the neighborhood is expanded.
 - i. Community Corridor designation applies to University Avenue, 4th Street, East Hennepin Avenue, 8th Street, and 10th Avenue.
 - ii. Community Corridors should include pedestrian-oriented amenities such as signalized and calmed intersections, boulevard plantings and street trees, pedestrian-scale lighting, and sidewalks
 - b. **Greenway Corridors** are designed for minimal

traffic movement and high pedestrian amenity. In addition, they have a more intensively greened character than other neighborhood streets, and they provide immediate access to parks, trails, and bikeways.

- i. Greenway Corridor designation applies to 5th Street and Main Street, including the “missing link” parkway connection.
 - ii. Greenway Corridors should include planted boulevards and street trees, traffic calming measures such as curb bump-outs or variety in pavement, pedestrian-scale lighting, and sidewalks.
- c. **Pedestrian Gateway Corridors** should serve as connections between Marcy-Holmes and other neighborhoods, and should primarily serve pedestrians.
 - i. Pedestrian Gateway Corridor designation applies to 6th Avenue.
 - ii. Pedestrian Gateway Corridors should include unique neighborhood elements, such as public art, variety in pavement, and other streetscape elements; calmed or signalized intersections; and boulevard plantings and street trees.

Figure 5-3: STREETSCAPE IMPROVEMENT PLAN



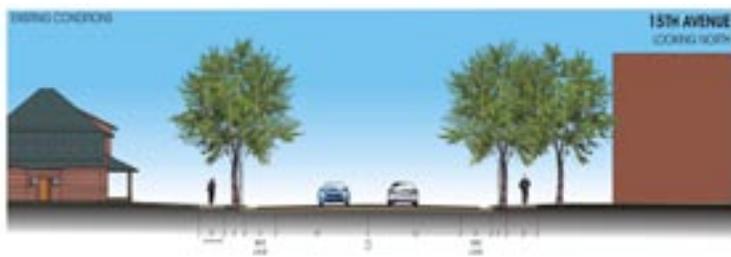
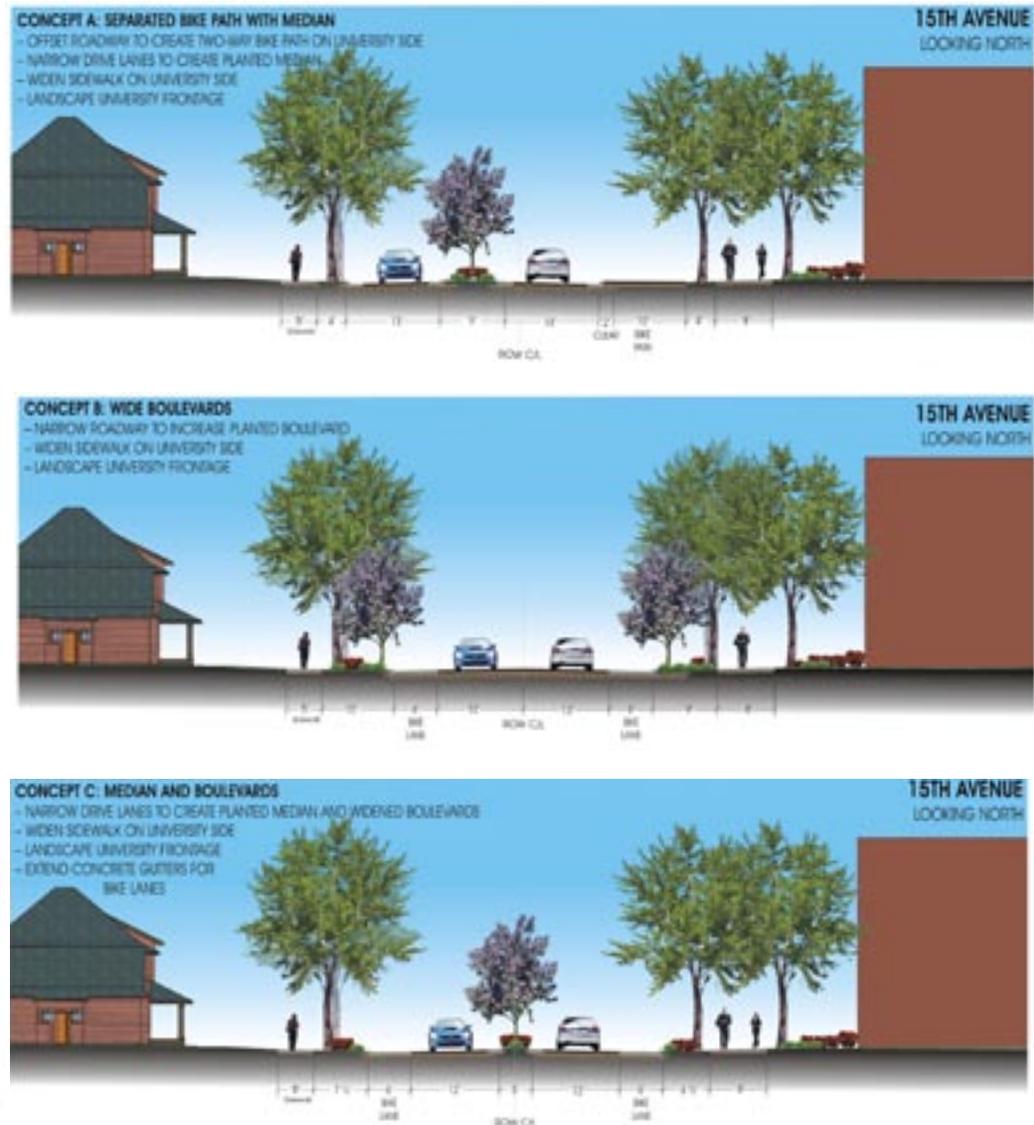
d. **Multi-Use Gateway Corridors** should serve as connections between Marcy-Holmes and other neighborhoods, and should serve pedestrians, private vehicles and transit.

- i. Multi-Use Gateway Corridor designation applies to 15th Avenue.
- ii. Multi-Use Gateway Corridors should include unique neighborhood elements, such as public art, variety in pavement, and other streetscape elements; calmed or signalized intersections; street trees; and traffic calming measures such as medians and boulevard plantings.

e. **Local Streets** are designed both as automobile and pedestrian spaces. They constitute the great majority of the pedestrian and bicycle transportation network, as well as allowing vehicular connections to individual residences and providing parking.

- i. All streets in the neighborhood not otherwise designated are considered to be local streets.
- ii. Local streets should include, at a minimum,

Figure 5-4: 15TH AVENUE RECONSTRUCTION OPTIONS



2. The neighborhood should work with the City and business owners to improve certain nodes of high pedestrian use.
 - a. Improvements may include traffic calming measures; traffic and pedestrian signals; additional street tree and boulevard plantings; and streetscape elements such as public art, pedestrian-scale lighting, and variety in pavement.
 - b. Pedestrian improvements should, at a minimum, be applied to the following locations:
 - i. 6th Avenue at University Avenue
 - ii. The 15th Avenue pedestrian underpass under the railroad tracks
 - iii. University Avenue and 4th Street at Central Avenue
 - iv. 8th Street at 7th Avenue (the 8th Street Market site)
 - v. The neighborhood commercial on 4th Street near 8th Avenue
 - vi. The 14th Avenue pedestrian bridge over the railroad tracks
3. The neighborhood should work with the City to improve pedestrian and bicycle connections across all vehicular bridges, particularly those that cross I-35W.

Mississippi River

Objective: Preservation of the Mississippi River, the river’s edge, and accessibility.

Policies:

1. In general, Minneapolis’ Critical Area Plan should be followed. The neighborhood supports it.

2. The paths at Father Hennepin Bluffs need improvement.
3. Hennepin Island access should be improved all the way to the edge of the falls while maintaining security for the U of M research facility and Xcel Energy operations. Safety of the general public must also be considered. Hennepin Island planning has been combined with the Whitewater Park development under the direction of the DNR and the Minneapolis Park and Recreation Board.
4. The neighborhood supports the Whitewater Park concept.
5. The neighborhood supports the inclusion of the missing river road link between Main Street and East River Road in the Grand Rounds National Scenic Byway.
6. The neighborhood is in favor of public acquisition of the triangular piece of land owned by Lupe Development at 6th Avenue and Main Street. This should be a public transition space from the activity node at 6th Avenue and the Stone Arch Bridge to the bike trail to Dinkytown and the U of M campus.
7. The neighborhood supports the eventual reconnection of the neighborhood to the river by opening closed extensions of 4th Avenue, 5th Avenue, 7th Avenue, and 8th Avenue between Second Street and Main Street if and when redevelopment of the adjacent properties occurs.
8. The neighborhood encourages improvement of the Mississippi River watershed through innovative methods to reduce impermeable surface, particularly in parking lots.

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CHAPTER SIX: SOCIAL AND CULTURAL

Chapter Six: SOCIAL AND CULTURAL

Goal: A diverse population that acknowledges the needs of each culture and works well together to address neighborhood issues.

Background

The Marcy-Holmes neighborhood has always been a heterogeneous neighborhood. The University of Minnesota has attracted a diverse population over the years. Many university students and faculty have lived in the Marcy-Holmes neighborhood and have contributed to its diversity. The family population of the neighborhood is relatively small.

Some of the key facts revealed by the 2000 Census are highlighted below. (More detailed Census information can be found in Appendix A.)

- Marcy-Holmes contributed to the city's overall growth in the last decade by adding 254 people. There are about 9,000 people in the neighborhood.
- The White population dropped 8%, but still accounts for three-quarters of the population in the neighborhood.
- The neighborhood experienced a slight movement of Asian and Hispanic population into the neighborhood.
- Minority increases in the neighborhood more than made up for the loss of white residents and accounted for all the growth.
- Family households account for only 18% of all households in the neighborhood.
- Families with children under 18 increased by 18.1%.
- School age children (5-14) almost doubled in the decade but still

only numbered 224 students.¹

- The number of people in the prime child bearing years of 25 to 34, also known as young families, dropped by 17.8% to 1,795.
- The number of people in the 20 to 24 age group is 48% of the neighborhood population.
- There was virtually no new housing (just 17 units) constructed in the neighborhood in the last decade.
- The number of owner-occupied units increased while the family population decreased in the 1990s.

¹ The age 15-19 age group was not counted because of the large number of 18 and 19 year old college students that do not represent a population that would be using Minneapolis public or private schools.

Objectives for Marcy-Holmes' Social and Cultural Environment

- Students
- Families and Children
- Racial Minorities and New Cultures
- Elderly and Disabled Persons
- Schools
- Arts and Cultural Opportunities
- Neighborhood Consensus
- Alternative Schools and Rehabilitation Programs

Students

Objective: Greater student involvement in the neighborhood organization and activities.

Policies: The neighborhood supports:

1. Recruiting and appointing a student liaison through the Marcy-Holmes Neighborhood Association (MHNA) and Marcy-Holmes Neighborhood Revitalization Program (NRP) to help communication between the University students and the neighborhood.
2. Developing a younger emphasis and hosting events to bring the younger folks and the rest of the neighborhood together in open houses and social events.
3. Targeting the fraternities and sororities in social service projects in the neighborhood and having them assist in preventing and addressing key problems such as litter and noisy parties.

4. Developing a brochure for students that provides information to them about the historical features in the neighborhood and the family core of the neighborhood and the need to be respectful of other students and the long term residents of the neighborhood.
5. Working with the Minnesota Daily to request more news coverage on neighborhood issues and/or column space for the neighborhood to present livability issues discussion.
6. Creating a better connection between the U of M and the neighborhood. This might include making faculty contacts to solicit faculty and students' help on neighborhood projects and studies of conditions in the neighborhood. Projects might include clean-up and fix-up tasks as well as arts projects.
7. Developing positive messages about good examples of what is being done to address livability issues.
8. Continuation of a landlord-renters forum where landlords could come and show their housing units and where students could easily compare housing choices.

Families and Children

Objective: A greater proportion of families with children and protection of the family core of the neighborhood.

Policies: The neighborhood will:

1. Advocate for school board and neighborhood initiatives to support and improve the local school system. See the **Schools** objective below.

2. Implement policies aimed at improving the appearance and safety of the neighborhood, listed specifically in the Livability Chapter.
3. Consider conducting real estate agent workshops to educate them about the family-friendly features in the neighborhood.
4. Advocate strengthening pre-school and day care opportunities in the neighborhood.
5. Encourage churches to increase their outreach efforts to local residents.

Racial Minorities and New Cultures

Objective: Continued appreciation of diversity.

Policies: The neighborhood supports:

1. Neighborhood sponsored events or activities targeted toward new groups in the neighborhood.
2. Educational efforts to learn more about new groups. Outreach efforts should be made to these groups to invite them to workshops or social events where their cultures can be celebrated and explained.
3. Community education programs at Marcy School to offer English language classes and other classes to help the transition into the neighborhood.

4. Opening innovative communications channels, primarily through the neighborhood newspapers and neighborhood web site. This would allow the neighborhood to get its message out to the new residents and also allow them to communicate amongst each other in their native language.
5. Development of a community center to bring all groups together, provide community resources, and joint social events. There could be translation resources and message boards at the community center.
6. Modifying the Block Club program in order to provide assistance to new residents. Currently there is relatively low involvement in the program.

Elderly and Disabled Persons

Objective: Services for seniors.

Policies:

1. The neighborhood supports publicizing the services of Southeast Seniors to those seniors in the neighborhood.
2. Implement policies aimed at improving transit service.
3. Improve snow and ice removal from sidewalks.

Schools

Objective: Involvement of the neighborhood in the local school’s development of a culture of learning.

Policies: The neighborhood supports efforts to:

1. Publicize the reputation of the Marcy School.
2. Continue to improve the learning atmosphere in the neighborhood by encouraging and enabling entire families in achieving their educational goals.
3. Develop a learning exchange clearing house (a barter system for exchanging all kinds of knowledge and skills).
4. Encourage the entire neighborhood to be involved in the local schools.
5. Find off-street parking solutions for staff and visitors to Marcy School.
2. Utilizing the performing arts talent in the church congregations. This should be included in the inventory. Churches may also provide a venue for the display of local artists’ work.
3. The efforts of The Soap Factory to attract arts and organizations to its facility.
4. The existing Marcy Arts Partnership.
5. A neighborhood arts organization finding space for student art exhibits.
6. Finding venues for local bands.
7. Promotion of public art, murals, and sculpture projects done in the neighborhood.
8. Creating an organization something like Forecast, a community based group, to act as a clearing house for local arts activities.
9. Initiating a summer art contest for families and other groups to promote art and a sense of community.

Arts and Cultural Opportunities

Objective: Develop more arts and cultural opportunities in the neighborhood.

Policies: The neighborhood supports:

1. Conducting an inventory of arts organizations, cultural assets, and accommodations to identify organizations and locations supporting arts activities.

Neighborhood Consensus

Objective: More unity and consensus amongst groups in the neighborhood.

Policies: The neighborhood supports:

1. Efforts to create a dialogue between students and long-term residents to soften an “us vs. them” attitude that may exist and to reveal objectives and needs of both groups.
2. Political redistricting that keeps all of the neighborhood, and even all of Southeast Minneapolis in one ward.
3. Blending and embracing of different cultures rather than segmentation.

Alternative Schools and Rehabilitation Programs

Objective: Lessen impact of alternative schools and rehabilitation programs on neighborhood residents and visitors.

Policies: The neighborhood encourages:

1. Positive behavior by students attending alternative schools, both during the school day and if/when they return to the neighborhood on weekends and in the evenings.
2. Equitable distribution of rehabilitation programs throughout the city.

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CHAPTER SEVEN: TRANSPORTATION AND PARKING

Chapter Seven: TRANSPORTATION AND PARKING

Goal: Improved public transportation options and reduced traffic hazards and parking problems in the neighborhood.

Background

High traffic and on-street parking have plagued the Marcy-Holmes neighborhood since the end of WWII when enrollment at the University of Minnesota enrollment jumped from 6,000 to 24,000 in three years. Enrollment in the fall of 2002 was approximately 40,000 on the Minneapolis and Street Paul campuses. As the university grew, so did the number of commuters driving through the neighborhood on the way to school or trying to find a free place to park on the neighborhood streets. Fast and noisy traffic ranked second on the neighborhood’s list of dislikes. Inadequate parking was fourth on the list. Between 1983 and 2000, traffic increased by 31% along parts of 4th Street; by 97% on 15th Avenue; by 61% on 8th Street; and by 124% on 10th Avenue. While the university has been growing, the parking spaces it provides have been decreasing. Transit service has improved but parking pressure remains. Many Marcy-Holmes residents complain they are unable to park in front of their own homes.

After a parking study in 1999, the City of Minneapolis implemented a one-side-only parking policy from 9 a.m. to 5 p.m. in the neighborhood east of I-35W. Results were more efficient on- and off-street parking, residents able to find parking during overnight hours, and reduced accidents. However, additional parking pressure has developed west of I-35W. A permit parking program for residents has never been implemented in Marcy-Holmes.

Public transportation incentives in Marcy-Holmes currently include: reduced bus fares for riders headed downtown from certain areas of University and Central avenues, and bus fare passes for university students that provide a substantial unlimited-ride discount for the semester.

Objectives for Transportation and Parking

- Transit and Transportation
- Bicycles and Pedestrians
- Parking
- Roads and Sidewalks

Transit and Transportation

Objective: Less traffic and improvement of public transportation options.

Policies:

1. The neighborhood supports the continuation of the several bus routes that serve the area.
2. The neighborhood requests better transit service to the Quarry Shopping Center. A bus route should begin at the Cedar Riverside light rail transit station and enter the Quarry. It should travel via 10th Avenue and Johnson Street.
3. The neighborhood also supports rerouting the bus route number 2 so that it travels on 8th Street between 10th Avenue and 15th Avenue.
4. The neighborhood encourages Metro Transit and the University of Minnesota to continually work to expand bus service to the U of M from all over the metropolitan area. Better service should mean less auto traffic coming to the area and reduced parking pressure on the neighborhood streets.
5. Bus shelters need to be provided to make the bus riding experience as convenient and hospitable as possible.
6. If light rail transit cannot be constructed through the campus on Washington Avenue, it should run through Dinkytown in the existing trench and connect to downtown by either Bridge 9 or along Main Street or Second Street, provided that there is enough room in the trench to accommodate it.

7. Improve Metro Mobility.

8. Remove the multiple steps in the standard bus that make it difficult for people with mobility problems.

Bicycles and Pedestrians

Objective: Preservation of bicycle and pedestrian accommodations.

Policies:

1. The neighborhood supports specific improvements described in the Public Realm Chapter.
2. Those streets that have bike lanes and vehicular traffic should have conspicuous “Share the Road” signs.

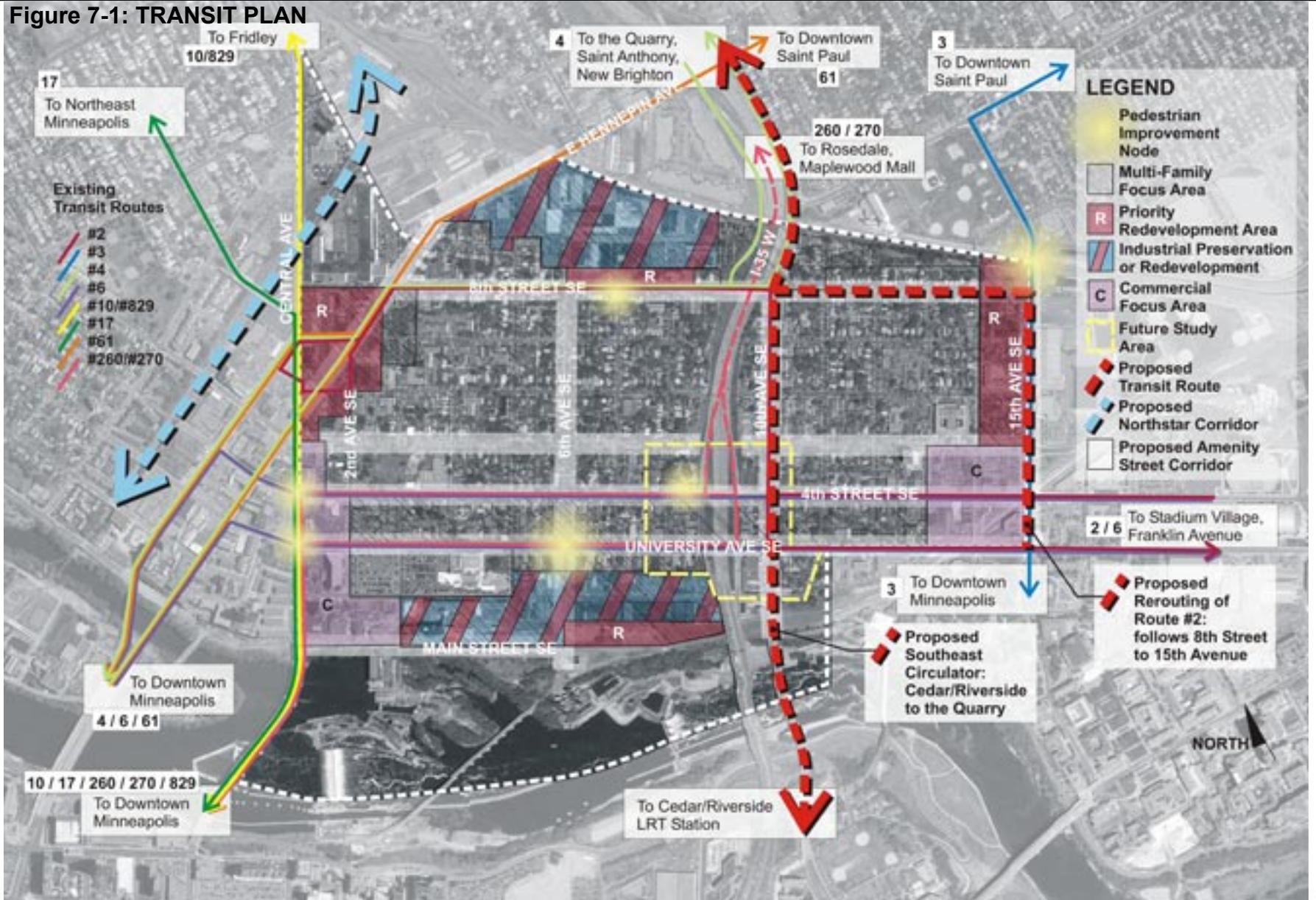
Parking

Objective: Parking solutions that avoid parking problems and increased traffic in the neighborhood.

Policies:

1. The neighborhood supports the continuation of the one-side parking plan in that part of the neighborhood east of I-35W.
2. The neighborhood also supports the concept of a Dinkytown parking ramp possibly on the site of the Tech Center parking lot or in the block bounded by 14th Avenue, 4th Street, 15th Avenue, and 5th Street

Figure 7-1: TRANSIT PLAN



3. Teachers and staff of Marcy School should be encouraged to park at the municipal ramp on University Avenue or in other parking lots in the area rather than on the street.
4. The neighborhood strongly supports the flexibility in the Minneapolis Zoning Code that can require student housing developments in the Marcy-Holmes neighborhood to have 0.5 parking spaces for each bed proposed in a development. The neighborhood has unique challenges with respect to the new type of apartment buildings with four or more bedrooms per apartment compared to the old model of one and two bedroom apartments. These new apartments have far more people living in them, sometimes two or more people per bedroom, than the old apartments and require more parking.
5. The neighborhood supports an examination of the hours that the parking meters are in effect in Dinkytown in order to see if cutting back their hours of operation is warranted.

Roads and Sidewalks

The neighborhood would prefer the abandonment of the 4th Street and University Avenue one-way pair. If the one-way pair remains, the average vehicle speed on the street must be reduced so that pedestrians can safely cross the streets. The neighborhood is seeking some accommodation from the City in reducing speeds and traffic in trade for allowing the neighborhood to be disrupted by the one-way pair.

Objective: Road and sidewalk improvements (see also Chapter 5).

Policies:

1. Trucks associated with 8th and 9th Street businesses should be kept out of the core of the neighborhood. For example, there should be no trucks allowed on 5th, 6th, 7th, or 8th Avenues between 8th Street SE and 4th Street SE
2. The parkway connector, known as the “missing link” between Main Street and the University of Minnesota campus street system and the East River Road, should be built pursuant to alternative plan 2A. (See route layout.)
3. Traffic calming methods suitable to the particular streets should be employed in the neighborhood. Traffic speeds on University Avenue and 4th Street SE are a particular problem.
4. The neighborhood recognizes that streets are not only for cars, and supports specific streetscape improvements described in detail in the Public Realm Chapter.
5. Granary Parkway should be constructed only if it is demonstrated that it will not deter the eventual development of residential uses along Second Street SE between 9th Avenue SE and Central Avenue.

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CHAPTER EIGHT: CHARACTER AND DESIGN

Chapter Eight: CHARACTER AND DESIGN

Goal: Preservation and enhancement of the small town character and traditional design features in neighborhood buildings.

Background

The Marcy-Holmes neighborhood has a small town character of narrow, tree lined streets, two and a half story older houses and apartment buildings, and traditional neighborhood business districts in Dinkytown and along Central Avenue.

Residents expressed strong feelings of approval for the character of the area and its preservation.

Objectives for Character and Design

- Small Town/Neighborhood Character
- Visual Appearance

Small Town/Neighborhood Character

Objective: Preservation of the small town feel of the neighborhood.

Policies:

1. The neighborhood is generally opposed to the following actions that would hurt the preservation of the small town character of the neighborhood:
 - New construction, generally. Rehabilitation is strongly encouraged over demolition and rebuilding.
 - Construction that is too big for a site. This means new buildings that are out of scale and proportion with existing buildings. They may be taller, have straight facades that ignore the architectural rhythm created by existing buildings, or occupy most of the site because of underground parking.
 - Growth of the U of M student enrollment without the construction of new on-campus housing to satisfy those enrollment increases. The area between 14th and 15th Avenues can be used for campus housing. No other University expansion should occur in the neighborhood.
 - Industrial blight.

2. The neighborhood is in favor of the following actions to enhance the character of the area:
 - More access to the river.
 - Building the “missing link” in the Minneapolis Parkway system. The missing link is the connection from Main Street that rises over the railroad tracks behind the steam plant and connects with the river road extension by Peik Hall.
 - New developments that are architecturally sensitive to the character of the neighborhood. See visual appearance policies below.
3. Key landscapes or cultural landscapes such as Dinkytown, the fraternity and sorority areas, and the riverfront should be preserved.
4. The neighborhood is opposed to actions that would tend to destroy cultural landscapes. These include:
 - The transformation of neighborhood streets into arterial streets that merely carry a lot of traffic.
 - Neglecting the street trees and greenery in the neighborhood.
 - Development of apartment buildings that are located in the single family core of the neighborhood.

- Developments that are inconsistent with the design guidelines in this plan
- Large scale (large footprint) buildings or buildings taller than four (4) stories in Dinkytown that conflict with the existing character of the area.

Visual Appearance

Objective: A better visual appearance of the neighborhood.

Policies:

1. The neighborhood supports general design guidelines designed to communicate a desired level of quality for apartment buildings. These design guidelines are to be used by the neighborhood to evaluate, approve, and suggest revisions to proposed projects within the neighborhood. The following design characteristics should be reviewed according to the appropriate design guidelines:
 - Site Design
 - Landscaping
 - Building Materials
 - Rooflines
 - Ground Level Treatment
 - Building Height and Massing

Multi-Family Design Guidelines

SITE DESIGN

- Place buildings to preserve cohesive street character
- Preserve or re-establish the street grid
- Place landscaped parking lots behind buildings



LANDSCAPING

- Use a combination of shrubs, perennials, and overstory and ornamental trees
- Include open space within building complexes
- Encourage indoor/outdoor living
- Accentuate, rather than screen, buildings



Multi-Family Design Guidelines

BUILDING MATERIALS

- Use high quality primary materials: brick, stucco, stone, decorative masonry
- Include complementary accent materials: stone, metal, glass, brick



ROOFLINES

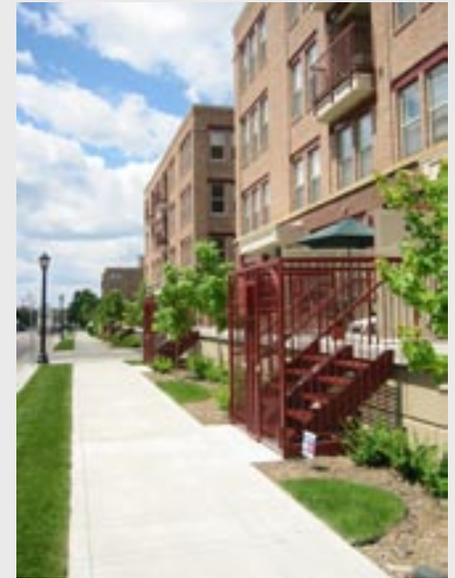
- Use varied rooflines, especially on long buildings
- Step back or accent rooflines to create visual interest



Multi-Family Design Guidelines

GROUND LEVEL TREATMENT

- Place buildings close to pedestrian ways
- Accentuate entries and ground floor with complementary design
- Consider ground floor retail opportunities
- Use ramps, stairs, and other grade separation techniques to distinguish between public and private space



BUILDING MASSING

- Buildings should not appear as high-rise structures
- Long building facades should be broken up with green spaces, balconies, parking courts, pathways, or changes in material and design



Visual Appearance (continued)

2. The neighborhood is opposed to the following design features in apartments or other buildings that are particularly troublesome and supports zoning code changes to bar their use:

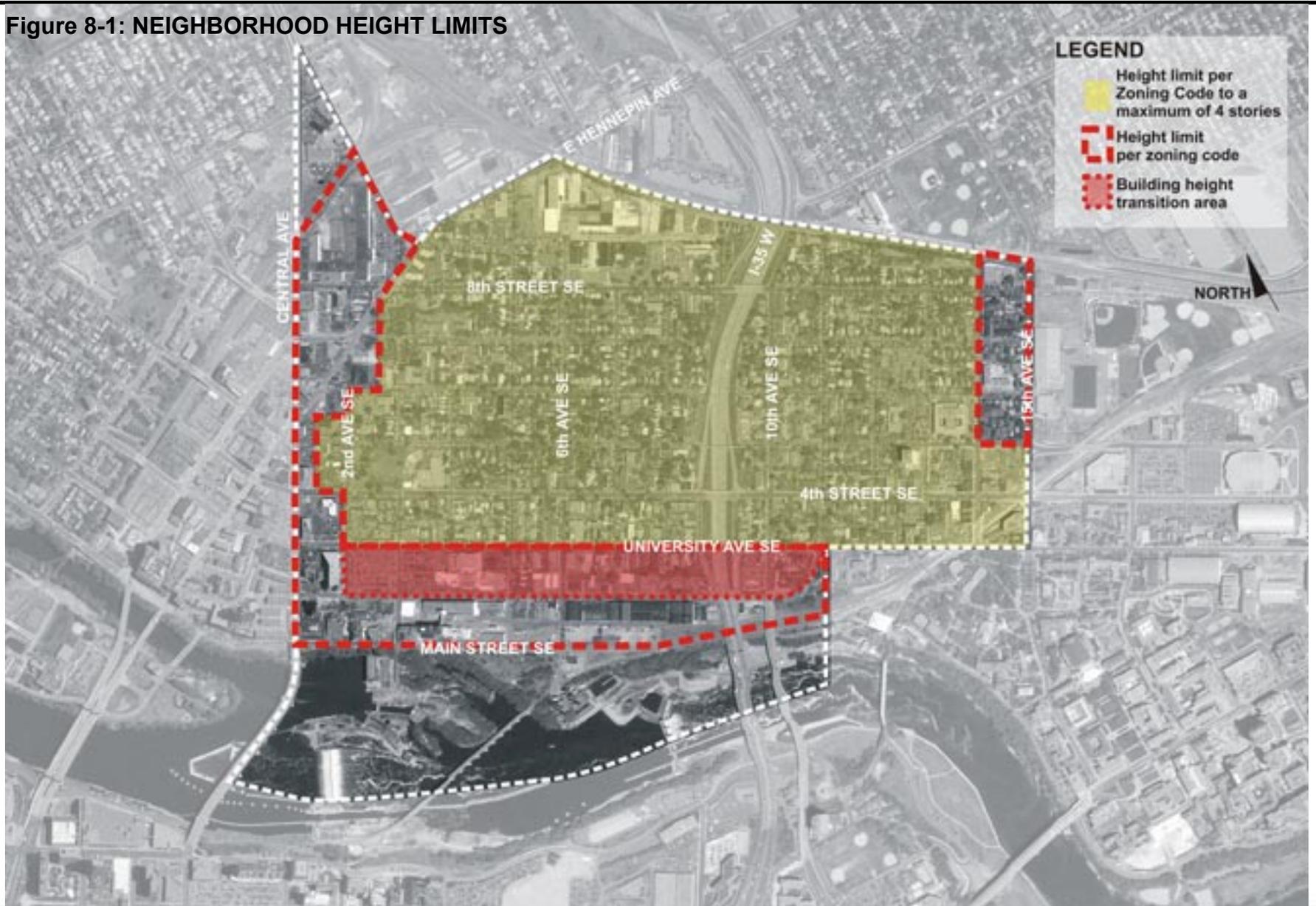
- Blank first floors caused by an under-building parking garage.
- Long, straight, unembellished facades such as those on the Mueller building on 14th Avenue near 6th Street.
- Front yard setbacks that are unusable by the tenants.
- Inadequate number of windows.
- Lack of landscaping – particularly gravel instead of living vegetation.

3. The neighborhood supports zoning code text changes to encourage the following design features:

- Ornamental, pedestrian scale lighting
- Balconies
- Attractive windows
- Compatible colors
- Natural building materials

- Taller buildings in the neighborhood between Main Street and University Avenue. Heights should gradually increase from University Avenue to Main Street. Buildings can be as tall as the Red Tile Elevator -- or about 190 feet above Main Street -- between 2nd Street and Main Street.
- Taller buildings in the area bounded by Fifth Street, 15th Avenue, the railroad tracks, and 14th Avenue. The heights of buildings in this corridor should not exceed that allowed by the zoning code.

Figure 8-1: NEIGHBORHOOD HEIGHT LIMITS



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CHAPTER NINE: HISTORIC PRESERVATION

Chapter Nine: HISTORIC PRESERVATION

Goal: The preservation of the neighborhood's historic character and sense of local history.

Background

Marcy-Holmes neighborhood has many buildings and landscapes that should be preserved. For more information about the neighborhood's history and historic buildings, read *Hiding in Plain Sight, Minneapolis' First Neighborhood*, by Penny A. Petersen, Marcy-Holmes resident and historian. The award-winning book may be purchased from the Marcy-Holmes neighborhood office, 612-379-3812.

The neighborhood has two historic districts designated by the city of Minneapolis. The **St. Anthony Falls District** was the city's first historic district established in 1971 and is also on the National Register of Historic Places. The district straddles the Marcy-Holmes and Nicollet Island neighborhoods. Within Marcy-Holmes, its area is bounded by Central Avenue, University Avenue, 6th Avenue and the Mississippi River and includes the St. Anthony Main and Pillsbury A Mill buildings, Main Street, the Stone Arch Bridge and Hennepin Island. The **Fifth Street Southeast District** was established in 1976, including property on both sides of Fifth Street from 4th Avenue to I-35W. Individual neighborhood properties designated for preservation include:

- A The First Congregational Church at 500 8th Avenue SE
- B Florence Court at 1022 University Avenue SE
- C B.O. Cutter House at 400 10th Avenue SE
- D The Masonic Building (Aveda) at 101 4th Street SE

Historic designation by the city of Minneapolis means that all new buildings and all demolition or exterior improvement permits to existing buildings must be approved by the Minneapolis Heritage Preservation Commission (HPC) or the City Council, if denied by the Commission.



Objectives for Preservation

- Historical Character
- Historic Properties

Historic Properties

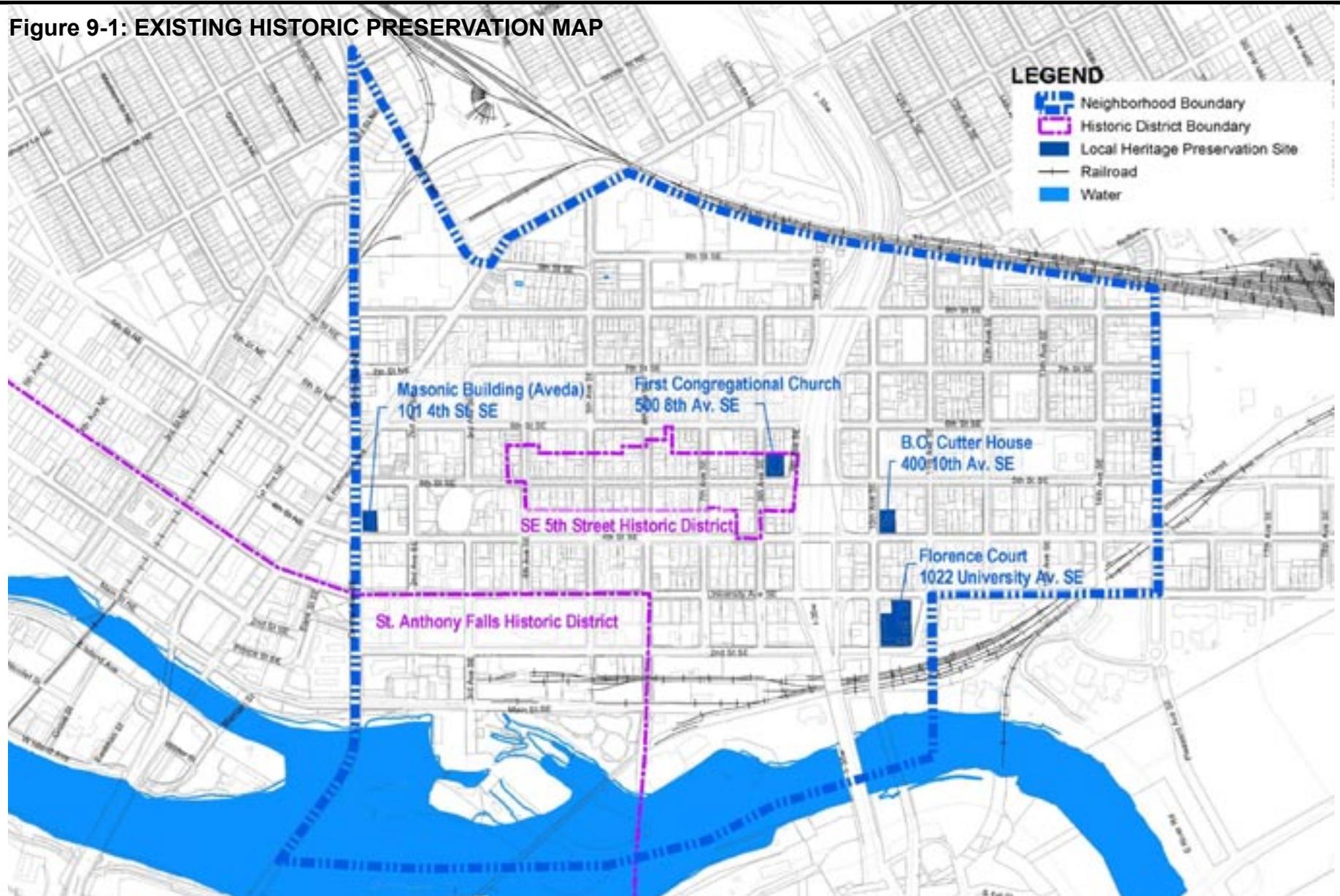
Objective: Avoid the loss of historic properties.

Policies:

1. Encourage strong compliance with HPC permit guidelines in the Street Anthony Falls and Fifth Street Historic Districts and individually designated properties in the neighborhood and the Ard Godfrey House just outside the neighborhood.
2. The neighborhood supports preservation designation studies for the following properties or areas:
 - A The Frey house (mansion) at 1206 5th Street SE that is part of the Heart of the Earth School
 - B The Joseph Avery Wright house at 1126 5th Street SE
 - C The John S. Lane house near at 625 8th Avenue SE
 - D The Southeast Community Library building at the corner of 13th Street and 4th Avenue
 - E The old Pillsbury Library building at 100 University Avenue SE
 - F Dinkytown
 - G Steel Structures Building
 - H Ninth Street industrial buildings
 - I Star Machine – 6th Street and Second Avenue
3. The issue of historic preservation designation for the fraternity and sorority houses in the neighborhood should be more widely discussed.



Figure 9-1: EXISTING HISTORIC PRESERVATION MAP



Historical Character

Objective: Preserve the historical character of the area.

The neighborhood is defined by narrow, tree-lined streets, large older houses, mostly low rise apartment buildings, fraternities and sororities, Dinkytown, the Mississippi River and adjacent riverbanks, and industries.

Policies:

1. Preserve such landscapes as Dinkytown, the Mississippi River area and the fraternity and sorority areas in the neighborhood.
2. Preserve the old Pillsbury library, now an art gallery, at Central Avenue and University Avenue and the newer Southeast Community library buildings.
3. Devise programs to encourage rehabilitation and conversion of multi-family dwellings to their original single-family home use in the single-family core of the neighborhood.
4. Provide information to property owners and renters about the historic character of the area and increase the general awareness and sensitivity about the historic nature of the buildings.
5. Develop grant or loan programs for property owners to repair their buildings.
6. Provide more accessible property information, including

historic preservation regulations, to prospective buyers and property owners. Try to include preservation information on the Planning Department's web site.

7. There should be some flexibility with codes -- other than life safety codes -- when applied to older buildings. Codes are rigidly enforced when permits are sought. Remodeling requires updating to current code requirements. This can be very costly and discourage updating.
8. Simplify the City's permit system so that it is not so confusing and complicated and encourages reinvestment.
9. Enforce this plan's design guidelines for new developments.

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CHAPTER TEN: IMPLEMENTATION

Chapter Ten: IMPLEMENTATION OF THE MASTER PLAN

The Marcy-Holmes Master Plan is a long-range plan for physical, institutional, and governmental change.

The plan guides physical changes that include where development should and should not occur, new transit lines, the future function and character of Dinkytown and East Hennepin, as well as park and open space improvements. The plan can be used by the neighborhood in a reactive mode when it responds to development proposals and proactively when it takes the initiative to develop the neighborhood consistent with the plan.

Institutional and governmental changes are also needed to contend with university growth, liquor license issues, inspections policies, litter and trash problems, and school development needs.

This implementation section of the plan is not intended to describe all the implementation steps and projects that need to be developed. The major projects, responsible agencies, and funding sources are described in the following pages. This section also suggests the development of a Development Oversight Committee that must be proactive in developing projects and finding partners to implement the plan.

It will take several years to implement the plan. A great deal of money will be spent in the neighborhood by public and private sources during the next ten to fifteen years. The plan is intended to make sure that the money is spent in a wise manner consistent with the plan. The neighborhood will seek money to implement the plan and urge governmental agencies to implement projects proposed in the plan.

Oversight Committee

Implementation of the master plan will involve a number of city departments, metropolitan, and state agencies. One important component of implementation is the establishment of a **Development Oversight Committee (DOC)** that knows the master plan in detail. This committee should not bear the sole responsibility for implementation of the plan. It will deal primarily with new development and land use changes. The Marcy-Holmes Neighborhood Association and the Marcy-Holmes Neighborhood Revitalization Program will have many additional implementation responsibilities related to social programs and governmental issues that will complement the work of the DOC to form a complete implementation program.

The duties of the DOC would be as follows:

- Review Development Proposals. The DOC will have to inform CPED and the Heritage Preservation Commission that the neighborhood wants to be notified of development proposals that are in or affect the neighborhood. Thereafter, all development proposals in the neighborhood should be reviewed by the DOC for compliance with master plan policies. The DOC should then inform the neighborhood association of its comments and recommendations. The DOC and the neighborhood association must act quickly to meet the city agencies' time deadlines. Normally, zoning related matters must pass through the entire city review process in no more than 60 days from the time the application is made.
- Creation of Implementation Plans. The DOC should also develop single-year action plans. They can use the

suggested list of implementation directions and actions below to develop their action plans. These action plans should have specific projects that the neighborhood wants the various government agencies to incorporate into their annual budgets. The DOC must develop its list of projects during the first quarter of each year in order to have the departments consider these projects in their budgets for the following year. The neighborhood must develop a list of contact people at each agency and contact those people individually in order to get a project incorporated into a department's annual budget.

- Advise CPED on Redevelopment Proposals. The plan calls for the redevelopment of certain parcels. The DOC should be CPED's official advisory committee if redevelopment projects are undertaken by CPED. The DOC would also review any land disposition actions proposed by CPED. Therefore, the neighborhood would be involved in the selection of prospective developers for redevelopment sites.
- Recommend Modifications to the Master Plan as needed. The DOC will have to monitor implementation and the effectiveness of the master plan. If it is found that the plan is ineffective or market conditions have changed, revisions to the objectives or policies in the plan may be needed. The DOC should conduct an annual review of the plan to determine if modifications are needed.

Staffing

The neighborhood is fortunate that it has staff people available to assist in the coordination of plan implementation activities. The neighborhood staff people could serve as implementation coordinators. The staff people should continually refer to the plan for guidance about what should be done in the neighborhood. They should maintain a checklist to monitor progress of key neighborhood initiatives.

Each year, the plan implementation coordinator should review the implementation section of the plan and prepare a list of projects or policies that will be addressed in the next year. Over time, most of the key proposals will be addressed by the neighborhood.

Partnerships

The neighborhood cannot implement the plan without the assistance of public departments and agencies, the University of Minnesota, non-profit organizations, and private developers and foundations.

The roles of the public agencies and departments and the University of Minnesota in plan implementation are stated below under the heading **Department and Agency Responsibilities.**

In addition, the neighborhood must develop positive relationships with major developers and landowners. Ultimately, developers will have the greatest impact on the neighborhood. The neighborhood should initiate a dialogue with developers who do business in the city. They are always looking for projects to do. They also do not enjoy conflicts with neighborhood organizations and like to develop where they are appreciated. The neighborhood could steer developers toward sites that have been designated for redevelopment. This, hopefully, will avoid

potential conflicts when developers who do not know the preferences of the neighborhood seek to do redevelopment where the neighborhood opposes it.

The neighborhood, with the assistance of CPED, should compile a list of developers. A courtesy copy of the Master Plan could be sent to them along with a letter welcoming them to the neighborhood in “appropriate” locations. A follow-up meeting should be held with the developers to further explain the neighborhood’s position on redevelopment locations and design and answer questions by the developer. Thereafter, periodic meetings should be held with the developer to show continued neighborhood interest in appropriate redevelopment proposals.

Positive relations with foundations are also important. The foundations can provide funds to plan for improvements or assist in redevelopment. The neighborhood should follow a similar approach with the foundations as with the developers. They need to know that the neighborhood is interested and has a strong plan to guide the wise use of foundation monies. The McKnight Foundation, Wilder Foundation, and Northwest Area foundation are three groups that provide funds for planning and implementation.

The neighborhood association can seek more guidance in building partnerships by referring to the *Development Handbook for Neighborhoods* released by the Center for Neighborhoods in June of 2003.

Neighborhood Commitment

The individuals participating in the Marcy-Holmes Neighborhood

Association and NRP must be committed to the implementation of this plan. Without their support and involvement in plan implementation, progress will be slowed or made more difficult. Staff members, alone, will not be able to do all the implementation tasks. The neighborhood group will have to monitor the progress of the staff in addressing implementation objectives and give them direction and encouragement. It will often be necessary for the neighborhood volunteers to assist in implementation.

Primary Implementation Tools

Land Use Controls

The primary implementation tools to implement the master plan are related to the city's land use controls. This includes zoning and subdivision controls.

The neighborhood should use the Master Plan as the foundation for requesting the following zoning changes.

- A design overlay district that refers to the design guidelines called for in the plan. Currently, the City has no definitive design standards to use when reviewing the site and building plans for buildings in this neighborhood. Therefore, the neighborhood has little leverage when requesting changes in design that do not meet neighborhood preferences.
- The neighborhood strongly supports the flexibility in the zoning code that can require student housing developments in the Marcy-Holmes Neighborhood to have at least 0.5 parking spaces for each bed proposed in a development.
- Map changes to extend the boundaries of the single-family core out to the preferred boundary in the Master Plan. This can be accomplished without a formal 40-Acre Study because of recent changes to the State of Minnesota's zoning enabling statutes relating to the City of Minneapolis.

Amendments to *The Minneapolis Plan*.

Most of the policies in the Marcy-Holmes Master Plan are consistent with the directions established in *The Minneapolis Plan* at this point. However, if the City changes its plan or the neighborhood amends the Master Plan, a reconciliation of plan policies will have to be made to assure continued compatibility. The Master Plan is at enough detail that the neighborhood can use it when commenting on the propriety of proposed changes in *The Minneapolis Plan*.

Redevelopment Projects

The Master Plan calls for redevelopment in five areas:

- East Hennepin and Central Avenue triangle.
- The north side of 8th Street SE
- 9th Street Industrial Area.
- 15th Avenue.
- 2nd Street Industrial area – if industrial activities vacate their current sites.

The neighborhood will have to communicate with CPED and appropriate City Council Members to urge them to initiate redevelopment activities in these areas. The neighborhood should urge CPED to adopt long-range target dates for initiation of various projects if all of them cannot be started at once. Periodic contacts need to be made to check on the progress of the neighborhood's request to undertake redevelopment. The University of Minnesota could also be a partner in the 15th Avenue redevelopment. They should be contacted and informed that the neighborhood would be supportive of the university's effort to develop campus related housing in this redevelopment area.

Capital Improvement Projects

Capital improvement projects are improvement projects undertaken by the government agencies. They include, but are not limited to, street paving and redesign projects, fire stations, libraries, parks, and community centers.

Some of the key capital projects that are called for in the plan and the primary agencies who will undertake them are:

Capital Project	Responsible Agency
Repaving of residential streets.	Public Works
Repaving and redesign of 15 th Avenue SE	Public Works
The Dinkytown Plaza.	Public Works and University of Minnesota
The Whitewater Park.	Minnesota DNR, Minneapolis Park and Recreation Board
Development of the “Missing Link” in the Main Street connection with the East River Road.	Public Works, Minneapolis Park and Recreation Board and University of Minnesota
Stop lights at 6 th Avenue and University Avenue.	Public Works
Paving of missing sidewalks.	Public Works
Bike trails and lanes.	Public Works
The Dinkytown Bypass (Granary Parkway).	Public Works
Community Center	NRP and Minneapolis Park and Recreation Board

The City’s departments develop five-year capital improvement programs. Some of the projects suggested in the plan are already programmed. Other neighborhood projects will have to compete against projects from other neighborhoods for funding. The neighborhood should present its list of projects to the various agencies and ask them to insert these projects in the City’s capital program at the earliest possible date. Annual follow-up will be required to make sure that projects are moving forward on the City’s priority list.

Government Services and Operations

The Master Plan calls for several operational changes by governmental agencies providing service to the neighborhood. One of the keys to implementation is the creation of a neighborhood special services district similar to what is done along the Nicollet Mall. Special service districts charge an extra fee for extra “housekeeping” types of services that are required because of the unique nature of the area. Marcy-Holmes is a unique area in terms of the density, traffic, and activity. These unique features cause more litter, noise, overcrowding, and property maintenance issues than in other neighborhoods. The unique nature of the neighborhood will require the Inspections Department to redefine how it serves the neighborhood. The standard approach that is used in other neighborhoods does not address the problems present in Marcy-Holmes.

The Licenses Department should also evaluate the standards it uses to grant liquor licenses in Dinkytown. It may have to go so far as to put a cap on licenses if ways cannot be found to control those establishments that encourage excessive drinking through special promotions such as “all you can drink” and “two for one.” These issues are admittedly difficult to address. However, the behavior resulting from excessive drinking is a strain on the livability of the neighborhood.

The neighborhood will have to convince the Public Works Department and Metro Transit to make the following changes.

- Realignment of bus route #2 to 8th Street and 15th Avenue instead of 10th Street and University Avenue.
- Development of a new bus line from the Quarry to the Cedar Riverside LRT station.

The neighborhood will have to contact the respective agencies and obtain commitments to make operational changes that the plan supports. Commitments by department heads to implement the changes are key to changing the way government does business in the neighborhood.

Department and Agency Responsibilities

Several agencies will need to accept or adopt the proposals in the Marcy-Holmes Master Plan. The responsibility of each department is set forth below.

City Council

The City Council will need to take actions that support the plan recommendations so that city agencies have the policy directions they need to implement the plan recommendations.

The City Council will have to adopt amendments to the city's comprehensive plan and zoning changes if the policies in the neighborhood plan are to be implemented.

Department of Natural Resources (DNR)

The DNR is the designated lead agency on implementation of the whitewater park along the river.

Inspections Division of Regulatory Services

The Inspections Division needs to make Marcy-Holmes one inspections district and engage in strong code enforcement including occupancy limits.

Licenses Division of Regulatory Services

The Licenses Division needs to consider licensing standards that prohibit promotions that encourage excessive drinking such as “two for one” and “happy hour” specials. The department also needs to work with the Dinkytown Business Association and neighborhood to study the need to limit the total number of liquor licenses in Dinkytown.

CPED (Community Planning and Economic Development)

CPED needs to provide home renovation grants in the single-family area. They also need to apply their resources to the conversion of rooming houses and spot clearance of the most substandard properties.

CPED must include the development of housing units as part of its strategy to create jobs in the Southeast Minneapolis Industrial Area.

Minneapolis Public Schools

The school board needs to provide continued support to the Marcy School.

The neighborhood will have to work with the Minneapolis Schools to establish community education at Marcy and for additional improvement of Marcy School.

The Minneapolis Park and Recreation Board and Minneapolis Schools will need to work together to develop a community center in conjunction with Marcy School. If another location is sought, the neighborhood will have to work with the property owner and any public agency that can provide funding for the operating costs of the building.

Minnesota Legislature

The legislature needs to give the University direction to establish a more equal dialogue with the neighborhood. The neighborhood will have to work through its legislators to gain this commitment.

MHNA (Marcy-Holmes Neighborhood Association)

The Marcy-Holmes neighborhood must incorporate the Master Plan into its bylaws. The bylaws must establish a Development Oversight Committee (DOC) whose primary responsibility is to use the plan as an evaluation tool in reviewing development proposals. All reviews should include a statement of how a development proposal supports the plan's vision for the neighborhood. This requirement should not necessarily bind the MHNA or NRP to follow the Master Plan, but it would require them to routinely consider the plan and provide reasoning why the plan would not be followed in individual circumstances.

The neighborhood will also have to work with neighborhood landlords on housing issues outlined in the plan.

The neighborhood should also consider recruiting a student liaison to facilitate communication.

The neighborhood will also need to be an advocate for school board initiatives that support the local school system.

The neighborhood may have to seek funds to do its own preservation designation studies if the HPC staff cannot or will not do them.

NRP and CPED

The NRP and CPED need to develop a program to provide affordable middle-income housing in the neighborhood.

The NRP needs to support efforts to improve rental housing.

Park Board

The Minneapolis Park and Recreation Board will need to address park maintenance issues, expansion of the bike trail system, maintenance of the paths at Father Hennepin Bluffs, acquisition of the triangle for park space in front of the Lupe/Wall development at 6th Avenue and Main Street, and improvement of recreation programs in the neighborhood. The Board should also be involved in the development of a community center in the neighborhood.

CPED, the Planning Commission, and the Heritage Preservation Commission

CPED and the Planning Commission must approve the Master Plan as presented by the neighborhood or modified by the Commission. The Master Plan should become an approved sub-area plan that gives more detail to *The Minneapolis Plan*. This gives more weight and authority to the Master Plan as an evaluation and review tool. The Planning Commission should use the adopted Marcy-Holmes Master Plan as the guide when reviewing zoning or capital improvement proposals in the neighborhood for consistency with the comprehensive plan.

CPED and the Planning Commission will need to revise zoning district boundaries (40 Acre Study) to implement the policy of an expanded single-family neighborhood core that is predominantly owner occupied.

CPED will need to continue to use the flexibility in the zoning code that can require student housing developments in the Marcy-Holmes Neighborhood to have at least 0.5 parking spaces for each bed proposed in a development.

CPED and the Planning Commission will need to accept the proposed land use plan that retains the industrial area on 9th Street and several other industrial businesses including Metal Matic along 2nd Street. They also are the key agencies in preserving the character of Dinkytown by adopting zoning regulations that control height and storefront design requirements that are in the plan.

CPED needs to take the lead on implementing the visual appearance policies in the neighborhood. This also includes height limit districts. The plan's policies will have to be translated to zoning code regulations by CPED. Most likely they will not be applied citywide. Therefore, CPED will have to devise a special zoning overlay district to apply these standards. All of the new regulations and districts will have to be reviewed by the Planning Commission and approved by the City Council in order for them to have more weight than just "guidelines."

CPED and Public Works Department will have to work together to make sure that the Dinkytown By-pass functions as a neighborhood street.

CPED will need to consider the neighborhood's wishes to extend the street grid to the river as it evaluates redevelopment proposals for the mills district and Metal Matic if they should ever be redeveloped.

The Heritage Preservation Commission will need to complete their designation studies in the neighborhood and undertake a study of Dinkytown. Eventual approval by the City Council will be required.

The HPC is the agency that is responsible for reviewing building permits in designated preservation districts or properties to assure compliance with guidelines.

Police and CCP/SAFE

The Police Department and CCP/SAFE need to focus and revise their services so that there is a more effective response and follow-up to complaints.

Public Works

The Minneapolis Public Works Department must play a lead role in the implementation of several projects. They will already be doing many projects and will need to accept and incorporate several more projects into their work program.

Public Works and Metro Transit will need to develop a new bus route between the Quarry and the Cedar Riverside LRT station. They also need to address the bus shelter and LRT alternatives in the plan.

Public Works is responsible for the continuation of the one-side parking program. The department also needs to work with the neighborhood in exploring the feasibility of a parking ramp on the Tech Center grounds or across 5th Street that will serve Dinkytown. Traffic calming and additional stoplights on 4th Street and University Avenue and methods to keep trucks from crossing from 8th Street to University Avenue are also the responsibility of Public Works.

They have taken the lead in designing the parkway link between E. River Road and Main Street. They also will have to secure funding and guide the project through the city's Capital Long Range Improvement Committee's (CLIC) rating and prioritizing process. Public Works will be key to implementing the proposed Dinkytown Plaza over the railroad trench. Street boulevard improvements and tree planting schemes also fall under the responsibility of Public Works. The neighborhood will have to be in regular contact with the department if these projects are to be implemented in a timely fashion.

Litter control, trash removal, and snow removal improvements are the responsibility of the Public Works Department.

The Public Works Department will be the primary department involved in implementing the Dinkytown Plaza.

Public Works will be responsible for installing a stoplight on 6th Avenue and University Avenue, completing the bike trail system in the neighborhood. Public Works will also need to take the agency lead in improved street lighting.

University of Minnesota

The University of Minnesota is also involved in the implementation of some housing policies. They need to match enrollment increases with new housing construction. An index should be negotiated that provides a certain number of new housing units for each 100 student increase in the campus enrollment. The University also has to do what it can to encourage all students to respect housing, both on and off campus.

The University of Minnesota needs to commit to staying east of 15th Avenue, except for housing that might be built between 14th and 15th Avenues and to the river side of University Avenue.

The university needs to encourage students to live up to a code of conduct in off-campus housing as well as on-campus housing.

The university will have to be sensitive to neighborhood concerns related to the development of an on-campus football stadium.

Implementation Schedule

Because there are a large number of projects proposed in the Master Plan, it will require several years to do all the projects. The schedule for phasing the projects is divided into three phases. The plan calls for the implementation of many more projects than are shown below. The schedule below is primarily directed toward major capital projects.

Near Term Projects (1-5 years)

1. Dinkytown Plaza.
2. Overlay district to control height, design standards, higher parking requirements.
3. Expansion of single-family core boundary.
4. Completion of the Main Street extension to East River Road.
5. East Hennepin and Central Avenue Triangle Redevelopment.
6. Pillsbury A Mill adaptive reuse.
7. 6th Avenue and University Avenue stop light.
8. Quarry to Cedar Riverside LRT station bus route.
9. Residential street paving.
10. Inspections Department's redistricting to put Marcy-Holmes in one inspections district.
11. Creation of a special services district to increase the level of neighborhood livability types of services such as litter and trash pickup, reduction of overcrowding, noise, etc.

Medium Term Projects (3-10 years)

1. 15th Avenue Redevelopment.
2. Community center.
3. Whitewater Park.
4. 15th Avenue Boulevard and redesign.
5. Rerouting of bus route #2 to 8th Street and 15th Avenue.

Long Term Projects (5-20 years)

1. 2nd Street Industrial Area redevelopment.
2. 8th Street redevelopment.

Potential Funding Sources

Money will have to be obtained from a variety of sources to implement the Master Plan. Funding sources and their typical use are listed below. Additional funding sources can be found at www.unn.umn.edu/npcr/report_new_npcr.asp

Tax Increment Financing

Tax increment financing uses the increased taxes from a new development to pay for development costs that typically include property acquisition by the developer, demolition, and additional site preparation costs such as pollution mitigation.

This fund source is typically used to help defray unusual development costs encountered by developers operating in built-up areas where buildings must be purchased and cleared prior to development. The new use must pay taxes in order to make this fund source feasible.

Each development proposal is evaluated on its own merits for financial feasibility. The typical "payback" period should not last more than 20 to 25 years. During the payback period the taxing jurisdictions receive only what was derived from the property prior to redevelopment. The increase in taxes (the tax increment) is used to pay the redevelopment costs. CPED administers tax increment programs. The City Council must approve all tax increment projects or districts.

Tax Abatements

This tool is similar to tax increment financing in that the City Council and other taxing jurisdictions, such as the school district must approve its use. However, it is for a shorter duration. Also, tax abatement can not be used in Tax Increment Financing Districts. (A large portion of the neighborhood is included in Tax Increment Districts that run until 2009.)

NRP Funds

The Marcy-Holmes Neighborhood Revitalization Program receives an annual allotment of funds from the citywide fund to carry out neighborhood improvement projects. Projects are selected by the neighborhood annually. This sum of money is not enough to take on major redevelopment or capital projects but could be combined with other fund sources to make projects feasible.

Empowerment Zone

Marcy-Holmes is adjacent to one of the City's empowerment zones. It may be possible to extend the boundary of the zone so that the 9th Street area or the Central, East Hennepin triangle would be eligible for funding and tax advantages in the zone.

Hennepin Community Works

This program is administered by Hennepin County. It combines a number of funding sources to accomplish its objectives. The primary fund source is the Hennepin County Environmental Response Fund.

The combination of funds are intended to increase the county's tax base through the redevelopment of "brownfields" and underutilized land adjacent to major open space amenities such as parks and trails. The neighborhood does have major open space and potential trails along the river. The neighborhood should contact Hennepin Community Works officials to develop a project that could potentially take advantage of this program.

University of Minnesota/State Legislature

The University of Minnesota and State Legislature could be tapped as a potential funding resource to redevelop the corridor between 14th and 15th Avenues for new campus related housing to accommodate any growth in student enrollment on the Twin Cities campus. The new housing might conveniently house men and women who participate in athletic programs headquartered in the Bierman complex immediately across 15th Avenue. There is also a benefit to the university of improving the appearance of this major northern gateway to the University of Minnesota.

The University of Minnesota could also benefit from the development of the Dinkytown Plaza that would link the campus with Dinkytown. The plaza could be a major civic and campus gathering spot. Therefore, the university and the State Legislature should be asked to be partners with the City of Minneapolis in developing this major new open space.

State of Minnesota – Department of Natural Resources

The Department of Natural Resources is already involved in the planning for the Whitewater Park located generally below the I-35W bridge. It is the lead agency in coordinating planning and capital fund procurement. Gas tax funds paid by boat operators will be a primary source of funding for this major improvement.

DNR grants from Environmental Partnership/Conservation Partners are available for restoration and education. There are also Natural and Scenic Area grants for park acquisition (not for regional parks).

City of Minneapolis Operating Budget

Many improvements proposed in the plan call for changes in operations. In theory, these changes don't cost anything. They only involve a change in procedures or reallocation of resources. This fund source, however, is extremely tight given the demands in other parts of the city and decreases in Local Government Aid transferred to the city by the State Legislature.

City of Minneapolis Capital Improvement Bonds

Each year the city sells several million dollars in capital improvement general obligation bonds to fund physical improvement projects. The city develops a five-year capital improvement program. Projects usually move up the list from one year to the next until they are funded. Projects are prioritized by the Capital Long-Range Improvement Committee (CLIC). The neighborhood must

first get city departments to include Marcy-Holmes projects as part of their five-year plans. The neighborhood must then assist the departments in convincing CLIC members that the neighborhood's projects are a priority compared to other competing projects.

CPED

Even though most funds for neighborhood revitalization comes through NRP, CPED should still be consulted. They offer a variety of programs for reinvestment in the city in addition to NRP funding.

Metropolitan Council

- Metropolitan Livable Communities Grants

This program is administered by the Metropolitan Council. The money comes from the State Legislature. There are not huge sums of money available, but the funding can mean the difference between projects being financially feasible or not. A Metropolitan Council committee evaluates and ranks projects in competition with other projects for funds. Most communities, including Minneapolis, are eligible to submit projects. Several Minneapolis projects have been funded. The Planning Department should be contacted about the steps needed to prepare an application.

- The Metropolitan Council also provides some funding for regional park acquisition

Federal Funds

The Land and Water Conservation Fund could be tapped for park creation.

Transportation funding is available directly from Congress or through grants from the Metropolitan Council (TEA 21 is current name). Check with Public Works in Minneapolis for access to this fund.

Federal Environmental Protection Agency funds are available to address brownfield pollution.

Nonprofit Partners

The nonprofits can assist in the implementation of housing and community planning objectives. The neighborhood should explore partnerships with the Design Center for American Urban Landscape at the U of M, churches, The Trust for Public Land (land conservation), and the Tree Trust.

MASTER PLAN

for
the

Marcy-Holmes Neighborhood

APPENDIX

Appendix: MASTER PLAN POLICIES

Chapter One: Land Use Policies:

The Marcy-Holmes neighborhood will support the designations set forth in *The Minneapolis Plan* for the following uses and the policies related thereto.

1. The University of Minnesota Growth Area.
2. The Commercial Corridor along East Hennepin from the river to Central Avenue.
3. The Community Corridors along Central Avenue, East Hennepin east of Central Avenue, and University Avenue.
4. The Activity Centers at East Hennepin/Central Avenue/St. Anthony Main and at Dinkytown.

Land to the river side of 4th Street SE and the blocks between 14th and 15th Avenues from Dinkytown to the railroad tracks may be considered for higher density multi-family housing development.

Industrial properties along the river side of University Avenue and along the north side of 8th Street SE should be considered for mixed use developments including residential uses.

Residential building heights should not exceed four (4) stories in Dinkytown in order to preserve the historical character of the area.

The neighborhood supports the adaptive reuse of the mills between 2nd Street and Main Street as mixed residential and commercial uses and activities that attract pedestrian traffic to the area.

The U of M boundary should not expand into the Marcy-Holmes neighborhood except for possible creation of University owned and managed housing between 14th and 15th Avenues.

The neighborhood needs help from the City and Legislature to develop a more equal dialogue on University/neighborhood issues.

The University should attractively landscape and buffer the athletic department buildings along 15th Avenue.

Dinkytown should continue its current compact form and boundaries. Commercial uses should not expand beyond the area bounded by 13th Avenue, University Avenue, 15th Avenue, and 5th Street SE, except UTECH and the Chateau.

The neighborhood supports the redevelopment and intensification of the Central/East Hennepin and Dinkytown commercial areas, but does not support expansion into the adjacent residential neighborhoods.

The neighborhood supports convenience retail activity at the locations shown on the accompanying land use plan map.

The single-family core of the neighborhood along 5th, 6th, 7th, and 8th Streets should be protected for single-family or two-family use.

Chapter Two: Housing Policies

The neighborhood will preserve the existing single-family homes. The single-family core of the neighborhood should be expanded for low density only. CPED should provide assistance to homeowners to renovate homes in this area.

The neighborhood opposes any new development that does not add to the percentage of owner-occupied dwelling units in the neighborhood.

The neighborhood supports the addition of new owner-occupied townhouse units on infill sites.

The neighborhood requests assistance from CPED and NRP to develop housing for middle-income families.

The neighborhood encourages the university to promote or create housing opportunities for faculty and staff in the neighborhood.

The neighborhood supports the conversion of rental units to condominium or cooperative ownership and requests assistance from CPED and NRP to do this.

The neighborhood also seeks assistance from CPED and NRP in selective conversion back to one or two family homes of any rooming houses or single-family structures that have been converted to student rental housing in the single-family core of the neighborhood.

The neighborhood would also support conversion of some industrial buildings to residential use. An example is the Star Machinery building on 6th Street and 2nd Ave. SE

The neighborhood will work toward getting the absentee landlords in the neighborhood together to focus on problems and solutions.

The neighborhood strongly urges the City of Minneapolis to place the entire Marcy-Holmes neighborhood in one inspections district so that the inspector sees the big picture and the total needs of the neighborhood.

The neighborhood supports strong regulations and code enforcement by the city's Inspections Department to correct items, such as unkempt properties, exterior home maintenance, and parking on lawns, which are in violation of city codes.

If student enrollment is increased, University of Minnesota housing should be increased at the same rate.

The neighborhood supports demolition of problem properties by any public agency only if the neighborhood is involved in the decision and it is found that it is not feasible to rehabilitate the property.

The Marcy-Holmes neighborhood supports new multi-family housing construction on the fringe of the neighborhood in the following locations:

- In the blocks between 14th and 15th Avenue SE outside of Dinkytown.
- Along the riverfront where housing is not adversely impacted by adjacent industrial uses.
- In sites converted from marginal commercial/industrial uses along E. Hennepin Avenue.
- Between University Avenue and 4th Street SE, which are major traffic carriers and transit routes.
- The triangle between 8th Street, East Hennepin, and Central Avenue.

The neighborhood supports increased efforts by the City to enforce occupancy limits for the number of dwelling units indicated on the

occupancy certificate posted in the entryway of all multiple family dwellings.

The Marcy-Holmes neighborhood supports efforts by the University of Minnesota (U of M) to provide information to students living off campus that they need to respect their property and the rest of the neighborhood so that it can be preserved for future generations of students and that everyone in the neighborhood can live in harmony.

The neighborhood invites the U of M to be more supportive of the neighborhood in the issues of overcrowding and other code violations. Students should be able to obtain help from student legal services and the ombudsman in the residential life office at the U of M to address issues of over-occupancy.

The neighborhood encourages the U of M to avoid publicizing housing that is a problem (code violations or noisy parties). The U of M's referral service needs to find a way to steer students away from these problem properties in a manner similar to the way the Better Business Bureau provides information to consumers about particular businesses.

The neighborhood supports the publication and distribution of pamphlets such as, A Place of Your Own. This pamphlet informs students about their rights and responsibilities in off campus housing.

The neighborhood will work with students to harness the power of the Internet to help in the reporting of violations.

The neighborhood will utilize the Minnesota Daily and the neighborhood newspaper to publicize the rights and obligations of student renters.

Chapter Three: Livability Policies

The neighborhood will request that the City clarify whose responsibility it is to pick up trash on private property and notify landlords. There is uncertainty as to whether it is the landlord or the tenants.

The neighborhood will work with the fraternities and sororities and others to coordinate clean sweep and other efforts to clean up the neighborhood.

The neighborhood is in favor of more concrete public trash receptacles and the timely emptying of them.

The neighborhood also supports efforts to keep the bus stops, bus shelters, and other public spaces free of trash and litter.

The neighborhood supports increased trash removal efforts during the fall move-in and spring move-out periods to contend with the additional trash and objects that are thrown out during these periods.

The neighborhood supports efforts by the City of Minneapolis, Marcy-Holmes neighborhood, and NRP to deploy more police patrols from the spring to early fall to respond to noisy party complaints.

The neighborhood strongly urges the City to enforce its existing zero tolerance approach to livability crimes.

The neighborhood encourages and will provide support for the police to document the calls and the results of the police response so that the neighborhood can focus mitigation efforts on those properties.

The neighborhood supports CCP/SAFE and will continue to work with the Second Precinct SAFE officers.

Chapter Three: Livability Policies (continued)

The neighborhood supports increased landlord, student, and U of M accountability.

The neighborhood encourages the U of M and surrounding schools to develop a code of conduct for students and an office of student conduct.

The neighborhood encourages residents and neighbors to use 911. The complaint should be recorded as a “noisy party” violation.

The neighborhood encourages mixing of students and long-term residents in a Block Club format so that they can exchange views concerning noisy parties and other related issues.

The neighborhood and CCP/SAFE also will work with the alternative schools, group homes, and halfway houses to communicate the need for the students and residents to respect the neighborhood.

The neighborhood encourages the City, MHNA, and NRP to provide support for the Minneapolis police to increase patrols and police presence in the early fall and spring time periods. Increased police patrols on weekends between midnight and 2:30 A.M. are essential.

The neighborhood will encourage and seek to provide information and some financial support to encourage the quick removal of graffiti by the property owner. This is the most effective way to keep the problem from spreading.

The neighborhood supports the distribution of information to landlords and residents on how to fight graffiti.

The neighborhood urges the Minneapolis Police Department to document the calls and perpetrators of these offenses.

The City and State should outlaw the sale of spray paint and acids to minors in the state of Minnesota to prevent acts of vandalism.

The neighborhood supports the dissemination of information to new renters that encourages them to secure their bicycles and apartments immediately upon occupying their new apartments in the fall of the year when burglaries and thefts are the worst.

Regular foot patrols are encouraged for the Dinkytown area.

The neighborhood encourages landlord accountability for maintenance of their property.

The neighborhood encourages the University of Minnesota to provide information to students that encourages them to respect property and the neighborhood.

The neighborhood will continue to develop and support programs and activities that foster a pride of ownership in neighborhood properties.

The neighborhood must advocate stronger ordinances, and make greater efforts in the reporting of suspected violations to city officials, and university officials when relevant, related to parking, yard clutter, graffiti, noisy parties, garbage, and unkempt properties by publishing the phone numbers that people can call to make complaints.

The neighborhood strongly urges the City to enforce its ordinances related to livability crimes.

The neighborhood also supports the development of a program to emphasize housing code violations and enforcement each spring and

fall. A team of up to thirty landlords and residents would be directed or encouraged to canvas the neighborhood and report all the property violations such as broken windows or graffiti that they see in their sector. It is hoped that this kind of two-week effort done twice a year will not burn-out residents involved in the program.

The neighborhood supports hiring staff to deal with livability crime violations, record keeping, monitoring, and compliance.

The neighborhood will advocate for the swift clearance of snow near senior citizen buildings and in the commercial areas of Dinkytown and Central Avenue.

The neighborhood will cooperate with the City in getting the message out to all property owners that it is their responsibility to clear snow from sidewalks.

The neighborhood supports a program to provide assistance to those who are unable to remove their own snow.

The neighborhood supports the reduction of auto emissions by supporting the bus system.

The neighborhood also supports developing pedestrian and bicycle linkages to downtown, the U of M, and the river trail system.

Power plants should be converted to natural gas.

The City needs to make a stronger effort to identify and reduce pollution from business sources that are polluting the environment, particularly

along the river and along the 9th Street corridor. (An environmental profile done in 1996 details those locations where the neighborhood needs to focus its attention.)

The neighborhood requests that the City of Minneapolis not grant any more on-sale liquor licenses to bars that encourage binge or underage drinking. These practices include “All you can drink “ or similar promotions and advertising that promotes excessive drinking.

The neighborhood also requests that the City of Minneapolis more stringently review license renewals and withhold renewal to those businesses that are serving underage patrons.

The neighborhood supports the City’s adoption of special provisions and training of employees of Dinkytown drinking establishments to curb underage drinking.

The neighborhood is opposed to a campus football stadium that would also include the Minnesota Vikings.

The neighborhood will oppose any stadium plan that adds parking problems in the Marcy-Holmes neighborhood.

The neighborhood is opposed to tailgating activities in the neighborhood.

The neighborhood supports the City’s existing noise ordinance and wants the City to enforce it more vigorously.

Chapter Three: Livability Policies (continued)

The neighborhood encourages and will provide support to the City and police to do a much better job of enforcing the existing ordinance and documenting offenders so that the neighborhood can assist in mitigative measures.

The neighborhood supports the study of the feasibility of constructing a deck over I-35W that will suppress noise and link the two sides of the neighborhood.

The neighborhood opposes events that direct loud music from speakers into the neighborhood.

Chapter Four: Economic Development Policies

The neighborhood supports the continuation of the industrial businesses along 9th Street. Surplus frontage on 8th Street should be converted to housing or considered for a community center.

The Marcy-Holmes neighborhood supports the development of the Southeast Minneapolis Industrial Area, provided new housing units are constructed in concert with the commercial or office development. Without new housing units, there will be extreme pressures placed upon the housing supply in the neighborhood resulting in higher rents and deferred maintenance.

The neighborhood supports the continued operation of Metal-Matic and its industrial neighbors such as ADM and W.D. Forbes. However, residential redevelopment options should be explored when these industrial uses cease.

The neighborhood will focus attention on Central Avenue, East Hennepin Avenue, and Dinkytown for core neighborhood services such as groceries, hardware, and pharmacies.

The neighborhood encourages and would accept additional restaurants in the East Hennepin area.

Dinkytown will be primarily, though not exclusively, a pedestrian-oriented place for walk-in business from University students, faculty, employees, visitors to the University, and nearby residents.

The neighborhood supports the preservation of the historic, eclectic character of Dinkytown.

Preservation of the character requires that new buildings be built within the four (4) story height framework of the district and relate to the surrounding architecture in scale and design (see Figure 4-1).

All businesses should have active, glass storefronts, with individual business entrances on the sidewalk.

There should be no parking lots with frontage on 4th Street SE.

The neighborhood supports a diverse mix of businesses. The Dinkytown district should not be dominated by restaurants and drinking establishments.

The city should re-examine its parking meter regulations in Dinkytown to allow free parking to start earlier in the evening.

The neighborhood supports the preservation and establishment of unique shops and restaurants. These may be “mom and pop” stores or those that have a limited number of locations in the Twin Cities.

The neighborhood encourages small sized stores rather than big box retail structures.

Chapter Five: Public Realm Policies

The neighborhood's two major parks, Holmes and Marcy, should be adequately maintained by the City and controlled so that overuse (turf damage) does not occur.

The neighborhood supports the connection of Main Street to the East River Road by way of what is called the "missing link." Option 2A, as agreed to by the City, Park Board, and University of Minnesota should be constructed. This option has received official City approval but has not been programmed yet.

A sledding hill in the neighborhood would be desirable.

The neighborhood urges the completion of the bike trail through the Dinkytown trench that will eventually connect the Saint Paul Campus, Minneapolis Campus and Stone Arch Bridge.

The neighborhood supports the construction of a public plaza over the existing railroad trench that runs through Dinkytown. The elevated plaza should have ramp connections to the bike trails below.

The neighborhood believes that the Minneapolis Park and Recreation Board (MPRB) needs to provide more programs for the youth in the neighborhood and on-site staffing of Holmes Park.

More MPRB programming should be developed on or adjacent to the river.

Marcy School should be made available for community education programs.

The neighborhood would like a health club and pool development somewhere in or close to the neighborhood.

The neighborhood will seek a location for a permanent community center and gathering place.

The neighborhood encourages more pedestrian scale lighting along University Avenue, 4th Street, the 5th Street Bikeway, and 15th Avenue (especially under the railroad bridge), and near senior citizen buildings.

The neighborhood will emphasize the beautification of boulevards along University Avenue, 4th Street SE, and 15th Avenue. These streets are major thoroughfares that are highly visible and convey an impression of the neighborhood to visitors and residents. Boulevard upgrades and aesthetic improvements would enhance the image of the neighborhood.

Residential street paving plans should emphasize green boulevards and the preservation of existing trees.

Residents and property owners will be encouraged to care for their boulevard trees as well as those on private property. The campaign against Dutch Elm disease and other infestations must be continued.

The community garden at 8th Street and 10th Avenue will be maintained by the neighborhood.

Chapter Five: Public Realm Policies (continued)

A long-term objective of the neighborhood is covering of the I-35W right-of-way. The neighborhood urges the City and MnDOT to study this alternative even if not for the entire length of the freeway through the neighborhood.

The neighborhood supports developing a culture of learning in the neighborhood. See the Social and Cultural Environment chapter for details.

The neighborhood prefers that the Minneapolis Board of Education commit to a policy of allowing Marcy School to be open well beyond normal school hours for neighborhood activities if there are non-school funds available to pay for the use of the building.

The neighborhood recognizes a hierarchy of streets. This hierarchy will be used to determine appropriate street character and streetscape treatments throughout the neighborhood, and includes the following designations:

- a. Community Corridors have a primarily residential character, intermixed with some commercial and office use. They are to strike a balance between pedestrian and vehicular movement, and can support transit opportunities. The definition of Community Corridors follows the definition set forth in the Minneapolis Plan, but the number of Community Corridors within the neighborhood is expanded.
- b. Greenway Corridors are designed for minimal traffic movement and high pedestrian amenity. In addition, they have a more intensively greened character than other neighborhood streets, and they provide immediate access to parks, trails, and bikeways.

- c. Pedestrian Gateway Corridors should serve as connections between Marcy-Holmes and other neighborhoods, and should primarily serve pedestrians.
- d. Multi-Use Gateway Corridors should serve as connections between Marcy-Holmes and other neighborhoods, and should serve pedestrians, private vehicles and transit.
- e. Local Streets are designed both as automobile and pedestrian spaces. They constitute the great majority of the pedestrian and bicycle transportation network, as well as allowing vehicular connections to individual residences and providing parking.

The neighborhood should work with the City and business owners to improve certain nodes of high pedestrian use.

The neighborhood should work with the City to improve pedestrian and bicycle connections across all vehicular bridges, particularly those that cross I-35W.

In general, Minneapolis' Critical Area Plan should be followed. The neighborhood supports it.

The paths at Father Hennepin Bluffs need improvement.

Hennepin Island access should be improved all the way to the edge of the falls while maintaining security for the U of M research facility and Xcel Energy operations. Safety of the general public must also be considered. Hennepin Island planning has been combined with the Whitewater Park development under the direction of the DNR and the Minneapolis Park and Recreation Board.

The neighborhood supports the Whitewater Park concept.

The neighborhood supports the inclusion of the missing river road link between Main Street and East River Road in the Grand Rounds National Scenic Byway.

The neighborhood is in favor of public acquisition of the triangular piece of land owned by Lupe Development at 6th Avenue and Main Street. This should be a public transition space from the activity node at 6th Avenue and the Stone Arch Bridge to the bike trail to Dinkytown and the U of M campus.

The neighborhood supports the eventual reconnection of the neighborhood to the river by opening closed extensions of 4th Avenue, 5th Avenue, 7th Avenue, and 8th Avenue between Second Street and Main Street if and when redevelopment of the adjacent properties occurs.

The neighborhood encourages improvement of the Mississippi River watershed through innovative methods to reduce impermeable surface, particularly in parking lots.

Chapter Six: Social and Cultural Policies

The neighborhood supports:

Recruiting and appointing a student liaison through the Marcy-Holmes Neighborhood Association (MHNA) and Marcy-Holmes Neighborhood Revitalization Program (NRP) to help communication between the University students and the neighborhood.

Developing a younger emphasis and hosting events to bring the younger folks and the rest of the neighborhood together in open houses and social events.

Targeting the fraternities and sororities in social service projects in the neighborhood and having them assist in preventing and addressing key problems such as litter and noisy parties.

Developing a brochure for students that provides information to them about the historical features in the neighborhood and the family core of the neighborhood and the need to be respectful of other students and the long term residents of the neighborhood.

Working with the Minnesota Daily to request more news coverage on neighborhood issues and/or column space for the neighborhood to present livability issues discussion.

Creating a better connection between the U of M and the neighborhood. This might include making faculty contacts to solicit faculty and students' help on neighborhood projects and studies of conditions in the neighborhood. Projects might include clean-up and fix-up tasks as well as arts projects.

Developing positive messages about good examples of what is being done to address livability issues.

Continuation of a landlord-renters forum where landlords could come and show their housing units and where students could easily compare housing choices.

Chapter Six: Social and Cultural (continued)

The neighborhood will:

Advocate for school board and neighborhood initiatives to support and improve the local school system.

Implement policies aimed at improving the appearance and safety of the neighborhood, listed specifically in the Livability Chapter.

Consider conducting real estate agent workshops to educate them about the family-friendly features in the neighborhood.

Advocate strengthening pre-school and day care opportunities in the neighborhood.

Encourage churches to increase their outreach efforts to local residents.

The neighborhood supports:

Neighborhood sponsored events or activities targeted toward new groups in the neighborhood.

Educational efforts to learn more about new groups. Outreach efforts should be made to these groups to invite them to workshops or social events where their cultures can be celebrated and explained.

Community education programs at Marcy School to offer English language classes and other classes to help the transition into the neighborhood.

Opening innovative communications channels, primarily through the neighborhood newspapers and neighborhood web site. This would allow the neighborhood to get its message out to the new residents and also allow them to communicate amongst each other in their native language.

Development of a community center to bring all groups together, provide community resources, and joint social events. There could be translation resources and message boards at the community center.

Modifying the Block Club program in order to provide assistance to new residents. Currently there is relatively low involvement in the program.

The neighborhood supports publicizing the services of Southeast Seniors to those seniors in the neighborhood.

Implement policies aimed at improving transit service.

Improve snow and ice removal from sidewalks.

The neighborhood supports efforts to:

Publicize the reputation of the Marcy School.

Continue to improve the learning atmosphere in the neighborhood by encouraging and enabling entire families in achieving their educational goals.

Develop a learning exchange clearing house (a barter system for exchanging all kinds of knowledge and skills).

Encourage the entire neighborhood to be involved in the local schools.

Find off-street parking solutions for staff and visitors to Marcy School.

The neighborhood supports:

Conducting an inventory of arts organizations, cultural assets, and accommodations to identify organizations and locations supporting arts activities.

Utilizing the performing arts talent in the church congregations. This should be included in the inventory. Churches may also provide a venue for the display of local artists' work.

The efforts of The Soap Factory to attract arts and organizations to its facility.

The existing Marcy Arts Partnership.

A neighborhood arts organization finding space for student art exhibits.

Finding venues for local bands.

Promotion of public art, murals, and sculpture projects done in the neighborhood.

Creating an organization something like Forecast, a community based group, to act as a clearing house for local arts activities.

Initiating a summer art contest for families and other groups to promote art and a sense of community.

Efforts to create a dialogue between students and long-term residents to soften an "us vs. them" attitude that may exist and to reveal objectives and needs of both groups.

Political redistricting that keeps all of the neighborhood, and even all of Southeast Minneapolis in one ward.

Blending and embracing of different cultures rather than segmentation.

The neighborhood encourages:

Positive behavior by students attending alternative schools, both during the school day and if/when they return to the neighborhood on weekends and in the evenings.

Equitable distribution of rehabilitation programs throughout the city.

Chapter Seven: Transportation Policies

The neighborhood supports the continuation of the several bus routes that serve the area.

The neighborhood requests better transit service to the Quarry Shopping Center. A bus route should begin at the Cedar Riverside light rail transit station and enter the Quarry. It should travel via 10th Avenue and Johnson Street.

The neighborhood also supports rerouting the bus route number 2 so that it travels on 8th Street between 10th Avenue and 15th Avenue.

Chapter Seven: Transportation Policies (continued)

The neighborhood encourages Metro Transit and the University of Minnesota to continually work to expand bus service to the U of M from all over the metropolitan area. Better service should mean less auto traffic coming to the area and reduced parking pressure on the neighborhood streets.

Bus shelters need to be provided to make the bus riding experience as convenient and hospitable as possible.

If light rail transit cannot be constructed through the campus on Washington Avenue, it should run through Dinkytown in the existing trench and connect to downtown by either Bridge 9 or along Main Street or Second Street, provided that there is enough room in the trench to accommodate it.

Improve Metro Mobility.

Remove the multiple steps in the standard bus that make it difficult for people with mobility problems.

The neighborhood supports specific improvements described in the Public Realm Chapter.

Those streets that have bike lanes and vehicular traffic should have conspicuous “Share the Road” signs.

The neighborhood supports the continuation of the one-side parking plan in that part of the neighborhood east of I-35W.

The neighborhood also supports the concept of a Dinkytown parking ramp possibly on the site of the Tech Center parking lot or in the block bounded by 14th Avenue, 4th Street, 15th Avenue, and 5th Street

Teachers and staff of Marcy School should be encouraged to park at the municipal ramp on University Avenue or in other parking lots in the area rather than on the street.

The neighborhood strongly supports the flexibility in the Minneapolis Zoning Code that can require student housing developments in the Marcy-Holmes neighborhood to have 0.5 parking spaces for each bed proposed in a development. The neighborhood has unique challenges with respect to the new type of apartment buildings with four or more bedrooms per apartment compared to the old model of one and two bedroom apartments. These new apartments have far more people living in them, sometimes two or more people per bedroom, than the old apartments and require more parking.

The neighborhood supports an examination of the hours that the parking meters are in effect in Dinkytown in order to see if cutting back their hours of operation is warranted.

Trucks associated with 8th and 9th Street businesses should be kept out of the core of the neighborhood. For example, there should be no trucks allowed on 5th, 6th, 7th, or 8th Avenues between 8th Street SE and 4th Street SE

The parkway connector, known as the “missing link” between Main Street and the University of Minnesota campus street system and the East River Road, should be built pursuant to alternative plan 2A. (See route layout.)

Traffic calming methods suitable to the particular streets should be employed in the neighborhood. Traffic speeds on University Avenue and 4th Street SE are a particular problem.

The neighborhood recognizes that streets are not only for cars, and supports specific streetscape improvements described in detail in the

Public Realm Chapter.

Granary Parkway should be constructed only if it is demonstrated that it will not deter the eventual development of residential uses along Second Street SE between 9th Avenue SE and Central Avenue.

Chapter Eight: Design Policies

The neighborhood is generally opposed to the following actions that would hurt the preservation of the small town character of the neighborhood:

- New construction, generally. Rehabilitation is strongly encouraged over demolition and rebuilding.
- Construction that is too big for a site. This means new buildings that are out of scale and proportion with existing buildings. They may be taller, have straight facades that ignore the architectural rhythm created by existing buildings, or occupy most of the site because of underground parking.
- Growth of the U of M student enrollment without the construction of new on-campus housing to satisfy those enrollment increases. The area between 14th and 15th Avenues can be used for campus housing. No other University expansion should occur in the neighborhood.
- Industrial blight.

The neighborhood is in favor of the following actions to enhance the character of the area:

- More access to the river.
- Building the “missing link” in the Minneapolis Parkway system. The missing link is the connection from Main Street that rises over the railroad tracks behind the steam plant and connects with the river road extension by Peik Hall.
- New developments that are architecturally sensitive to the character of the neighborhood. See visual appearance policies below.

Key landscapes or cultural landscapes such as Dinkytown, the fraternity and sorority areas, and the riverfront should be preserved.

The neighborhood is opposed to actions that would tend to destroy cultural landscapes. These include:

- The transformation of neighborhood streets into arterial streets that merely carry a lot of traffic.
- Neglecting the street trees and greenery in the neighborhood.
- Development of apartment buildings that are located in the single family core of the neighborhood.
- Developments that are inconsistent with the design guidelines in this plan
- Large scale (large footprint) buildings or buildings taller than four (4) stories in Dinkytown that conflict with the existing character of the area.

Chapter Eight: Design Policies (continued)

The neighborhood supports general design guidelines designed to communicate a desired level of quality for apartment buildings. These design guidelines are to be used by the neighborhood to evaluate, approve, and suggest revisions to proposed projects within the neighborhood. The following design characteristics should be reviewed according to the appropriate design guidelines:

- Site Design
- Landscaping
- Building Materials
- Rooflines
- Ground Level Treatment
- Building Height and Massing

The neighborhood is opposed to the following design features in apartments or other buildings that are particularly troublesome and supports zoning code changes to bar their use:

- Blank first floors caused by an under-building parking garage.
- Long, straight, unembellished facades such as those on the Mueller building on 14th Avenue near 6th Street.
- Front yard setbacks that are unusable by the tenants.

- Inadequate number of windows.
- Lack of landscaping – particularly gravel instead of living vegetation.

The neighborhood supports zoning code text changes to encourage the following design features:

- Ornamental, pedestrian scale lighting
- Balconies
- Attractive windows
- Compatible colors
- Natural building materials
- Taller buildings in the neighborhood between Main Street and University Avenue. Heights should gradually increase from University Avenue to Main Street. Buildings can be as tall as the Red Tile Elevator -- or about 190 feet above Main Street -- between 2nd Street and Main Street.
- Taller buildings in the area bounded by Fifth Street, 15th Avenue, the railroad tracks, and 14th Avenue. The heights of buildings in this corridor should not exceed that allowed by the zoning code.

Chapter Nine: Preservation Policies

Encourage strong compliance with HPC permit guidelines in the Street Anthony Falls and Fifth Street Historic Districts and individually designated properties in the neighborhood and the Ard Godfrey House just outside the neighborhood.

The neighborhood supports preservation designation studies for the following properties or areas:

- A The Frey house (mansion) at 1206 5th Street SE that is part of the Heart of the Earth School
- B The Joseph Avery Wright house at 1126 5th Street SE
- C The John S. Lane house near at 625 8th Avenue SE
- D The Southeast Community Library building at the corner of 13th Street and 4th Avenue
- E The old Pillsbury Library building at 100 University Avenue SE
- F Dinkytown
- G Steel Structures Building
- H Ninth Street industrial buildings
- I Star Machine – 6th Street and Second Avenue

The issue of historic preservation designation for the fraternity and sorority houses in the neighborhood should be more widely discussed.

Preserve such landscapes as Dinkytown, the Mississippi River area and the fraternity and sorority areas in the neighborhood.

Preserve the old Pillsbury library, now an art gallery, at Central Avenue and University Avenue and the newer Southeast Community library buildings.

Devise programs to encourage rehabilitation and conversion of multi-family dwellings to their original single-family home use in the single-family core of the neighborhood.

Provide information to property owners and renters about the historic character of the area and increase the general awareness and sensitivity about the historic nature of the buildings.

Develop grant or loan programs for property owners to repair their buildings.

Provide more accessible property information, including historic preservation regulations, to prospective buyers and property owners. Try to include preservation information on the Planning Department's web site.

There should be some flexibility with codes -- other than life safety codes -- when applied to older buildings. Codes are rigidly enforced when permits are sought. Remodeling requires updating to current code requirements. This can be very costly and discourage updating.

Simplify the City's permit system so that it is not so confusing and complicated and encourages reinvestment.

Enforce this plan's design guidelines for new developments.