



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #1
September 15, 2014

SMALL AREA PLAN SUMMARY

<i>Project Name:</i>	Sheridan Neighborhood Small Area Plan
<i>Prepared By:</i>	Haila Maze , Principal Planner, (612) 673-2098
<i>Ward:</i>	3
<i>Neighborhood:</i>	Sheridan Neighborhood Organization
<i>Existing Land Use Features:</i>	<i>Activity Center:</i> <ul style="list-style-type: none">• Grain Belt Complex <i>Neighborhood Commercial Node:</i> <ul style="list-style-type: none">• 13th Ave NE & University Ave NE <i>Community Corridors:</i> <ul style="list-style-type: none">• 2nd St NE• Broadway St NE• Marshall St NE• University Ave NE
<i>Zoning Plate Numbers:</i>	9 and 14

BACKGROUND AND PROCESS

The Sheridan neighborhood is located within Minneapolis' Northeast Community. The neighborhood's boundaries are 17th and 18th Avenues NE to the north, Washington Street NE to the east, Broadway Street NE to the south, 5th Street NE to the southwest, and the Mississippi River to the west. It contains a mix of uses, including residential, commercial, mixed use, and industrial.

The neighborhood includes almost all of the Grain Belt Activity Center, which is centered on the redevelopment of the former Grain Belt Brewery campus. It also includes the 13th and University Neighborhood Commercial Node, which runs through the middle of the neighborhood.

This is the Sheridan neighborhood's first small area plan. It was initiated and led by the Sheridan Neighborhood Organization (SNO). The motivating factors for planning included: (1) the aforementioned Activity Center; (2) a desire for flexibility in the reuse of the existing building stock and redevelopment, and (3) an effort to enhance the neighborhood as a community that supports the arts and artists. Due to its location in the Northeast Minneapolis Arts District, Sheridan's plan strongly values the arts and incorporates support for the arts throughout.

There was a former City policy document adopted for a portion of Sheridan: the 1996 *Grain Belt Brewery Area Development Objectives*. However, the scope of this plan was focused just on the redevelopment of the Grain Belt campus, and did not address all the topics that should be included in a small area plan. The City has been continually working on redeveloping the Grain Belt campus, and still has some property left to redevelop. The plan addresses this need.

There is also a more recent overlapping plan. The *Above the Falls Master Plan Update*, completed in 2013, covers the land in the neighborhood between Marshall St NE and the river. The Sheridan plan is consistent with the Above the Falls plan guidance for that area.

It should be noted that plans for two adjacent or nearby neighborhoods – St. Anthony East and Nicollet Island-East Bank – are moving forward on the same approval timeframe. While each plan must be reviewed and approved separately, they are being tracked together since they share similar geography and issues, and are together a policy framework for a significant part of Northeast Minneapolis.

Planning Process and Community Engagement

Prior to beginning its plan update, the SNO board developed a request for proposals to hire a consultant to assist them with the planning process. They retained the services of a consultant team led by WSB and Associates, which worked with them throughout. It is notable that the team also directly incorporated artists through its subcontract with Floodplain Collective, a firm specializing in the arts and the environment.

Working with the consultant, SNO assembled a representative steering committee to guide the planning process. The process included robust public outreach, including:

- Three community-wide public meetings
- Online survey and project website
- Surveys of local businesses and the parents of Sheridan Elementary School students
- Focus groups with the artist community
- Participation in Art-A-Whirl, a community arts event

This planning process lasted for much of 2013. Overall, the process involved nearly 200 residents, business people, and other stakeholders. SNO reviewed and accepted the draft plan in September 2013. The formal City plan approval process was delayed somewhat in order to track better with the plans for the two other adjacent neighborhoods referenced above.

Review and Approval Process

The plan was first brought to the City Planning Commission Committee of the Whole (CPC COW) on June 12, 2014, to provide an overview of the plan. The 45-day public review period was held from June 30 to August 13, 2014. Public comments received during that period were compiled, and a response was provided for each one. Comments and responses for both periods are included here.

The plan was subsequently brought back to CPC COW on August 28, 2014. Since then, the plan has been amended to reflect comments from the 45 day review and from the CPC COW meeting.

After review and action by the Minneapolis City Planning Commission, CPED intends to take the plan to the Zoning and Planning Committee of the City Council on October 9, 2014.

Pending full adoption of the plan by the CPC and Council, it will be submitted subsequently to the Metropolitan Council for amendment to the *Minneapolis Plan for Sustainable Growth* (the City's comprehensive plan).

PLAN OVERVIEW

The Sheridan Plan policy direction is divided into five main sections: (1) Land Use and Housing, (2) Business and Economic Development, (3) Mobility and Transportation, (4) Importance of the Arts, and (5) Urban Design and the Public Realm. Each of these is summarized below.

Land Use and Housing

The future land use direction for Sheridan builds on its existing land use patterns, but expands and modifies guidance to better fit existing conditions and planned growth and development.

The plan recommends the expansion of both the Grain Belt Activity Center and 13th & University Neighborhood Commercial Node boundaries, to allow for additional mixed use development. The plan also recommends adjusting other land use guidance to better reflect neighborhood planning. A large-scale rezoning in the 1960's upzoned some areas and downzoned others, and is not always consistent with current community character or growth plans. This plan makes incremental adjustments to land use guidance to reinforce patterns that have remained throughout – mixed use development along the Marshall St NE Community Corridor, and more moderate residential densities in the core of the neighborhood. There is a net increase of sites available for mixed use development.

The plan also supports investment in existing housing stock, the continuance of affordable housing options, and compatible new development. The plan particularly calls out the City-owned Grain Belt property near the river for potential infill residential development.

Business and Economic Development

The plan strongly supports the neighborhood's local business community, which was included throughout the planning process. The commercial district along 13th Ave NE is seen as a main community asset, and there are a number of recommendations regarding how to support this area. The plan supports expansion of the business district (as described in the land use section), direct support for businesses and activities, and supportive enhancements to public realm and parking.

Mobility and Transportation

The plan includes a full multi-modal transportation vision for the neighborhood. This includes a strong focus on improving bicycle and pedestrian connections, along corridors and connecting the neighborhood to the riverfront. This includes in-depth discussion and recommended improvements for some of the neighborhood's more challenging intersections (a number of which are skewed) in order to enhance pedestrian safety and accessibility.

The plan also supports shared parking scenarios, in support of its business district. Additionally, it recommends good local transit connections throughout.

Importance of the Arts

The arts infuse much of the Sheridan plan, with mentions throughout – with everything from investments in public art to affordable residential and commercial spaces for artists. This section highlights findings from outreach to artists, and opportunity for ongoing collaborative efforts to support the arts in Sheridan – including flexibility in land uses to allow for live-work space.

Urban Design and Public Realm

This section of the plan focuses largely on the public realm. Recommendations include investments in an attractive, pedestrian friendly streetscape – including planters, public art, and wayfinding signage. The plan also supports the development of the neighborhood’s riverfront park, currently underway.

Implementation

The plan has a fairly simple implementation framework, based on following up on implementation steps to the goal statements listed above. Involvement in the new Sheridan riverfront park and its trail connections, and the continued redevelopment of the Grain Belt campus are likely to be two of the near-term priorities for plan implementation.

COMPREHENSIVE PLAN CONSISTENCY

This plan will be consistent with the following applicable policies of [The Minneapolis Plan for Sustainable Growth](#):

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan..

1.1.6 Develop small area plans for designated land use features, particularly Activity Centers, Growth Centers, and Major Retail Centers, in consultation with neighborhood associations, residents, and other stakeholders.

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

Land Use Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

1.9.1 Support the continued presence of existing small-scale retail sales and commercial services along Community Corridors.

Land Use Policy 1.11: Preserve and enhance a system of Neighborhood Commercial Nodes that includes a mix of housing, neighborhood-serving retail, and community uses.

1.11.2 Support the continued presence of small-scale, neighborhood-serving retail and commercial services in Neighborhood Commercial Nodes.

Land Use Policy 1.12: Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.

1.12.2 Encourage mixed use buildings, with commercial uses located on the ground floor and secure entrances for residential uses.

Transportation Policy 2.1: Encourage growth and reinvestment by sustaining the development of a multi-modal transportation system.

2.1.1 Continue addressing the needs of all modes of transportation, emphasizing the development of a more effective transit network.

Transportation Policy 2.2: Support successful streets and communities by balancing the needs of all modes of transportation with land use policy.

2.2.3 Promote street and sidewalk design that balances handling traffic flow with pedestrian orientation and principles of traditional urban form.

Transportation Policy 2.3: Encourage walking throughout the city by ensuring that routes are safe, comfortable, pleasant, and accessible.

2.3.1 Ensure that there are safe and accessible pedestrian routes to major destinations, including transit corridors, from nearby residential areas.

2.3.2 Identify and encourage the development of pedestrian routes within Activity Centers, Growth Centers, and other commercial areas that have superior pedestrian facilities.

Transportation Policy 2.5: Ensure that bicycling throughout the city is safe, comfortable and pleasant.

2.5.1 Complete a network of on- and off-street primary bicycle corridors.

2.5.5 Provide public bicycle parking facilities in major destinations such as Downtown, Activity Centers and Growth Centers.

Transportation Policy 2.8: Balance the demand for parking with objectives for improving the environment for transit, walking and bicycling, while supporting the city's business community.

2.8.3 Maximize the efficient use of off-street parking by developing district parking strategies in high density mixed-use areas such as Activity Centers and Growth Centers.

Housing Policy 3.1: Grow by increasing the supply of housing.

3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.

3.1.2 Use planning processes and other opportunities for community engagement to build community understanding of the important role that urban density plays in stabilizing and strengthening the city.

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

3.2.2 Engage in dialogue with communities about appropriate locations for housing density, and ways to make new development compatible with existing structures and uses.

The plan recommends the expansion of an Activity Center and Neighborhood Commercial node, as discussed above (see page 25). Additionally, the plan recommends the expansion of mixed use guidance along a Community Corridor, also discussed above. The justification for these expanded land use features is to more fully accommodate growth and development in the City. This overall goal is highly consistent with the comprehensive plan.

Otherwise, this plan's land use and design guidance is largely consistent with existing comprehensive plan guidance for the applicable land use features. The plan is also largely consistent in terms of its guidance on other topics, including housing, transportation, and urban design.

The plan is also largely consistent with an overlapping adopted small area plan – namely the 2013 *Above the Falls Master Plan Update* that included the neighborhood's frontage along the Mississippi River. Since these plans cover mostly different geographies, it is anticipated that they both will remain in place. However, the Sheridan plan will be the more updated policy guidance for the neighborhood in terms of future land use and development guidance.

FUTURE RELATED ACTIONS

Implementation of the plan recommendations is part of Planning staff's 2014 work plan and will likely continue into the future. Elements of this include:

- **Comprehensive plan changes.** This plan will be incorporated into the City's comprehensive plan, including incorporating this plan's future land use map into the comprehensive plan's citywide Future Land Use map and making the changes noted above to the land use features. This requires Metropolitan Council review for consistency with regional systems plans, in accordance with state law. As this review follows City approvals, City adoption of the plan as part of the comprehensive plan will be contingent on the pending Metropolitan Council review. This will move forward after plan adoption, possibly bundled with other pending comprehensive plan updates.
- **Potential text amendment or rezoning.** While the plan does not propose major land use changes that would necessarily impact base zoning (at least not immediately), it does suggest some potential zoning code changes. These may be accommodated through a future rezoning study – again, perhaps handled jointly with other pending zoning changes needed in adjacent and nearby neighborhoods that also have small area plans underway.
- **Development review.** Future development proposals for property in the Sheridan neighborhood will require Planning Commission review of development applications such as rezonings, conditional use permits, and site plan review. In this way, the Planning Commission has a role in the incremental implementation of the plan. Environmental impact assessments and/or transportation demand management studies will be undertaken as necessary.

- **Capital project prioritization.** The capital improvements process (through the City, County, and other public entities) provides an important way to implement recommended projects in the comprehensive plan. This plan's identification of these projects provides additional priority and weight to them in project review and ranking. It also allows for proposals to be made when funding opportunities (such as grants) emerge.
- **Support for stakeholder-led implementation efforts.** As this is the neighborhood's plan, some implementation may be led by the neighborhood association, based on their interest and capacity. This is anticipated to be ongoing and will need periodic City review or assistance.
- **City-led redevelopment.** The Grain Belt campus redevelopment is mostly complete, but some developable land remains in City ownership. Future efforts will focus on a process to prepare the land for redevelopment.

PUBLIC COMMENT

A number of comments were received during the 45-day comment period from individuals, community organizations, and government staff. There were a number changes as a result of these comments, including adding detail and clarification around topics and concepts in the plan. These edits did not represent large changes in the direction or intent of the plan, but rather added to the existing framework. A table listing the comments and the responses to them is attached.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development:

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council **approve** the Sheridan Neighborhood Small Area Plan and **amend** the policy guidance for the area into the City's existing comprehensive plan with the following conditions:

- The comprehensive plan amendment is subject to final review and approval by the Metropolitan Council.
- The features and recommendations of this plan will be used to guide preparation of an updated comprehensive plan in upcoming years. As with all small area plans, features and recommendations of this plan will be reevaluated and may be adjusted or updated in the next update to the Comprehensive Plan.

ATTACHMENTS

- Sheridan Neighborhood Small Area Plan
- Written comments received to date
- Table of comments and responses

The plan is also available online at: <http://www.ci.minneapolis.mn.us/cped/projects/sheridanplan>.

Maze, Haila R.

From: Farrar, Rebecca D.
Sent: Wednesday, July 09, 2014 11:47 AM
To: Maze, Haila R.
Cc: CPED Land Use Design and Preservation
Subject: SNO Small Area Plan - Comments

Haila-

Thanks for your patience as I finally wrapped up my review of the SNO Small Area Plan. Honestly, the tone of this plan is so very different from the tone of other plans I have reviewed recently. Similar to other plans, of course, it could (should ☺) be condensed and there are some suggestions/recommendations in the plan (however, that they actually acknowledge) that are within the purview of Public Works.

I didn't have any major concerns about any of the recommendations noted in the plan but here are a couple of considerations:

- Down-zoning parcels (from medium density to low density) often creates non-conformities (as you are well aware). I'm not sure if we would be concerned in this circumstance as it is difficult to envision how many parcels are affected and I'm unaware of the specific land uses attributed to each of those sites.
- Changing the parcel designations to allow for mixed-use generally sounds like a good idea – but it does appear to be fairly wide-ranging on the future land use map – and the neighborhood will need to understand that mixed-use developments are achieved through commercial or office-residence zoning designations. Perhaps there wouldn't be any major unintended consequences of promoting this idea in such a broad geographic range – but important to acknowledge nonetheless.
- The same could be said for adjusting the boundaries of the activity center and the commercial node – and connecting the two areas geographically. It may indeed make a great deal of sense – but understanding the policy and zoning implications are important.

And just a couple of random notes –

- It might make sense to have the existing land use and future land use map on the same page when talking about recommendations – easier to compare/contrast and understand proposed/encouraged changes instead of flipping back and forth through the document – or better yet, highlight them more clearly on the future land use map or provide a hybrid.
- Links are provided to the majority of the plans and maps that are referenced throughout the plan –*Envisioning the Arts Avenue* and *Re-Discovering Marshall Street* should also be made available via links if they want developers to reference them (they note they are available at the SNO offices – but that is just an invitation for them to be ignored).

Overall, the plan is a really non-specifically prescriptive, non-aggressive plan. It does emphasize the areas of importance to the neighborhood and given the way that it is written offers a relatively fair amount of flexibility in areas related to land use while promoting biking, walking, arts, etc.; in my opinion, that is a really good thing.

Thanks.

Becca Farrar-Hughes

Senior City Planner

Development Services Division

City of Minneapolis – Community Planning and Economic Development

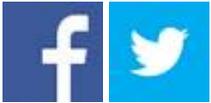
250 S. Fourth Street – Room 300

Minneapolis, MN 55415

Office: 612-673-3594

rebecca.farrar@minneapolismn.gov

www.minneapolismn.gov/cped



To: Haila Maze
Principal City Planner
105 5th Ave South, Room 200
Minneapolis, MN 55401

August 11, 2014

Re: Sheridan Small Area Plan

I attended a one meeting about the Sheridan Small Area Plan that included only the contracted planners, WSB and Associates, and myself. At this meeting I made my opinion known about connection to the Mississippi River, but it is only recently that I realize the support of a linear park along the Mississippi would be an important one to address and include in the SNO small area plan.

Here are my two comments.

1)

I would like to see the SNO small area plan support neighborhood CONNECTION to the Mississippi River in a much stronger way, because I believe this most important natural feature could be so instrumental to a higher quality of life in the Sheridan neighborhood, especially in combination with my second point of the linear park along the river.

2)

I believe SNO supports Above the Falls Plan and the Riverfirst initiatives of a linear park along the Mississippi River in the Sheridan neighborhood. However, I think the SNO Small Area Plan is missing a strong statement of support about the vision of a continuous linear park along the Mississippi River. Also useful would be a statement discouraging any use or development that could inhibit or delay the implementation of that linear park along the Mississippi River.

Sincerely,

Karen Bernthal
1509 Marshall Street NE
Minneapolis, MN 55413

Sheridan Plan Comments from CPED Management

- Extending the node and activity center so that they are adjacent makes a lot of sense.
- Need to clean up mapping to clearly show the final recommended future land use. It is unclear in some places.
- The plan recommends a mixed use category for artist live/work space. Is there enough flexibility right now for this? Are there any recommendations for changes that might support this?
- The plan should address the existing industrial uses and buildings. What is in them now, how is this anticipated to change (adaptive reuse vs. redevelopment), and how does this relate to the overall vision – including accommodation of jobs?

Sheridan Neighborhood Organization Small Area Plan
Public Works Comments

- Page 12. Past and Current Planning Efforts Affecting Sheridan – There is no mention of the Pedestrian Master Plan.
- Page 37. 2nd Paragraph. Change to, “...classified as **an A-Minor Arterial** with an average...”
- Page 38. Lower volume and non-signalized intersections would be preferable locations for Paint the Pavement projects.
- Page 39. “Realign skewed/angled intersections along Broadway...” This is a nice goal, but could be extremely expensive to implement. Other strategies may be more appropriate for slowing traffic and reducing crossing distances.
- Page 41. Broadway Street NE and University Avenue NE – “Explore reconfiguration of the intersection to remove skew.” This can be explored, but implementation could be very expensive.
- Page 42. Broadway Street NE and 2nd Street NE – “Explore reconfiguration of the intersection to remove skew.” This can be explored, but implementation could be very expensive.
- Page 43. Broadway Street NE and Marshall Street NE – “Explore reconfiguration of the intersection to remove skew. This can be explored, but implementation could be very expensive.

**Sheridan Small Area Plan
Comments and Responses from 45 Day Review Period – as of 9/8/14**

Comment	Source	Location in Plan	Response
Downzoning parcels (from medium density to low density) often creates non-conformities. I'm not sure if we would be concerned in this circumstance as it is difficult to envision how many parcels are affected and I'm unaware of the specific land uses attributed to each of those sites.	CPED staff	Land Use and Housing p. 25	Added language to clarify how many nonconformities would be created (are there any?) and the rationale for making this change.
Changing the parcel designations to allow for mixed-use generally sounds like a good idea – but it does appear to be fairly wide-ranging on the future land use map – and the neighborhood will need to understand that mixed-use developments are achieved through commercial or office-residence zoning designations. Perhaps there wouldn't be any major unintended consequences of promoting this idea in such a broad geographic range – but important to acknowledge nonetheless.	CPED staff	Land Use and Housing p. 25	Added language to clarify the intent of this change, and how this additional flexibility contributes to neighborhood's vision
The same could be said for adjusting the boundaries of the activity center and the commercial node – and connecting the two areas geographically. It may indeed make a great deal of sense – but understanding the policy and zoning implications are important.	CPED staff	Land Use and Housing p. 25	Added language to clarify the intent of this change, and how the two areas work together and complement one another
It might make sense to have the existing land use and future land use map on the same page when talking about recommendations – easier to compare/contrast and understand proposed/encouraged changes instead of flipping back and forth through the document – or better yet, highlight them more clearly on the future land use map or provide a hybrid.	CPED staff	Land Use and Housing p. 25	Added map and description showing the changes from the existing to future land map
Links are provided to the majority of the plans and maps that are referenced throughout the plan –Envisioning the Arts Avenue and Re-Discovering Marshall Street should also be made available via links if they want developers to reference them (they note they are	CPED staff	Land Use and Housing p. 27	Put plans on website and added link to them in the document

Comment	Source	Location in Plan	Response
available at the SNO offices – but that is just an invitation for them to be ignored).			
I would like to see the SNO small area plan support neighborhood CONNECTION to the Mississippi River in a much stronger way, because I believe this most important natural feature could be so instrumental to a higher quality of life in the Sheridan neighborhood, especially in combination with my second point of the linear park along the river.	Karen Bernthal	Mobility and Transportation p. 41	Added language to emphasize the importance of this connection, and how the neighborhood can connect to the river better.
I believe SNO supports Above the Falls Plan and the Riverfirst initiatives of a linear park along the Mississippi River in the Sheridan neighborhood. However, I think the SNO Small Area Plan is missing a strong statement of support about the vision of a continuous linear park along the Mississippi River. Also useful would be a statement discouraging any use or development that could inhibit or delay the implementation of that linear park along the Mississippi River.	Karen Bernthal	Urban Design and Public Realm p. 52	Added language in support of continuous linear park along the riverfront, including area north of Sheridan Park that is not currently parkland but it part of planned trail expansion now underway by MPRB
Extending the node and activity center so that they are adjacent makes a lot of sense.	CPED staff	Land Use and Housing p. 25	This reflects the neighborhood’s vision for a strong mixed use area
Need to clean up mapping to clearly show the final recommended future land use. It is unclear in some places.	CPED staff	Land Use and Housing p. 25	Separated out proposed changes to existing land use, and final future land use, onto two separate maps
The plan recommends a mixed use category for artist live/work space. Is there enough flexibility right now for this? Are there any recommendations for changes that might support this?	CPED staff	Land Use and Housing p. 25	Added language to clarify the intent of this change, and to suggest additional flexibility in terms of uses if needed
The plan should address the existing industrial uses and buildings.	CPED staff	Land Use and	Plan already addresses

Comment	Source	Location in Plan	Response
What is in them now, how is this anticipated to change (adaptive reuse vs. redevelopment), and how does this relate to the overall vision – including accommodation of jobs?		Housing p. 25	existing industrial conditions. Added language to clarify plan for transitional industrial areas and buildings.
Past and Current Planning Efforts Affecting Sheridan – There is no mention of the Pedestrian Master Plan.	Public Works staff	Introduction p. 12	Added reference to Pedestrian Master Plan and its implications for neighborhood
2nd Paragraph: Change to, “...classified as an A-Minor Arterial with an average...”	Public Works staff	Mobility and Transportation p. 37	Made change to text
Lower volume and non-signalized intersections would be preferable locations for Paint the Pavement projects.	Public Works staff	Urban Design and Public Realm p. 54	Added reference to lower volume intersections as potential locations
“Realign skewed/angled intersections along Broadway...” This is a nice goal, but could be extremely expensive to implement. Other strategies may be more appropriate for slowing traffic and reducing crossing distances.	Public Works staff	Mobility and Transportation p. 39	Modified language to “explore realigning...” and added references to other strategies
Broadway Street NE and University Avenue NE – “Explore reconfiguration of the intersection to remove skew.” This can be explored, but implementation could be very expensive.	Public Works staff	Mobility and Transportation p. 41	Added language to reflect that other options will be explored as well. While expensive, having this in the plan may set the stage for change in future years if road is reconstructed.
Broadway Street NE and 2nd Street NE – “Explore reconfiguration of the intersection to remove skew.” This can be explored, but implementation could be very expensive.	Public Works staff	Mobility and Transportation p. 42	Added language to reflect that other options will be explored as well. While expensive, having this in the plan may set the stage for change in future years

Comment	Source	Location in Plan	Response
			if road is reconstructed.
Broadway Street NE and Marshall Street NE – “Explore reconfiguration of the intersection to remove skew. This can be explored, but implementation could be very expensive.	Public Works staff	Mobility and Transportation p. 43	Added language to reflect that other options will be explored as well. While expensive, having this in the plan may set the stage for change in future years if road is reconstructed.