

Small Area Plans in Growth Centers

(attachment to very high density comprehensive plan amendment – 10/28/15 draft)

This comprehensive plan amendment guides areas in the core areas of Minneapolis for higher densities. These areas are identified as Growth Centers in the comprehensive plan, with some specific Activity Centers called out as well. See Map 1.3 from the comprehensive plan, attached, that shows the location of Growth Centers and Activity Centers citywide.

However, since Growth Centers do not have specific boundaries, more information is needed to guide where in these areas the highest densities would be appropriate. There are areas within Growth Centers where higher densities aren't appropriate, either because they are being maintained at existing levels, or that the guidance for increased density is at a lower level.

Fortunately, the designated Growth Centers in Minneapolis have a fairly robust coverage of adopted small area plans, to provide additional guidance. These plans supplement the generalized future land use guidance in the comprehensive plan with more specific guidance within their areas. It has been the practice of the City of Minneapolis to adopt small area plans for areas experiencing significant change, and/or expecting significant growth in the future. At present, there are adopted small area plans for all Growth Centers and Activity Centers within the city. In some cases, there is more than one for a given area – since planning areas sometimes overlap.

These plans are listed below, along with a general description of where the highest densities are appropriate in these planning areas. See Map 1.4 from the comprehensive plan, also attached, that shows the study areas of these plans.

- Downtown Minneapolis Growth Center area:
 - Nicollet Island East Bank Neighborhood Small Area Plan (2014) – guidance for highest densities in mixed use within East Hennepin Activity Center
 - Loring Park Neighborhood Master Plan (2013) – guidance for highest densities in mixed use areas in areas closer to Downtown core
 - North Loop Small Area Plan (2010) – guidance for highest densities in mixed use areas in and around Warehouse District Activity Center, and areas closer to Downtown core
 - Downtown East/North Loop Master Plan (2003) – guidance for highest densities in mixed use areas in and around the Warehouse District and Mill District Activity Centers and throughout portions of study area, particularly closer to Downtown core
 - Elliot Park Neighborhood Master Plan (2003) – guidance for highest densities in specific mixed use areas, particularly on east side of neighborhood

- Historic Mills District Master Plan and Update (2001) – guidance for highest densities in mixed use areas in and around the Mill District Activity Center, and through portions of study area
- University of Minnesota Growth Center area:
 - Marcy-Holmes Neighborhood Master Plan (2014) – guidance for highest densities in and around Dinkytown and East Hennepin Activity Centers
 - Stadium Village University Avenue Station Area Plan (2012) – guidance for highest densities in and around Stadium Village Activity Center and at Transit Station Areas (East Bank, Stadium Village, and Prospect Park)
 - Cedar Riverside Small Area Plan (2008) – guidance for highest densities in and around Cedar Riverside Activity Center, and Transit Station Areas (Cedar Riverside and West Bank)
- Bassett Creek Valley Growth Center area:
 - Bassett Creek Valley Master Plan (2007) – guidance for highest densities within specific areas identified on the map within the Growth Center
- Wells Fargo/Hospitals Growth Center:
 - Phillips West Master Land Use Plan (2009) – guidance for highest densities in mixed use development along East Lake Street, although this seems unlikely to support the highest densities as would be the case in areas closer to the Downtown core.
 - Midtown Minneapolis Land Use and Development Plan (2005) – guidance for highest densities in mixed use development along East Lake Street, although this seems unlikely to support the highest densities as would be the case in areas closer to the Downtown core.

The one notable area without a full small area plan is the Downtown core. As this area has the very highest density in the city, all existing policy and zoning point to the fact that the very high density category is appropriate here.

Attached are the future land use maps for each of these plans. Typically speaking, areas identified in the future land use plans as Mixed Use are most likely to be appropriate for high and very high density development, particularly those within the designated Activity Centers covered by this plan. These Activity Centers include:

- Cedar Riverside,
- Dinkytown
- East Hennepin
- Mill District

- Stadium Village
- Warehouse District

These also overlap with designated LRT Transit Stations Areas, which in some plans provide additional guidance for very high densities – although this is not appropriate in all Transit Station Areas citywide. Those Transit Station Areas within Growth Centers that may have the highest densities include:

- Green Line Stations
 - ☐ West Bank
 - ☐ East Bank
 - ☐ Stadium Village
 - ☐ Prospect Park/29th Avenue
- Multiple Line Stations
 - ☐ Target Field
 - ☐ Warehouse District/Hennepin Avenue
 - ☐ Nicollet Mall
 - ☐ Government Plaza
 - ☐ Downtown East/Metrodome

Transit Stations also do not have defined boundaries, so are not shown as such on the map.

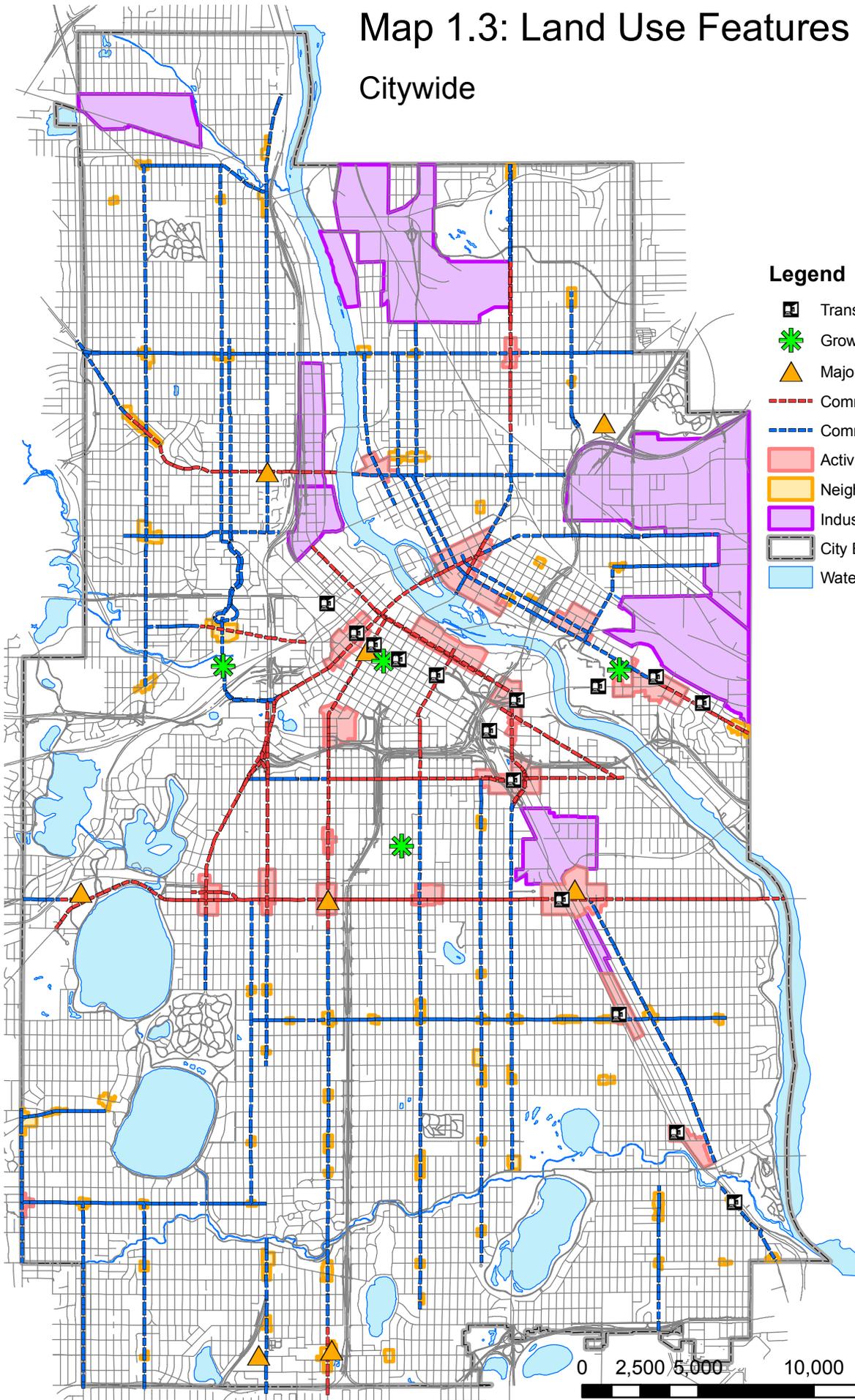
As noted before, there are also areas within Growth Centers that are not suitable for the highest densities. These are called out on both the future land use maps and in the text of the small area plans. Areas not suitable for the highest densities include but are not limited to those designated for low density residential, medium density residential, or urban neighborhood.

There are additional considerations and specifics in individual plans that provide additional context for the decision about density. The complex mix of uses that characterizes the urban fabric of the core areas of Minneapolis means that appropriate land uses, densities, height, bulk, and other measures of development intensity can vary on a site-by-site basis. This is taken into account in the policy review that accompanies the review and approval of major projects.

There are also additional considerations that impact density. For instance, though the Mill District and Warehouse District are generally guided for higher densities, much of these areas are in historic districts with height limitations that effectively limit achievable densities.

Map 1.3: Land Use Features

Citywide



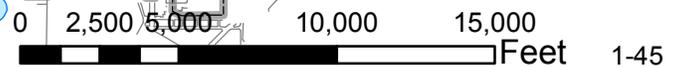
Legend

- Transit Station
- Growth Center
- Major Retail Center
- Commercial Corridor
- Community Corridor
- Activity Center
- Neighborhood Commercial Node
- Industrial Employment District
- City Boundary
- Water



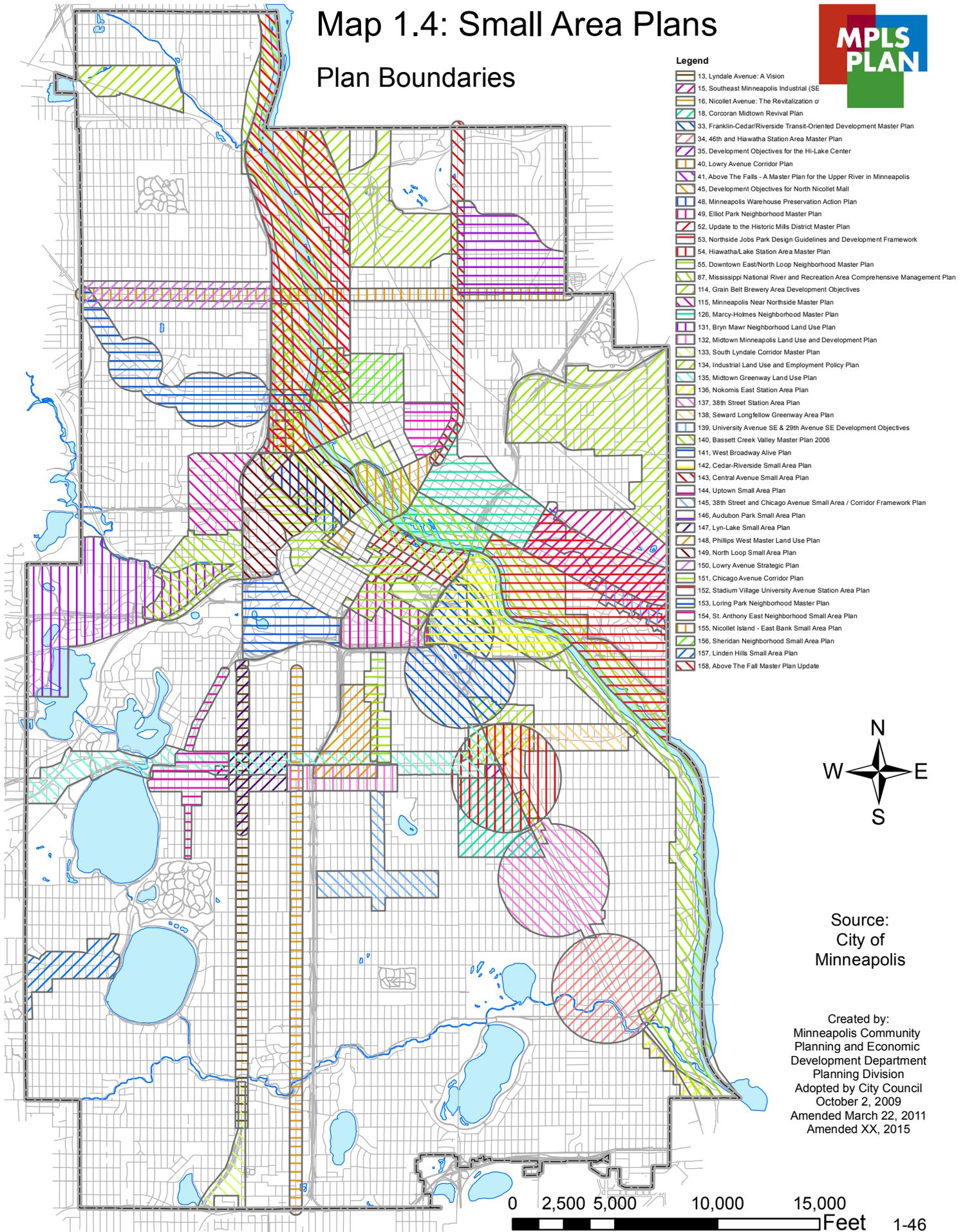
Source:
City of
Minneapolis

Created by:
Minneapolis Community
Planning and Economic
Development Department
Planning Division
Adopted by City Council
October 2, 2009
Amended March 22, 2011
Amended August 16, 2011
Amended XX, 2015



Map 1.4: Small Area Plans

Plan Boundaries



Source:
City of
Minneapolis

Created by:
Minneapolis Community
Planning and Economic
Development Department
Planning Division
Adopted by City Council
October 2, 2009
Amended March 22, 2011
Amended XX, 2015



Land Use Summary

Housing Units	Office	Retail	Light Industrial	Civic	New Open Space
2,600 - 6,100 dwelling units	2,00,000 - 4,600,000 square feet	250,000 - 500,000 square feet	120,000 square feet	90,000 square feet	40 acres

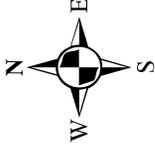


Figure 4.1 Future Development Scenario

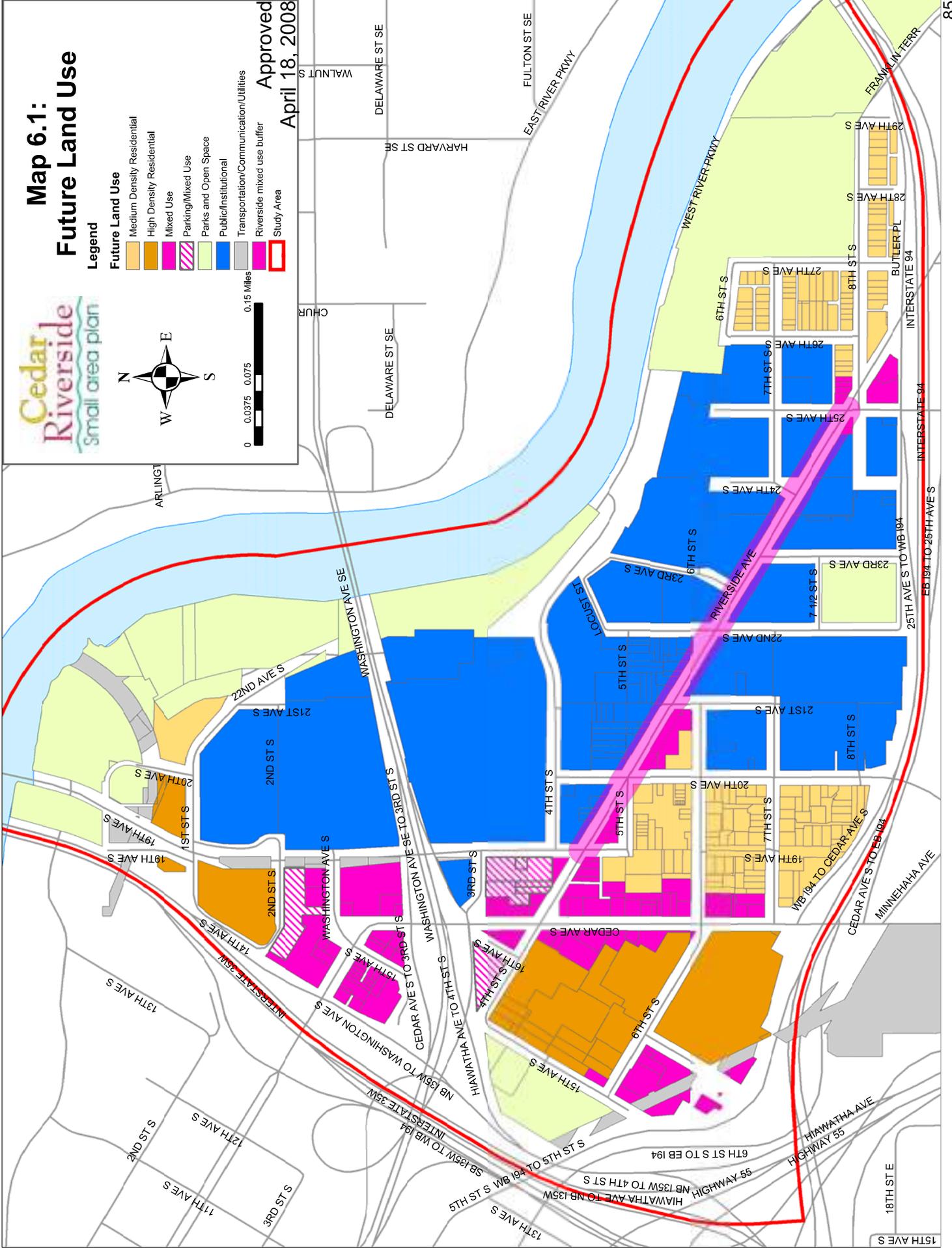
Map 6.1: Future Land Use

Legend

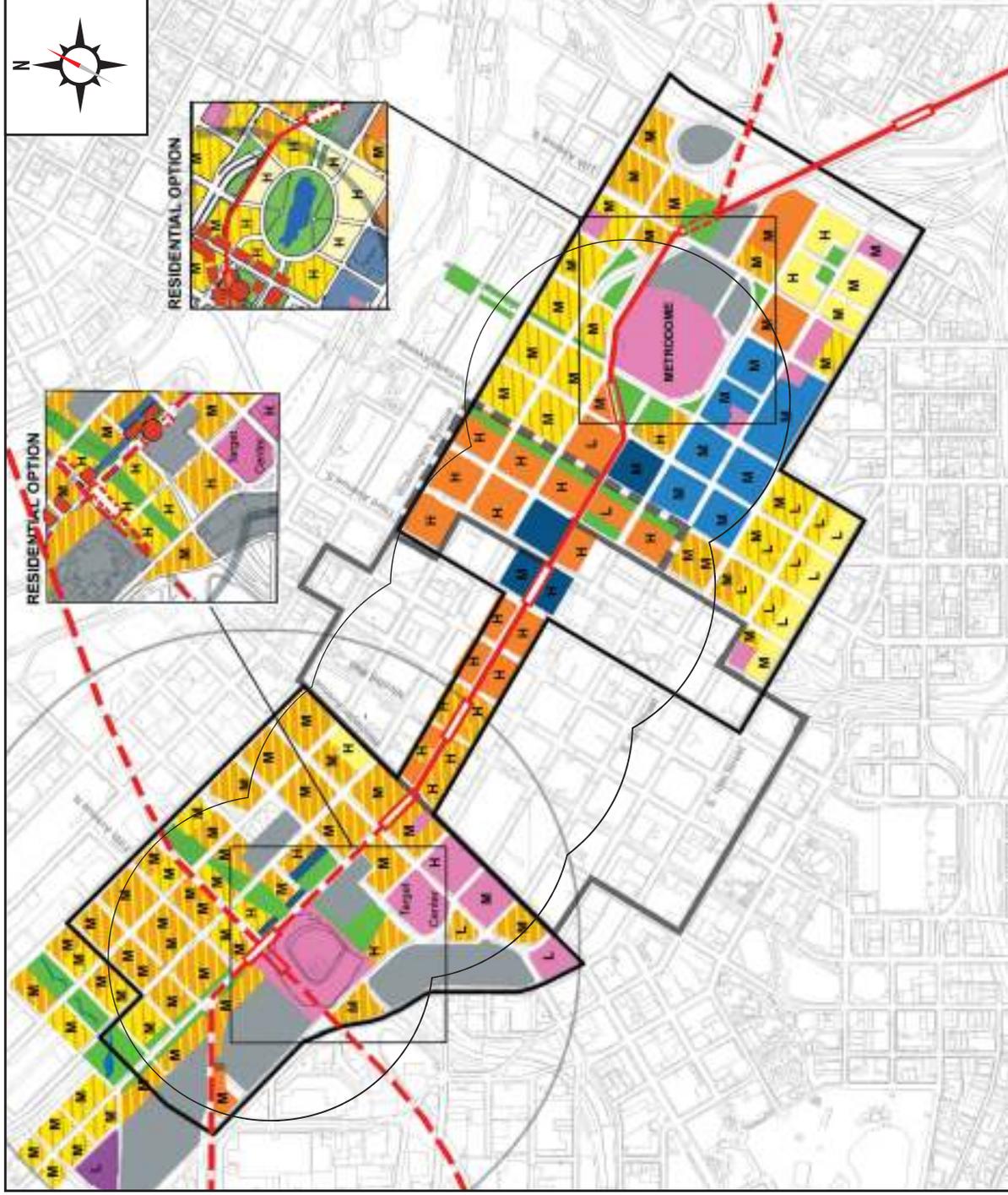
- Future Land Use**
- Medium Density Residential
 - High Density Residential
 - Mixed Use
 - Parking/Mixed Use
 - Parks and Open Space
 - Public/Institutional
 - Transportation/Communication/Utilities
 - Riverside mixed use buffer
 - Study Area



Approved
April 18, 2008



CITY OF MINNEAPOLIS PLANNING DEPARTMENT
DOWNTOWN EAST / NORTH LOOP MASTER PLAN



LEGEND	
	HIWATHA LRT (UNDER CONSTRUCTION)
	TRANSIT STATIONS
	PROPOSED RAIL TRANSIT LINES
	1/4 MILE RADIUS TO LRT STATION
	PROPOSED OPEN SPACE
	CIVIC
	HOSPITAL
	OFFICE
	MIXED USE - OFFICE / COMMERCIAL
	MIXED USE - RESIDENTIAL
	RESIDENTIAL
	LIGHT INDUSTRIAL
	PARKING UTILITY
	CULTURAL/ENTERTAINMENT
L	LOW - 1 TO 4 FLOORS
M	MEDIUM - 5 TO 13 FLOORS
H	HIGH - 14 FLOORS AND TALLER
	EXISTING DOWNTOWN CORE
	BOUNDARY FOR EXPANSION OF DOWNTOWN CORE

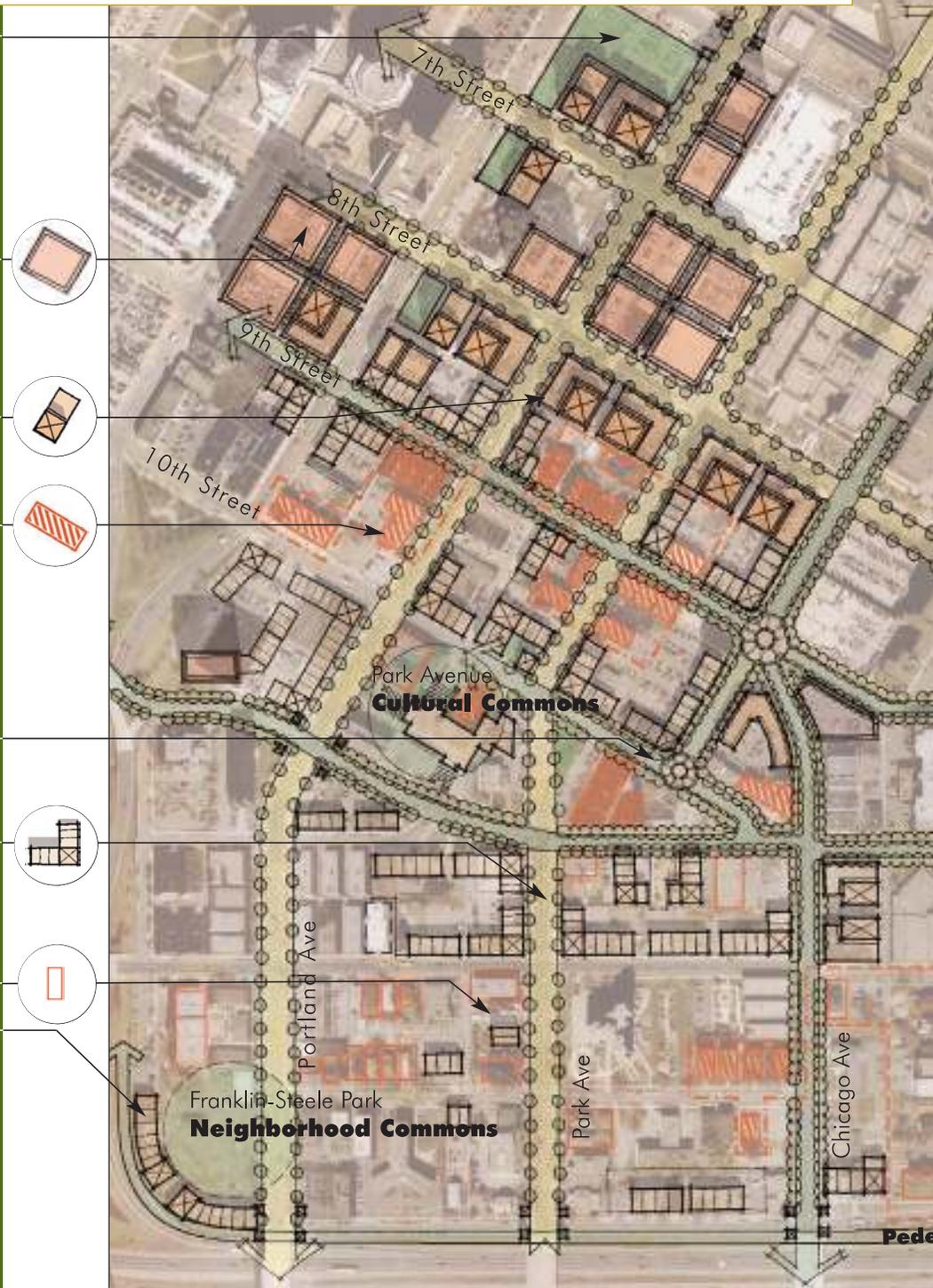
NOTE: This is a land use map, not a redevelopment plan. Proposed changes in land use indicate what is necessary in order to realize the goals of this master plan. Land use categories are a planning tool. They are not synonymous with, nor should they be confused with, property ownership, occupants, or building types.

Figure 4.3 Map of Recommended Land Use - Core Expansion

The Elliot Park Master Plan

The primary purpose of this document is to serve as a guide, a vision for the future of Elliot Park. It is a concept and a true beginning for much more discussion and detailed refinement as pieces of the plan are funded and then implemented. And finally, it represents a long-term strategy, supporting thoughtful planning and careful development for the next few decades. It is important to consider that this plan is designed to be flexible - to respect changes in the marketplace, apply technological advances and support new neighborhood priorities.

- Link new park space to the new “green” corridor as suggested in the “Downtown East Plan”.
- Contain “Downtown oriented” development 14 stories and higher to the west of the neighborhood.
- Promote 2-way traffic for both 9th and 10th Streets east of 5th Avenue.
- Transition to mixed-use development 4 - 8 stories.
- Preserve historic designated properties and districts.
- Develop streetscape improvements to promote connections to downtown along 9th Street and the new Elliot Park Boulevard.
- Create new public square, urban plaza, gathering space within the Central Core district.
- Provide new residential/infill development at 2-4 stories.
- Encourage restoration and adaptive re-use of significant neighborhood properties
- Create new housing to strengthen the neighborhood edge along the freeway and bring more eyes, casual surveillance to this public park.





- Explore additional opportunities for neighborhood green, pocket parks and community garden space.
- Promote 'right-sizing' of one-way pair connector streets, with a focus on Park and Portland, 7th and 8th Streets.
- Promote greening initiatives to soften and enhance neighborhood edges
- Create streetscape improvements along Chicago Avenue, which encourage 'green street' connection to LRT station at 5th Street and to the riverfront
- Create streetscape improvements along 11 th Avenue, which encourage 'green street' connection to the riverfront.
- Promote mixed-use development 14 stories and higher at the eastern edge of the neighborhood.
- Promote new housing and mixed-use development to take advantage of park frontage.
- Add gateway elements to announce neighborhood entries
- Create streetscape improvements that will bring greater emphasis to destination/amenity streets within the Central Core district.
- Identify potential redevelopment opportunities
- Develop residential guideline overlay district.

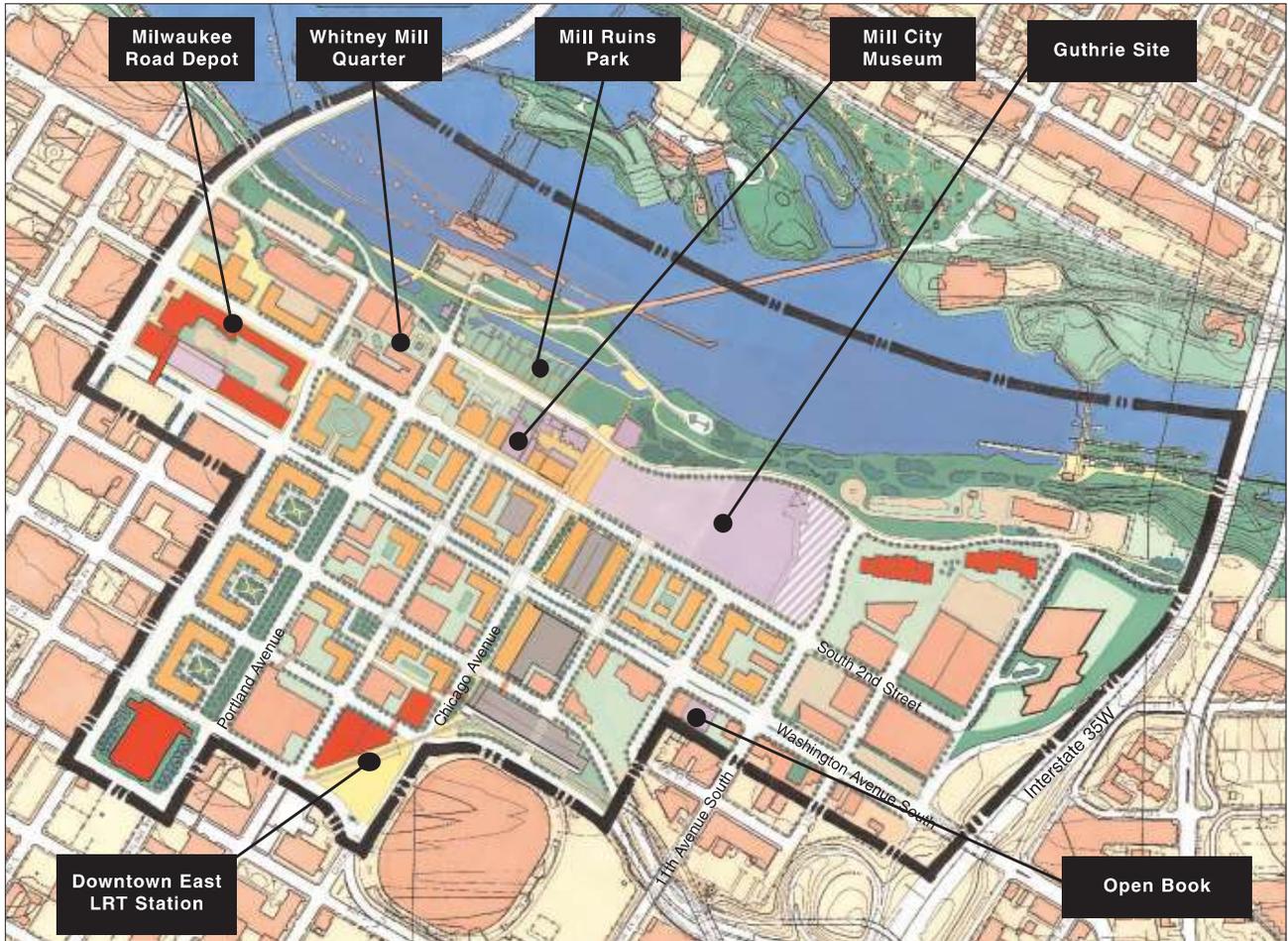


Figure 4 Vacant industrial sites will be transformed into a downtown cultural and residential district

Legend	
	Parks & Open Space
	Mixed-Use Development
	Commercial Development
	Cultural/Recreation/Entertainment
	Guthrie Expansion
	Structured Parking
	Existing Buildings
	Plaza

The issue of massing was also addressed. Participants felt the massing plan should not diminish the prominence of historic buildings and agreed that an eight- or nine-story height was appropriate for the area south of Washington Avenue. In addition, participants agreed that Parcels ‘A’ and ‘B’ should be limited to four or five stories. For Parcels ‘C’, ‘D’ and ‘E’, participants agreed that the general height limit would be four to five stories. Occasional taller heights would be allowed (up to a maximum of eight stories) if

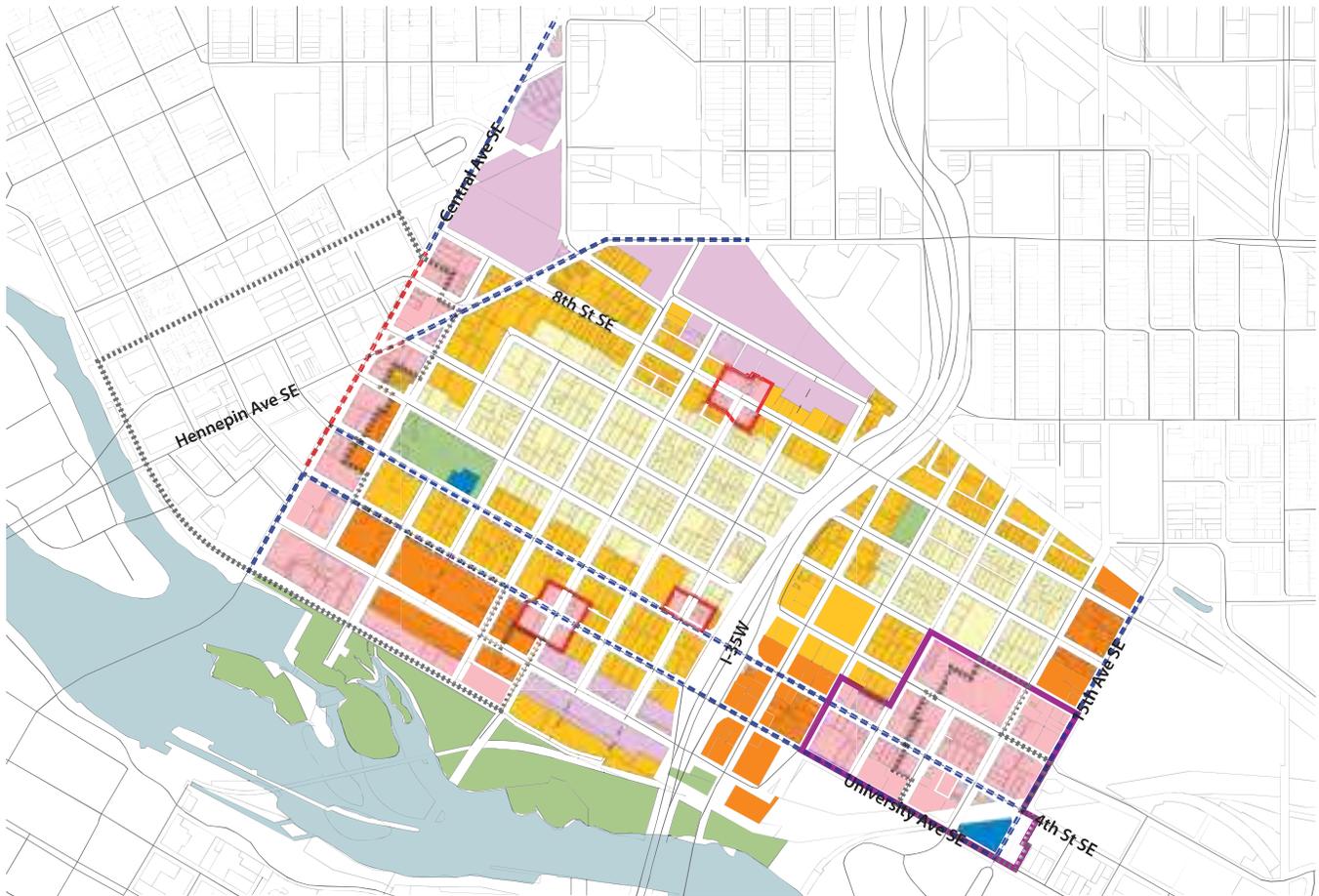
needed for functional reasons, to add architectural variety, to increase density, to maintain marketability, or to preserve view corridors.

West of Chicago Avenue

Most of the urban design plan west of Chicago Avenue has remained intact, including the street framework, open space plan, parking plan, phasing plan, and building heights. The key changes to the plans have been to illustrate the actual building foot-

Land Use

Propose future uses and plan for growth



*See previous page for definition of terms.

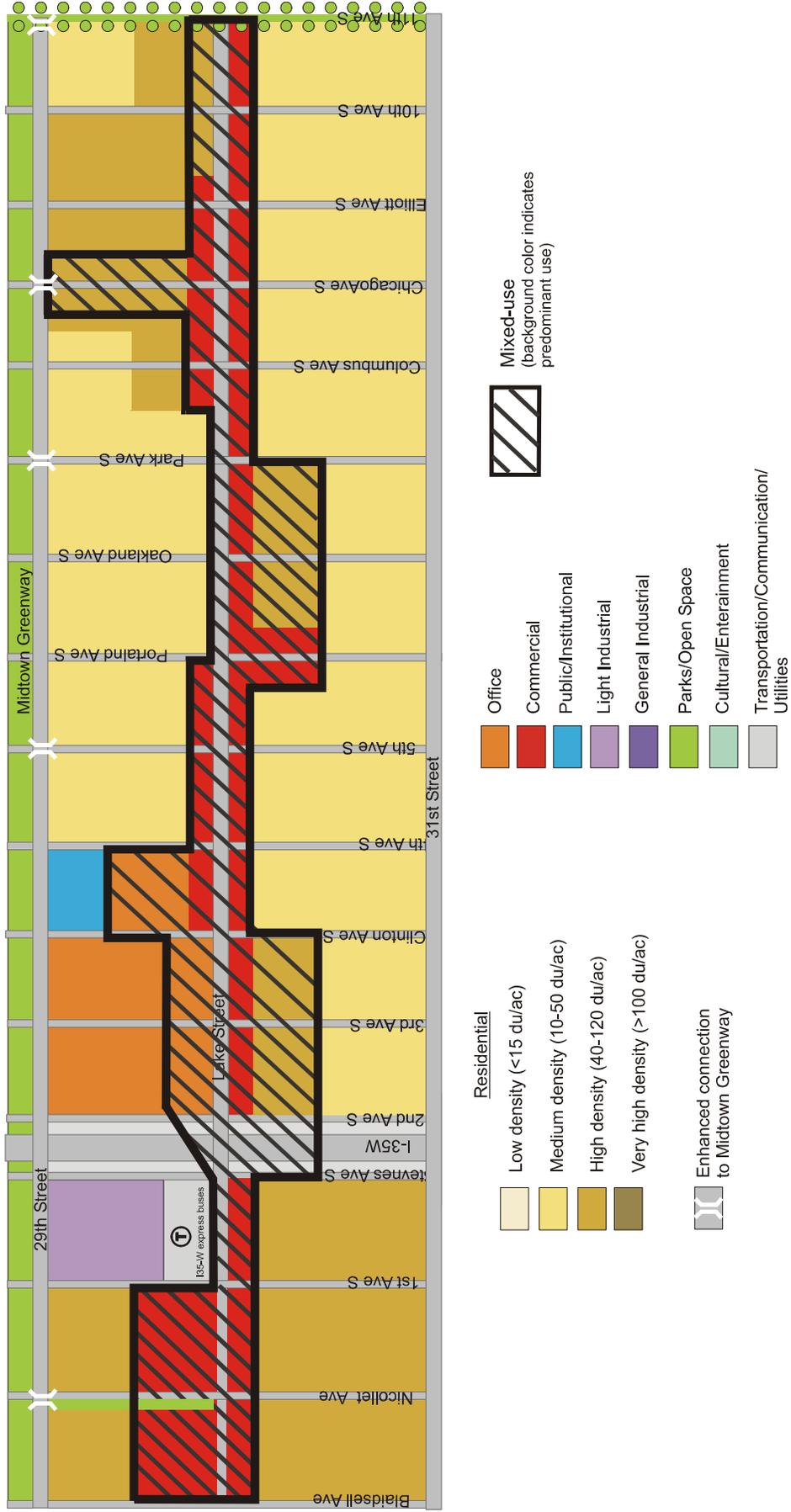
Goals

Develop and maintain a land use pattern that:

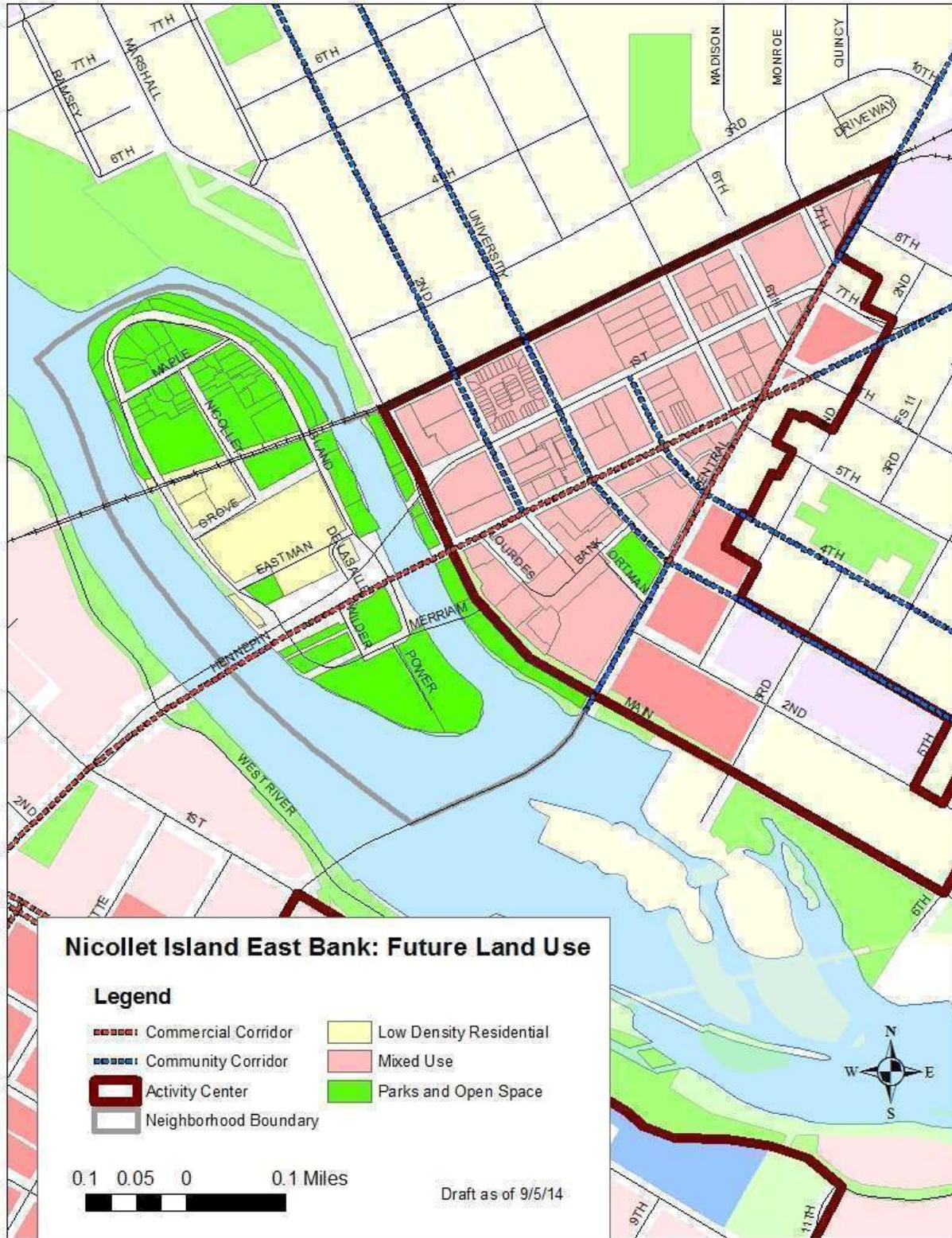
- Reinforces the urban neighborhood pattern of small blocks and connected streets.
- Increases density in parts of the neighborhood.
- Encourages a mix of housing types, styles, and levels of affordability.
- Encourages neighborhood commercial nodes in suitable locations.
- Distributes community and institutional resources throughout the neighborhood.
- Provides guidance for possible future uses and patterns in transitional industrial areas.
- Encourages park and open space uses exclusively between the Mississippi River and Main Street, from Central Avenue SE to the Dinkytown Greenway.
- Manages the transition from higher density areas to lower density areas.

Figure 14.

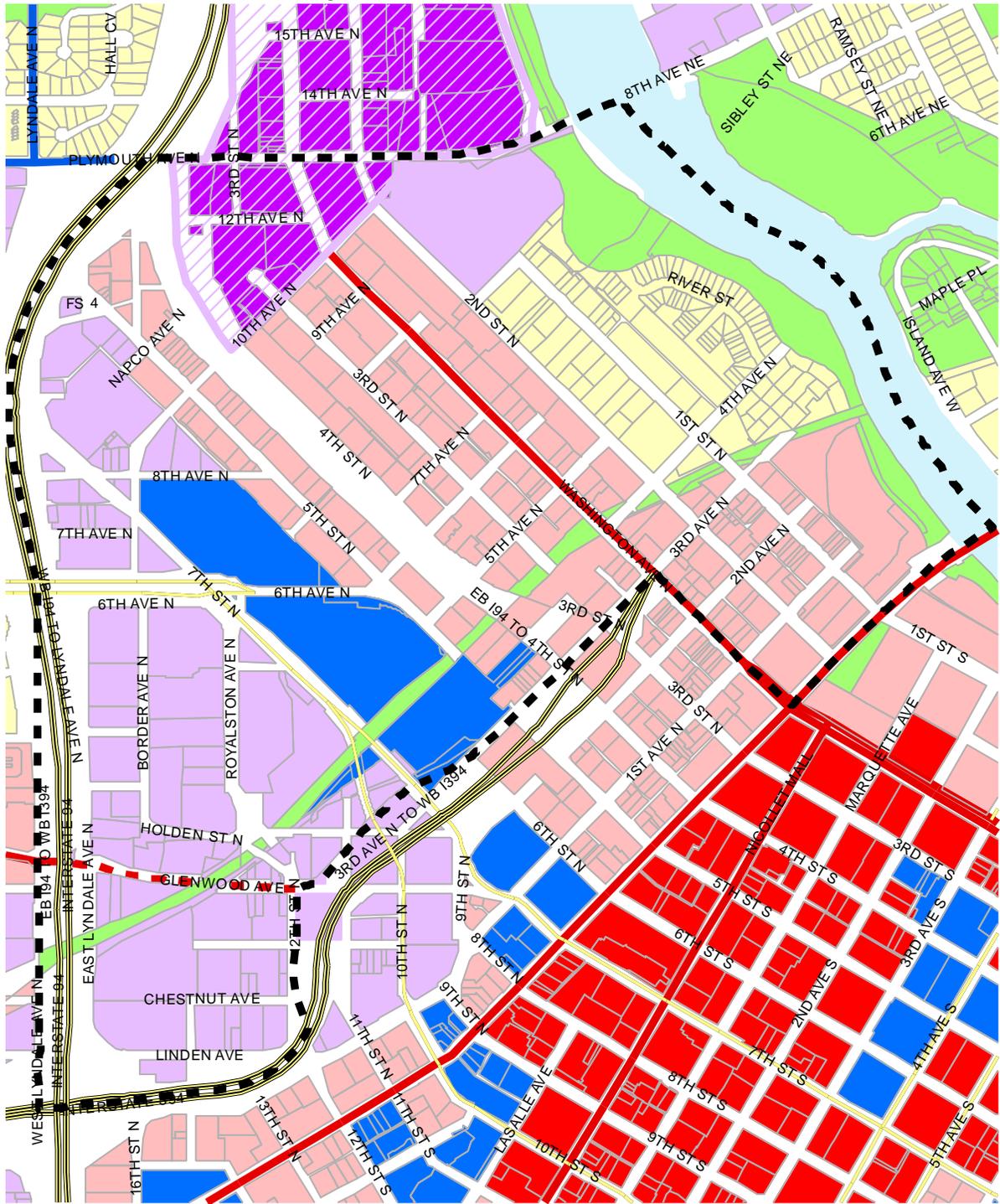
**Midtown Minneapolis
Future Land Use Plan
October, 2005**



**Figure 2-2
Future Land Use Plan, Proposed**

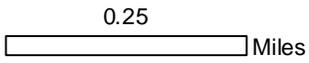


North Loop Small Area Plan Map A.1 Future Land Use



- Study Area
- Parcels
- Commercial Corridor
- Community Corridor
- New Commercial Corridor
- Industrial Employment District
- Urban Neighborhood
- Mixed Use
- Commercial
- Public and Institutional
- Transitional Industrial
- Industrial
- Parks and Open Space

City of Minneapolis
CPED Planning Division



III. Analysis

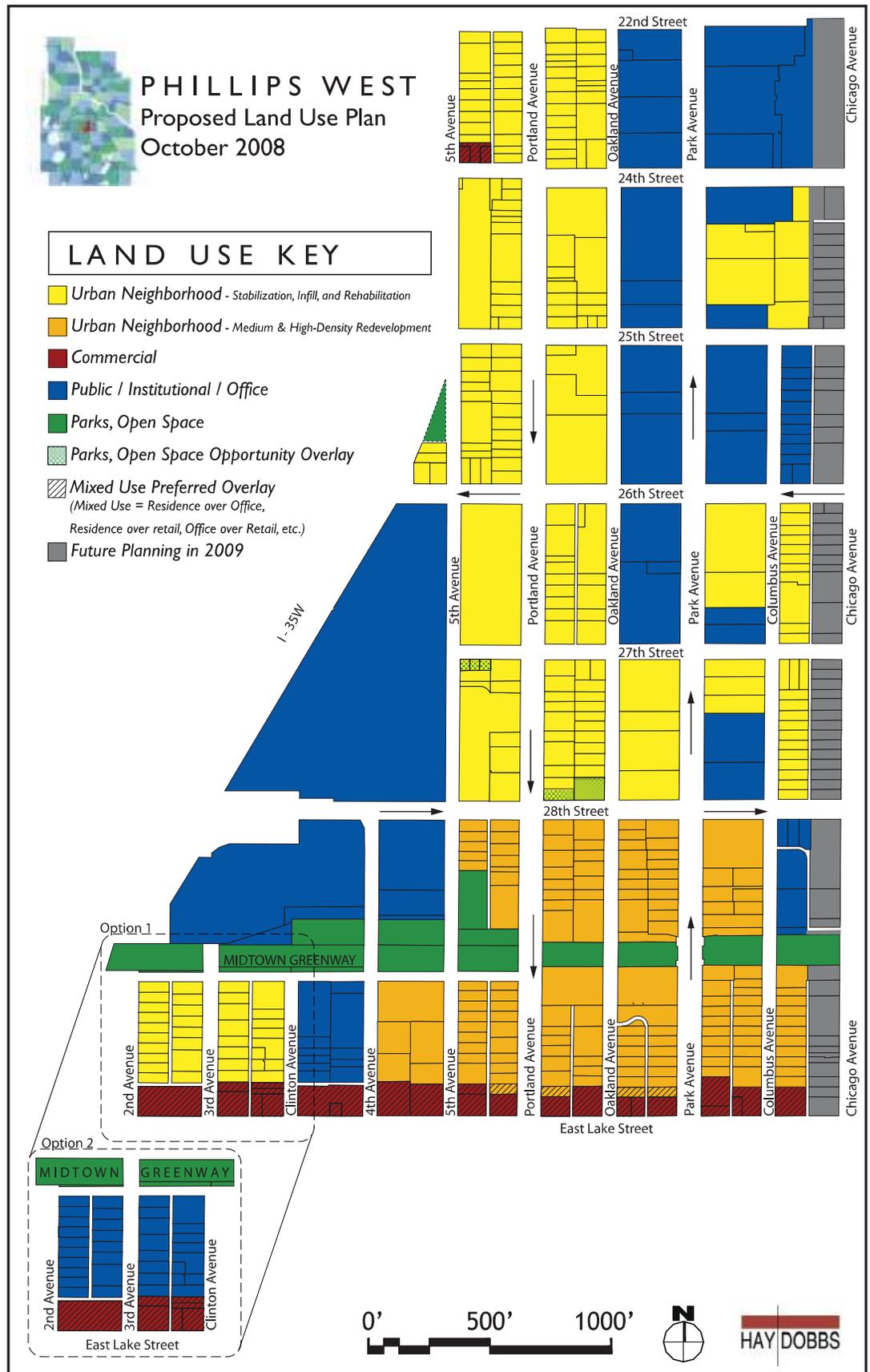
PROPOSED (FUTURE) LAND USE

The proposed (future) land use map is inserted here to easily compare the current land use with proposed land use. Please refer to section IV. Planning Framework on page 41 for the guiding principals and detailed information on the proposed land use plan.

The proposed land use map maintains a majority of existing land use. The most significant change in land use is along the Greenway-which should phase out industrial uses and phase in medium and high-density residential.

The land use designations for the proposed land use map were simplified in many cases.

For the two blocks in the Southwest corner of the neighborhood, two options are listed-Option 1 shows the existing residential and commercial uses remaining while Option 2 indicates the residential land uses transitioned to Public/ Institutional / Office uses. Both of these options are also indicated in the Midtown Minneapolis Plan. (See Page 29)



Map 6.1 Stadium Village Future Land Use

- Legend**
- Future Land Use**
 - Low density residential
 - Medium density residential
 - High density residential
 - Mixed use
 - Public and institutional
 - Transitional industrial
 - Industrial/office
 - Park/open space
 - Transportation/connector
 - Transit Station
 - Growth Center
 - Activity Center
 - Neighborhood Commercial Node
 - Industrial Employment District
 - Community Corridor
 - Commercial Corridor
 - Centerline



CPED Department
Planning Division
April 23, 2012

