



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #1
January 11, 2016

COMPREHENSIVE PLAN AMENDMENT SUMMARY

<i>Project Name:</i>	Very High Density Comprehensive Plan Amendment
<i>Introduction Date:</i>	May 15, 2015
<i>Prepared By:</i>	Haila Maze , Principal Planner, (612) 673-2098
<i>Specific Site:</i>	Citywide
<i>Ward:</i>	Citywide
<i>Neighborhood:</i>	Citywide
<i>Intent:</i>	To modify Very High Density land use category in comprehensive plan

APPLICABLE SECTION OF THE COMPREHENSIVE PLAN

Chapter 1 Land Use, page 1-11.

BACKGROUND

The Minneapolis Plan for Sustainable Growth, Minneapolis' comprehensive plan, contains recommended ranges for housing unit density for development in and/or along each of its designated land use features. This approach provides guidance for areas with similar characteristics, with allowance for variation based on specific context.

The housing density categories in the plan are generally described as follows:

- Low-density residential – Primarily single family and two family residential, with less than 20 dwelling units/acre
- Medium-density residential – Primarily smaller scale multi-family residential, with 20-50 units/acre
- High-density residential – Primarily higher intensity multi-family housing, with 50-120 units/acre
- Very-high density residential – Primarily very high intensity multi-family, with more than 120 units/acre

The densest category is called “very high density” and is defined as densities that exceed 120 units per acre. At present, this category is identified as potentially allowed in Growth Centers or Activity Centers, “dependent on context.” This language is less defined than it would be in regulations, because (as the plan states) this is intended to show “the general relations between the land use features and the density levels.

This amendment addresses some concerns that have been raised during the development review process about an inconsistency in the plan regarding the very high density category, described below. The main concern is that this inconsistency could lead to ambiguity regarding the consistency through

which CPED and the CPC interpret and administer very high density development projects with the comprehensive plan.

Council Member Frey introduced subject matter for this amendment on May 15, 2015, with a motion to “to direct Community Planning & Economic Development staff to pursue a comprehensive plan amendment to resolve the existing inconsistency in residential density ranges for the very high density category of land use, and to more accurately reflect the City’s goals for growth and achievable density limits for that category.”

CPED staff has collaborated with Council Member Frey in conducting research to help inform the proposed ordinance changes. Staff also consulted extensively with the Metropolitan Council regarding their expectations and requirements for a comprehensive plan amendment related to density. Staff discussed the proposed amendment with the City Planning Commission at their Committee of the Whole meeting on December 10, 2015.

The proposed amendment would allow for densities up to 800 units per acre in and around Growth Centers, dependent on context and on overall consistency with the comprehensive plan. As Growth Areas do not have defined boundaries in the comprehensive plan, additional adopted policy will be used to determine precisely where within these areas the highest densities are allowed. This is further clarified by calling out the specific Activity Centers in and around Growth Centers where these highest densities are allowed. However, the guidance is not restricted to just areas within these Activity Centers, particularly near the Downtown core.

PURPOSE

What is the reason for this amendment?

The current comprehensive plan contains some inconsistencies in the estimated unit density ranges for the very high density category. In one place in the plan text (page I-10, attached), there is no upper limit given for this category. However, in a table of densities by land use feature (page I-11, attached), the upper limit for the very high density category is set at 200 units per acre.

This inconsistency was not originally anticipated to be an issue, as projects which approached that exceeded 200 unit per acre were fairly rare in Minneapolis. Additionally, since the comprehensive plan is a policy document rather than a regulatory document, this cap is not enforced as a firm upper limit – but rather as a general guideline for what is acceptable in a given area.

However, experience with a number of recent development projects has shown that densities of more than 200 units per acre are becoming possibilities in the local development market; therefore such densities are both achievable and generally consistent with other goals and policies for growing the city. This reflects both a strengthening market for urban living, and efficiencies and innovations in the private market. Particularly in the core areas of Minneapolis, these projects are generally consistent with the policy goals of the comprehensive plan, since they grow the city’s population, support the development of vital and livable communities, are accommodated by existing infrastructure, and otherwise meet City regulatory requirements.

The proposed amendment is not an attempt to revisit the full scope of guidance for densities and land use features that will be undertaken as part of the full comprehensive plan update, which will be

underway soon. The intent is to have a fairly minor amendment at present to address current issues in the near term, with a more comprehensive review to come.

What problem is the amendment designed to solve?

As a result of the slightly different language, it has been determined that the inconsistency in the comprehensive plan needs to be addressed. If this is not remedied, it could create an administrative burden for development projects that the City would otherwise support.

Additionally, the City has started to move away from regulating density based on number of units per acre, focusing instead on floor area ratio. This has already been the case in Downtown, and is being expanded elsewhere.

While a more thorough review and update of comprehensive plan density policy will be conducted with the upcoming comprehensive plan update, changing this limit now is necessary to resolve the existing inconsistency, and to ensure the City is able to accommodate very high density projects in appropriate places while the current comprehensive plan remains in force.

What public purpose will be served by the amendment?

Accommodating very high density projects will clarify which (limited number of) areas in the city where this level of density is appropriate, including the Downtown area, and areas in and around other Growth Centers where policy and context support it.

Growth Centers are described in the comprehensive plan as “busy, interesting and attractive places characterized by a concentration of business and employment activity and a wide range of complementary activities taking place throughout the day and into the evening. These activities include residential, office, retail, entertainment and recreational uses.” The comprehensive plan designates four Growth Centers, all of which are located near the core of the city:

- Downtown Minneapolis
- University of Minnesota
- Bassett Creek Valley
- Wells Fargo/Hospitals

Along with Activity Centers, they are called out as the only places in the city that are suitable for very high densities. This amendment makes a further distinction, saying that only areas in and around Growth Centers are potentially suitable for densities over 200 units/acre. As noted above, this also includes the Activity Centers in and adjacent to these Growth Centers:

- Cedar Riverside
- Dinkytown
- East Hennepin
- Mill District
- Stadium Village
- Warehouse District.

This amendment will support the overall public purpose of growing the city in a sustainable way. Increasing densities in core areas, which are best served by infrastructure and urban amenities, will support the development of vital mixed use communities.

Additionally, allowing for flexibility in density may create opportunities for more innovation in architecture and design, contributing to the area's appearance. Larger scale projects, such as those typically classified as very high density, are typically steel rather than wood frame construction. The scale may also allow them to be able to afford higher quality architecture and amenities, for both residents and the community to benefit.

These densities also will help support ridership on the regional transit network. This is especially critical as the Growth Centers are typically hubs of transit routes with many converging lines. Very high densities in these locations support transit ridership and other non-automobile travel, such as bicycling and walking.

What problems might the amendment create?

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 Council-adopted plans provide more detail as to where the highest densities are appropriate. Below is a list of plans which guide areas in and around designated Growth Centers, and which all provide additional guidance regarding growth and density. This is not meant to be inclusive of all the plans and documents that provide development guidance for this area, but to demonstrate the scope and depth of development policy already in place. It is not the intent of this amendment to override these adopted plans, but to enable them to be fully implemented in terms of growth and density. 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 recent 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. A concern has been expressed that not all areas in and around Growth Centers are appropriate for the highest of densities.

One specific question regarded whether capacity in the local and regional sewer systems will be adequate to accommodate this growth. Particularly in the core areas where the Growth Centers are located, there generally aren't major regional sewer capacity problems at present. But regardless, this amendment as seen as just reallocation of existing projected growth – not raising the overall amount. Given that a number of buildings already have been built at densities significantly lower than the maximum allowed, it is very unlikely than the limited number of very high density projects likely to be approved would have densities high enough to change the overall anticipated buildout of the area.

TIMELINESS

Is the amendment timely?

The current development market is bringing forward multiple proposals for projects which exceed 200 units per acre. This amendment is very timely, to ensure that the City is able to be responsive to these development proposals.

Is the amendment consistent with practices in the surrounding area?

A number of Minneapolis' suburbs have no upper limit to their very high density (or high density) category in their comprehensive plan. They use other policy and regulations to provide more specific

guidance for individual projects. This amendment is largely consistent with what is already in place elsewhere.

The level of density in the very high density category in Minneapolis is higher than in the surrounding suburbs. However, this is appropriate given the fact that Minneapolis is one of the central cities in the region, and the largest city.

Are there consequences to denying this amendment?

There is the potential that by relying on the current (inconsistent) language alone, some passages of the comprehensive plan might inadvertently cause an otherwise desirable project to be determined to be inconsistent with the comprehensive plan unless the density is decreased. As described above, this could result in a project that is otherwise consistent with the policy objectives of the comprehensive plan being turned down or modified through the entitlements process.

More generally, denying this amendment could stifle developer interest in large scale, creative development projects by creating an overly burdensome process. While such projects are not appropriate everywhere, these larger, “signature” projects could become visible and valuable assets for the city, and defining elements of its skyline.

COMPREHENSIVE PLAN

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

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 1.15: Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.

1.15.3 Encourage the development of high- to very high-density housing within 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.

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.

This amendment is also consistent with the adopted small area plans listed earlier in this staff report. As stated before, though this amendment does change language in the comprehensive plan, it is otherwise consistent with other portions of the plan, including small area plans.

PUBLIC COMMENT

This public hearing item was noticed per standard City procedure for Planning Commission items. As of the writing of this staff report, no substantive comments have been received.

The Metropolitan Council also requires that comprehensive plan amendments of this type be subject to a 60-day adjacent jurisdiction review. A letter was sent all adjacent jurisdictions notifying them of this comment period, which began December 4, 2015, and concludes February 2, 2016. To date, no substantive comments have been received. The comment period will conclude prior to the Zoning and Planning Committee meeting for this item, and an update will be provided of any comments received. It is acceptable to the Metropolitan Council that the comment period and City review period are concurrent.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council **approve** the Very High Density Comprehensive Plan Amendment and **amend** the City's comprehensive plan.

ATTACHMENTS

- Existing text in the comprehensive plan
- Revised text for comprehensive plan
- Map of existing land use features in comprehensive plan
- Map of small area plan boundaries in the comprehensive plan
- Future land use maps from small area plans for impacted area
- Metropolitan Council Comprehensive Plan Amendment Submittal Form language

- High-density residential – Primarily higher intensity multi-family housing, with 50-120 units/acre
- Very-high density residential – Primarily very high intensity multi-family, with more than 120 units/acre

The future land use map also includes land use features that guide and direct future growth and density. These are described below.

In Appendix B, there are maps and tables which further illustrate the plan for future land use and where density and growth will be accommodated throughout the city. While these are not intended to specifically guide parcel-level land use decisions, they demonstrate that the city is able to accommodate planned development consistent with stated goals and policies. The chart below shows the general relationship between the land use features and the density levels. Actual densities within these features may vary depending on a variety of conditions, including site size and orientation, surrounding neighborhood character, unit mix, and other factors.

Land Use Feature	Description	Density Range (est.)
Urban neighborhood	Predominantly residential area with a range of densities. May include other small-scale uses, including neighborhood-serving commercial, and institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. More intensive non-residential uses may be located in neighborhoods closer to Downtown and around Growth Centers.	Varies, but predominantly low density (8-20 du/acre); not intended to accommodate significant new growth or density
Community corridor	Primarily residential with intermittent commercial uses clustered at intersections in nodes. Commercial uses, generally small-scale retail sales and services, serving the immediate	Medium density (20-50 du/acre), transitioning to low density in surrounding areas

	neighborhood	
Neighborhood commercial node	Generally provide retail or service uses on at least three corners of an intersection. Serve the surrounding neighborhood, with a limited number of businesses serving a larger area. Mix of uses occurs within and among structures	High density (50-120 du/acre), transitioning down to medium density in surrounding areas
Commercial corridor	Historically have been prominent destinations. Mix of uses, with commercial uses dominating	High density (50-120 du/acre), transitioning down to medium density in surrounding areas
Activity centers and growth centers	Mix of uses with citywide and regional draw. High intensity of uses, including employment, commercial, office, and residential uses.	High density (50-120 du/acre) and very high density (120-200 du/acre), dependent on context
General commercial	Includes a broad range of commercial uses. This designation is reserved for areas that are less suited for mixed use development that includes residential. Typically located within other land use features.	Residential generally not appropriate for these areas.
Public and institutional	Accommodates public and semi-public uses, including museums, hospitals, civic uses, stadiums, airport related uses, and college and university campuses. Note that some smaller uses (including schools,	Residential generally not appropriate for these areas.

with 50-120 units/acre

- Very-high density residential – Primarily very high intensity multi-family, with more than 120 units/acre, with upper limit determined as described in the chart below

The future land use map also includes land use features that guide and direct future growth and density. These are described below.

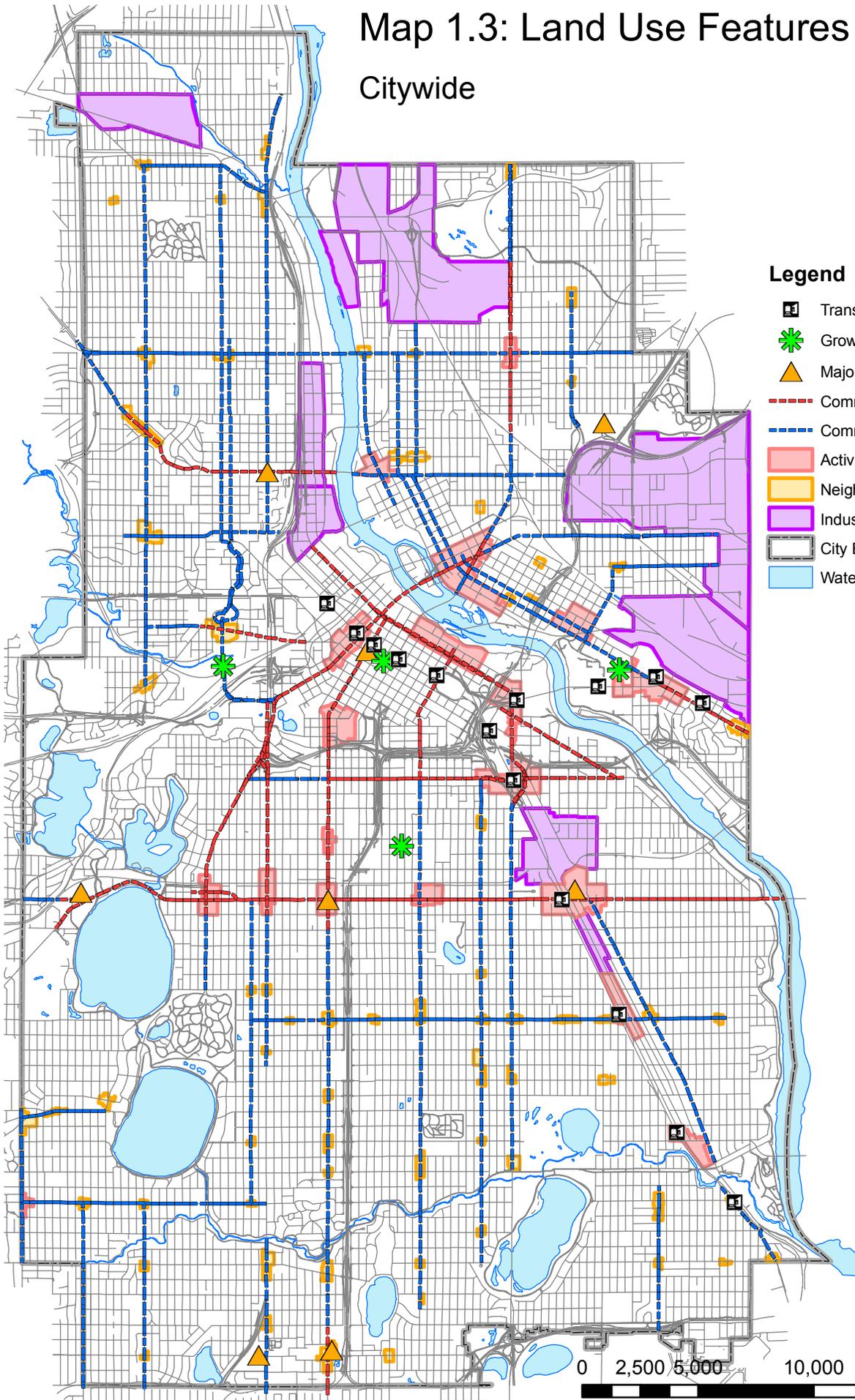
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Community corridor	Primarily residential with intermittent commercial uses clustered at intersections in nodes. Commercial uses, generally small-scale retail sales and services, serving the immediate	Medium density (20-50 du/acre), transitioning to low density in surrounding areas

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Commercial corridor	Historically have been prominent destinations. Mix of uses, with commercial uses dominating	High density (50-120 du/acre), transitioning down to medium density in surrounding areas
Activity centers and growth centers	Mix of uses with citywide and regional draw. High intensity of uses, including employment, commercial, office, and residential uses.	High density (50-120 du/acre) and very high density (120-200 du/acre), dependent on context. <u>Densities up to 800 du/acre may be allowed in or near all designated Growth Centers, and the following designated Activity Centers in or near the Growth Centers: Cedar Riverside, Dinkytown, East Hennepin, Mill District, Stadium Village, and Warehouse District.</u>
General commercial	Includes a broad range of commercial uses. This designation is reserved for areas that are less suited for mixed use development that includes residential. Typically located within other land	Residential generally not appropriate for these areas.

Map 1.3: Land Use Features

Citywide



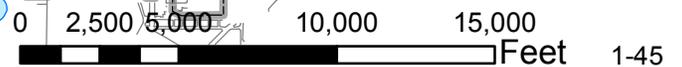
Legend

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



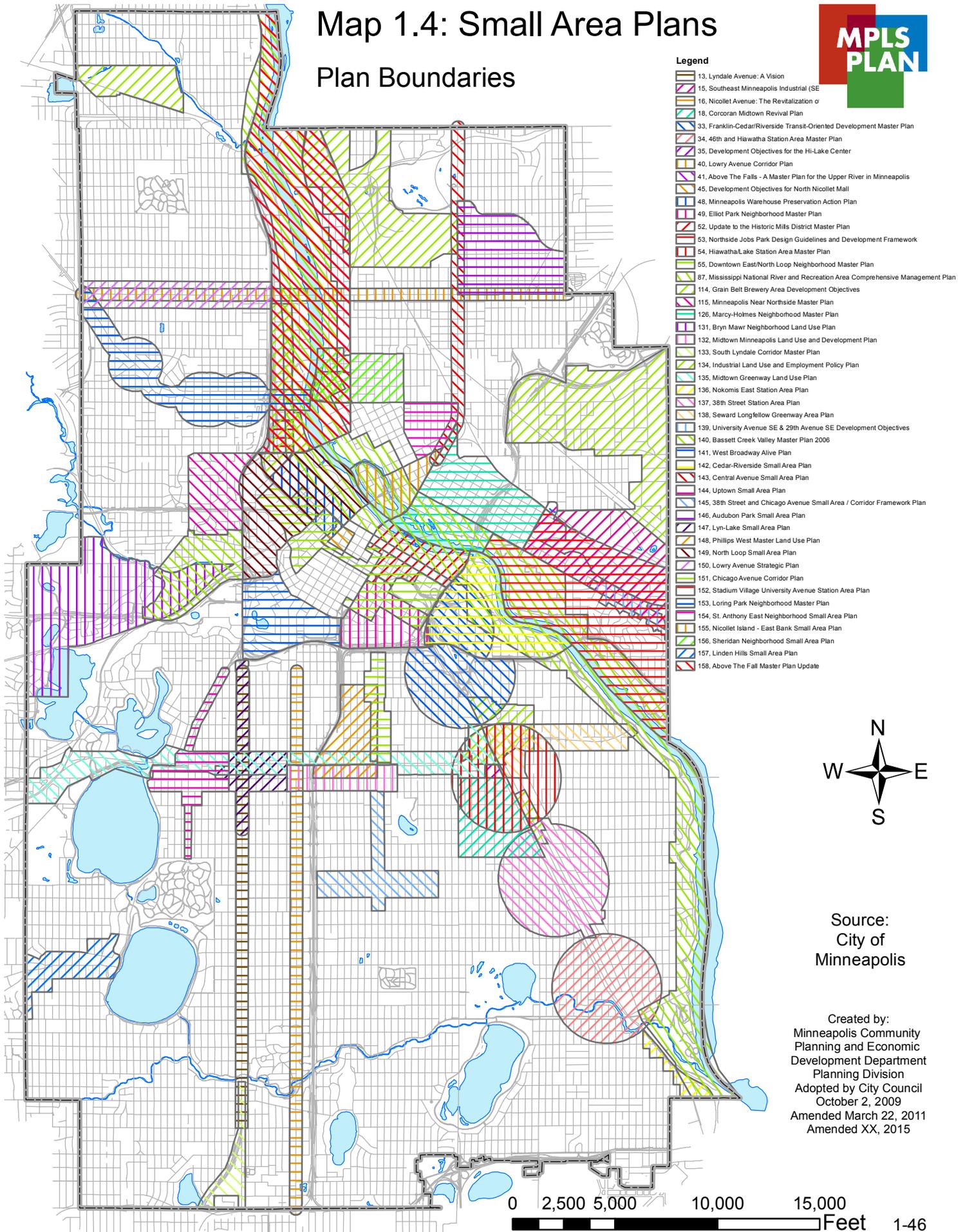
Source:
City of
Minneapolis

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

Legend

- Black
- Green Street
- Trails
- Walking Trail
- Bike Transway
- Auto Bridge
- Land Bridge

Land Use

- Lower Density Residential (15-25 DUs/Acre)
- Medium Density Residential (25-110 DUs/Acre)
- Mixed Use, Office/Residential (40-75 DUs/Acre)
- Mixed Use, Office/Housing (45-150 DUs/Acre)
- Office
- Office/Residential
- Office (Light Industrial)
- Civic Uses
- Park and Open Space
- Neighborhood Park
- Plaza
- Water

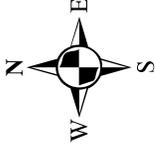


Figure 4.1 Future Development Scenario

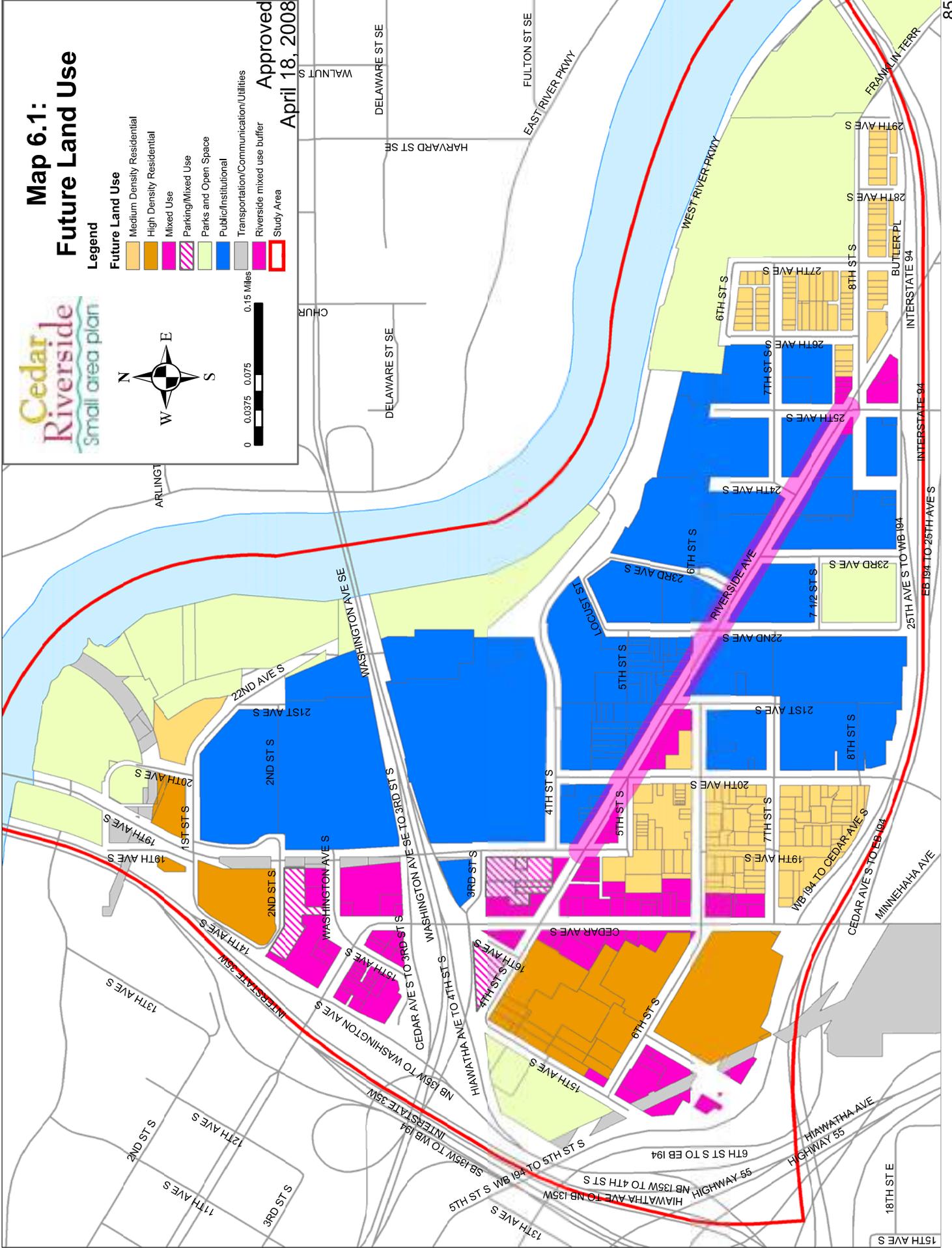
Map 6.1: Future Land Use

Legend

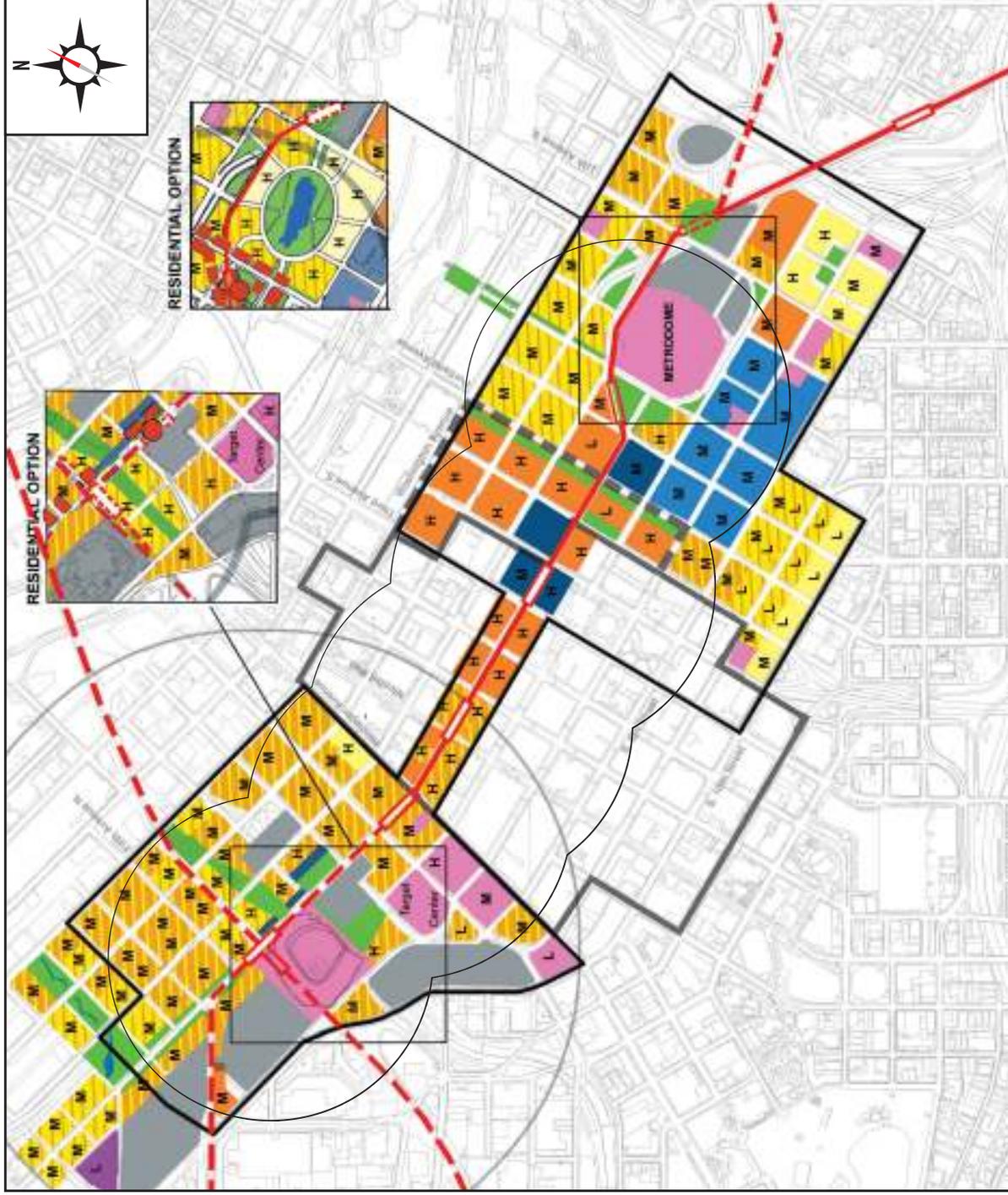
- Future Land Use**
- Medium Density Residential
 - High Density Residential
 - Mixed Use
 - Parking/Mixed Use
 - Parks and Open Space
 - Public/Institutional
 - Transportation/Communication/Utilities
 - Riverside mixed use buffer
 - Study Area



**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

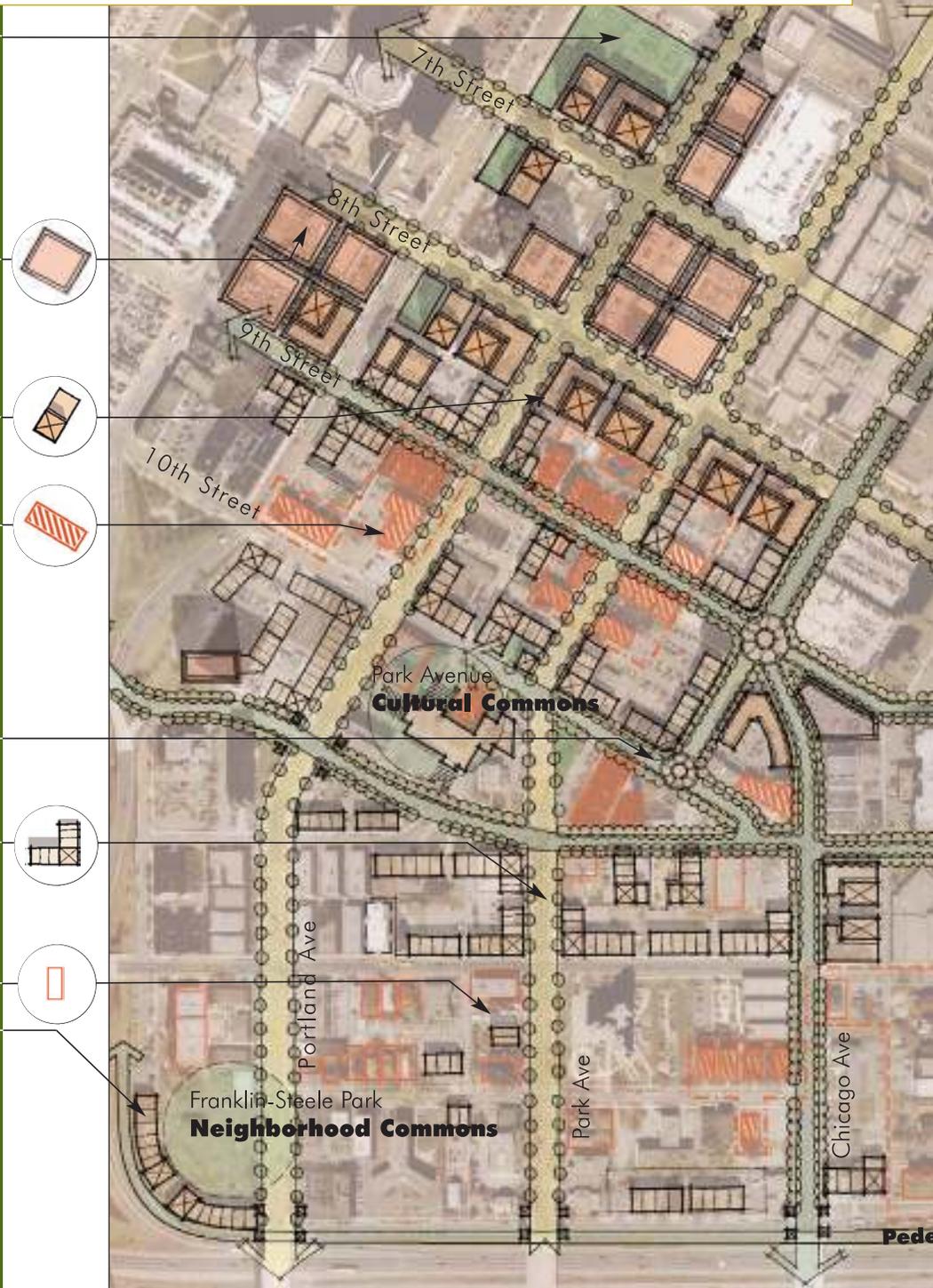
NOTE: This is a land use map, not a redevelopment plan. Proposed changes in land use indicate what is necessary in order to realize the goals of this master plan. Land use categories are a planning tool. They are not synonymous with, nor should they be confused with, property ownership, occupants, or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

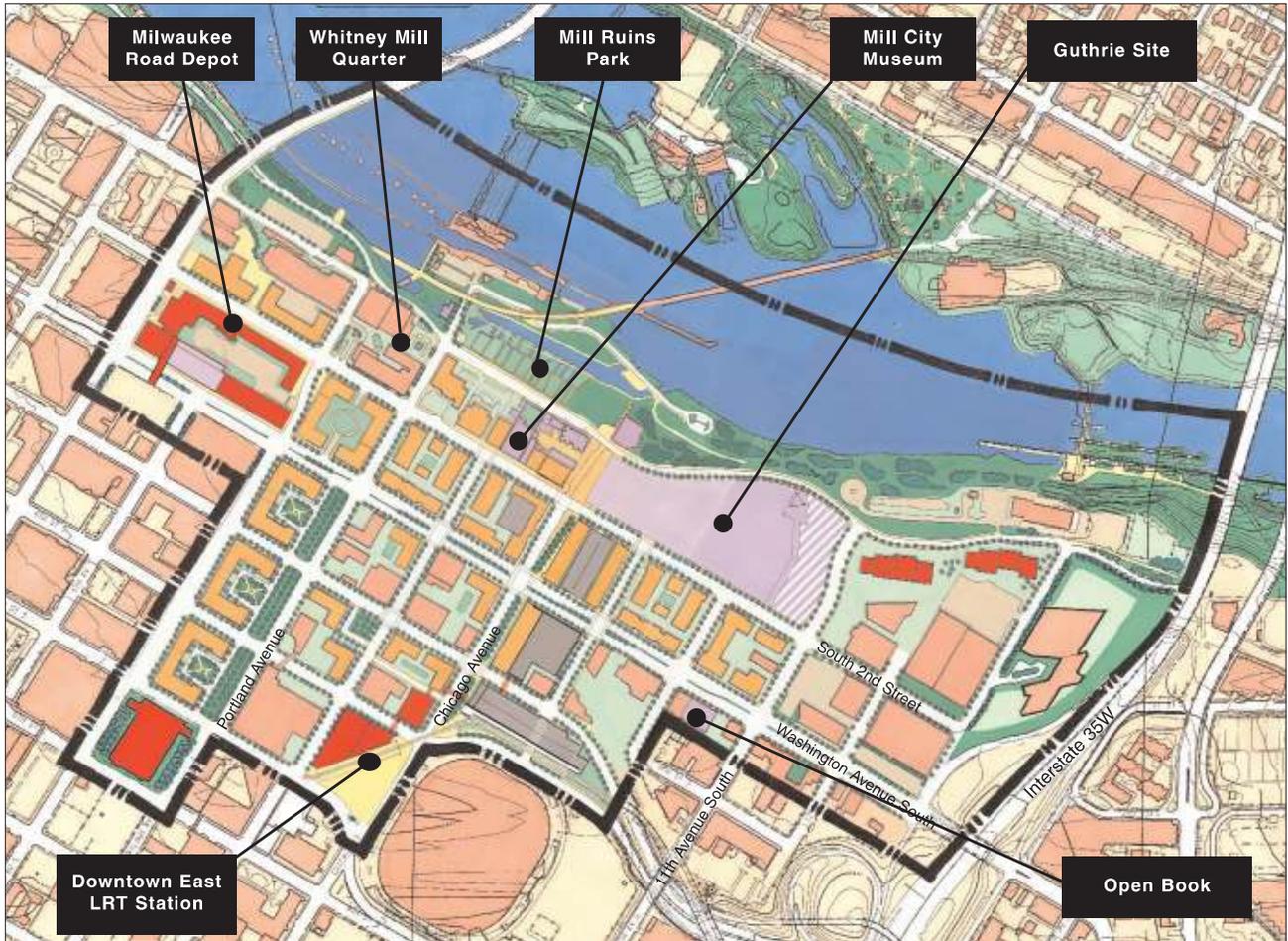


Figure 4 Vacant industrial sites will be transformed into a downtown cultural and residential district

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

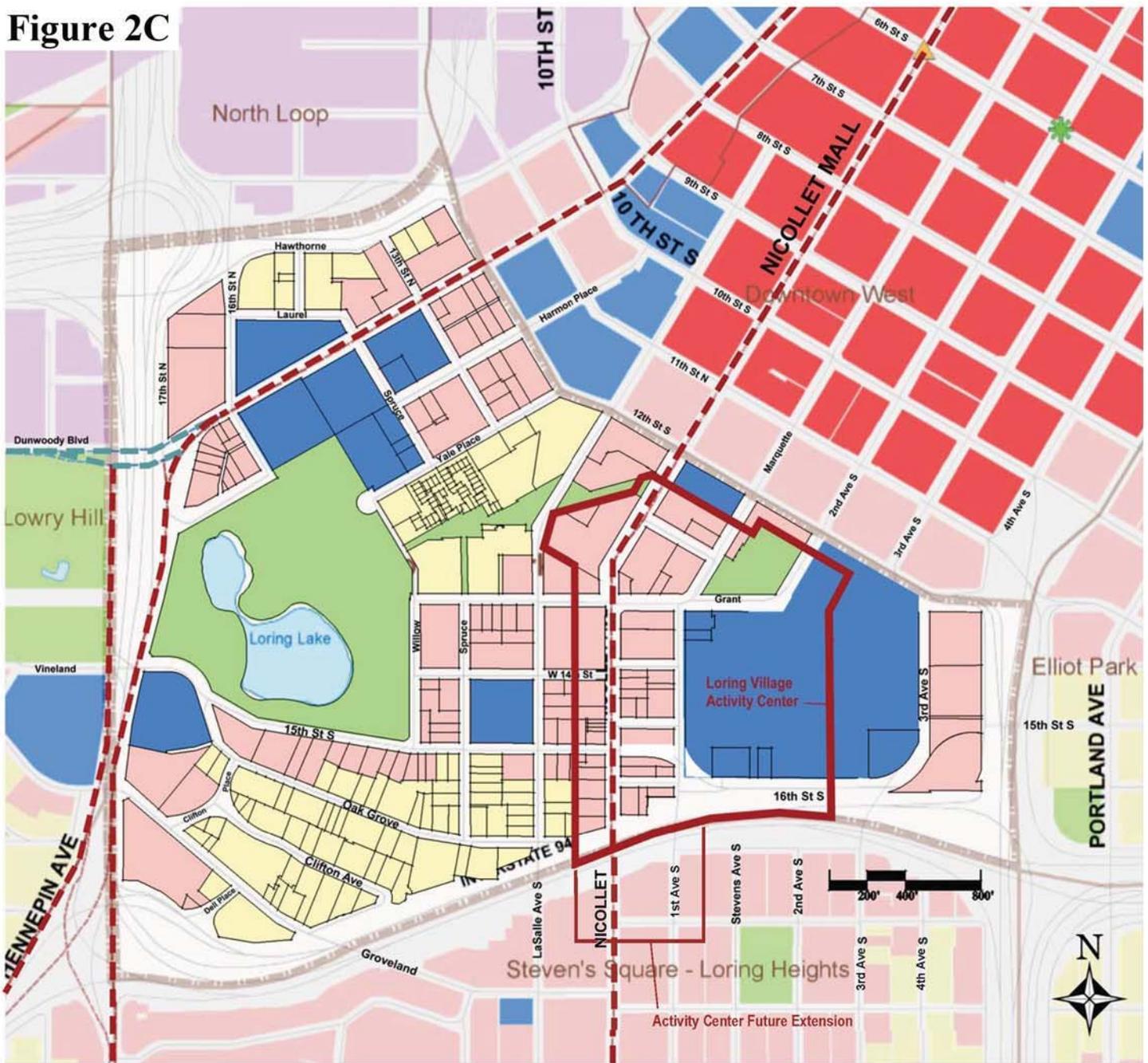
The issue of massing was also addressed. Participants felt the massing plan should not diminish the prominence of historic buildings and agreed that an eight- or nine-story height was appropriate for the area south of Washington Avenue. In addition, participants agreed that Parcels ‘A’ and ‘B’ should 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-

Figure 2C



Loring Park Neighborhood Land Use Plan

Created by:
 Citizens for a Loring Park
 Community (CLPC)
 Loring Park Neighborhood Master
 Plan Steering Committee with
 assistance from City of Minneapolis
 Planning & Economic
 Development and Consultant team
 led by PETER MUSTY LLC

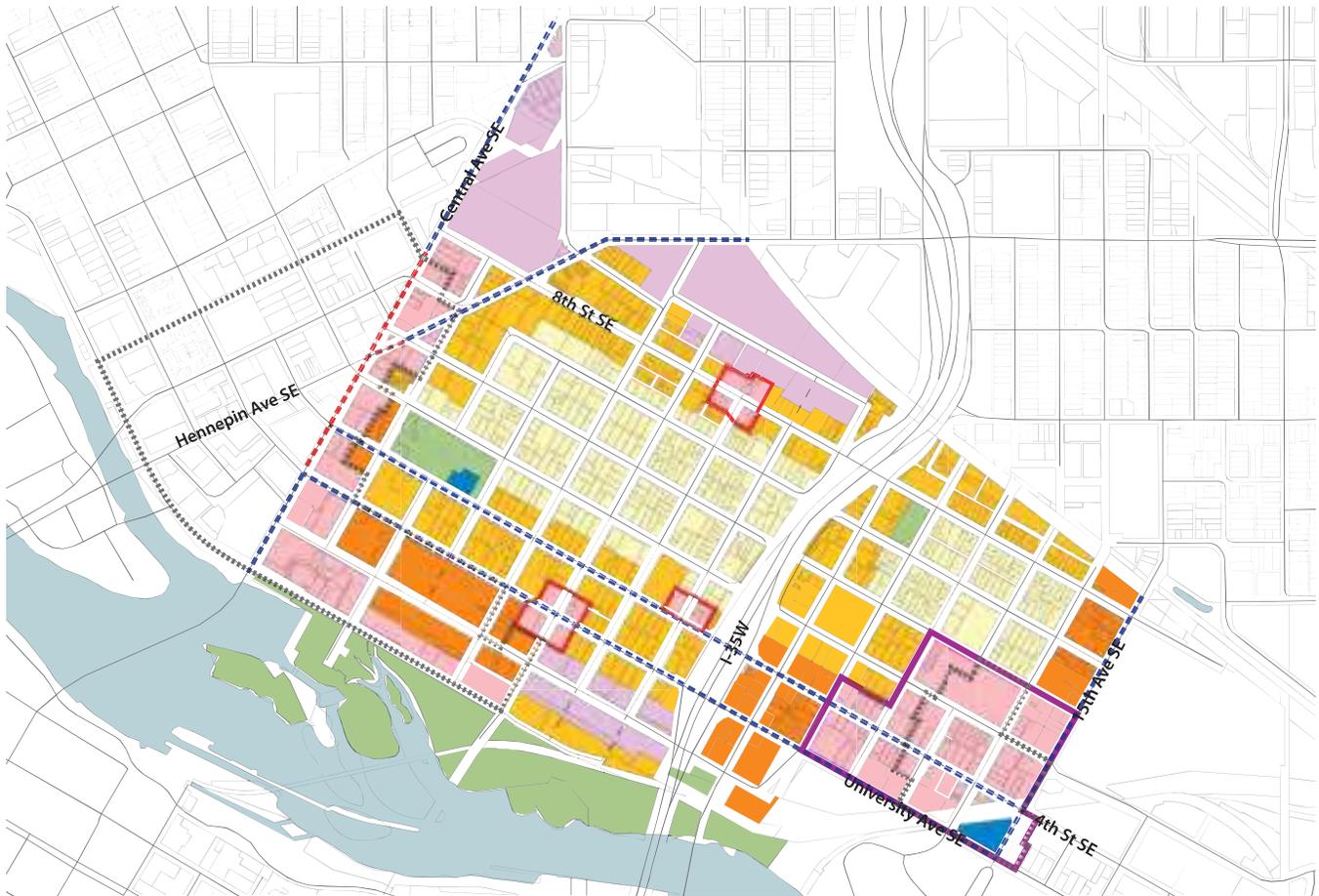
The Loring Park Neighborhood Master
 Plan is a community based planning
 process (www.loringpark.org), and is
 funded by:
 Neighborhood Revitalization
 Program (NRP)

-  Activity Center
-  Commercial Corridor
-  Community Corridor
-  Centerline
-  Urban Neighborhood
-  Mixed Use
-  Commercial
-  Public and Institutional
-  Transitional Industrial
-  Industrial
-  Parks and Open Space
-  Water

Note:
 "Urban Neighborhood
 contains a range of
 residential densities,
 with a limited amount
 of other uses
 appropriate in a
 residential setting."
 - Minneapolis Plan

Land Use

Propose future uses and plan for growth



*See previous page for definition of terms.

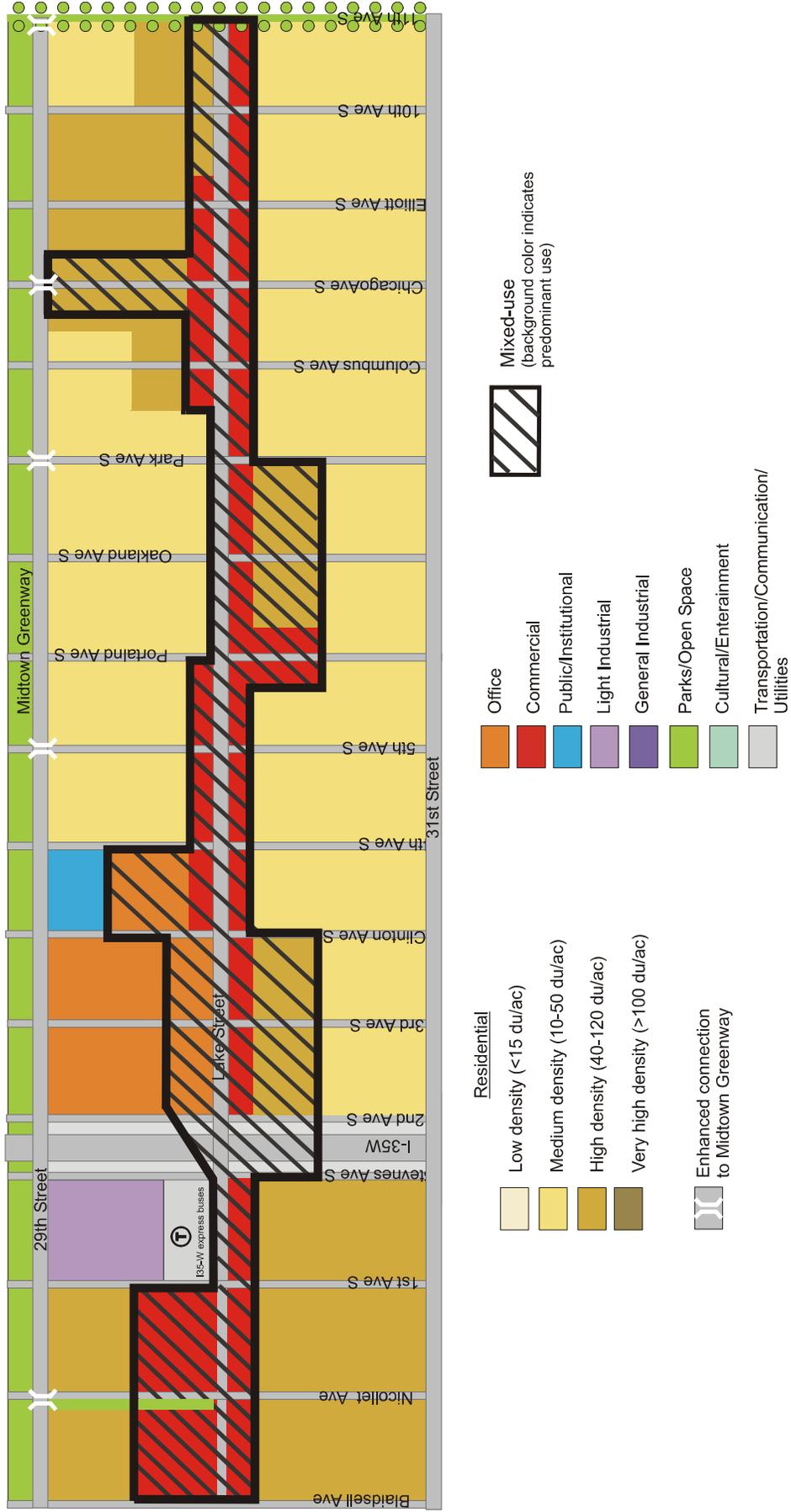
Goals

Develop and maintain a land use pattern that:

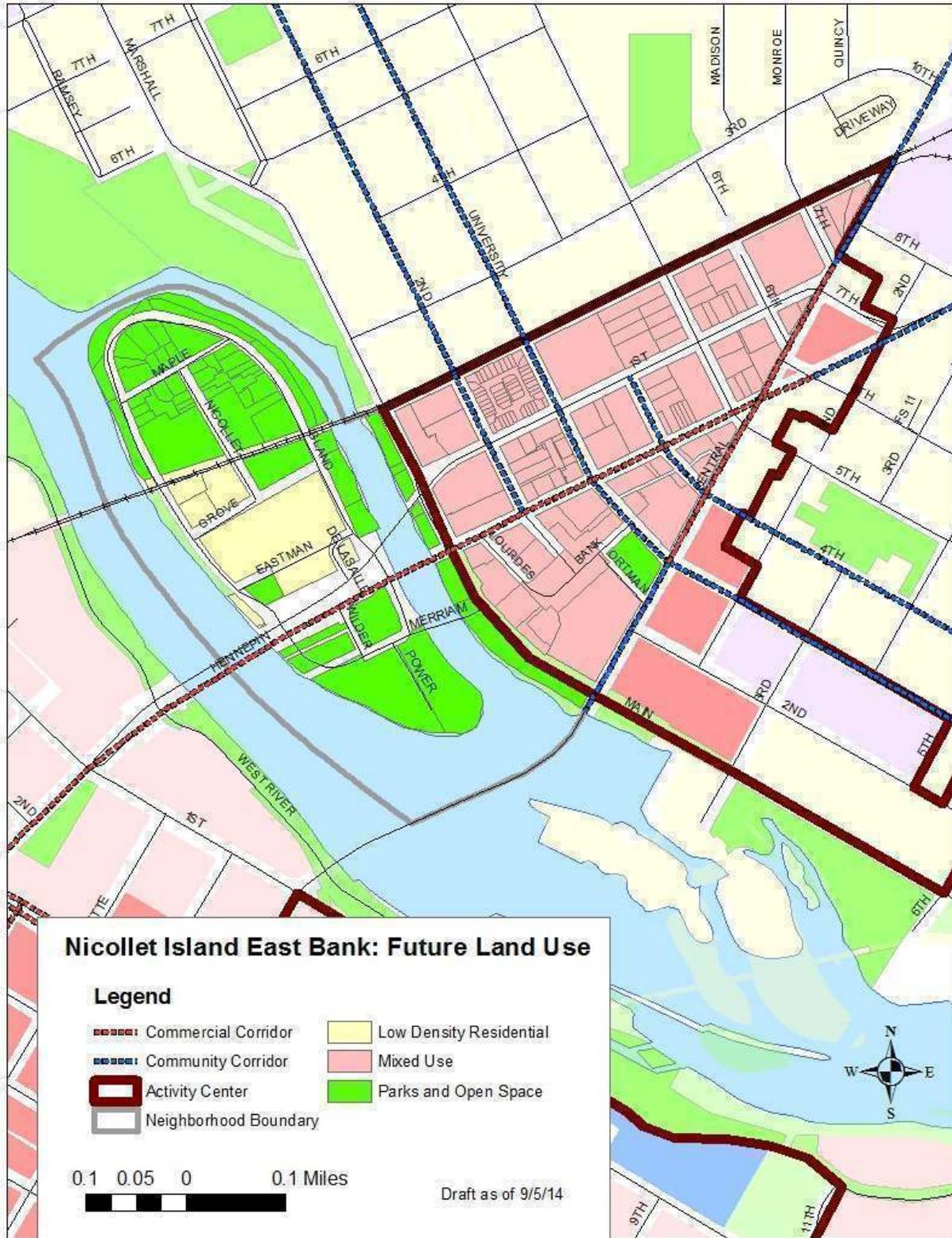
- Reinforces the urban neighborhood pattern of small blocks and connected streets.
- Increases density in parts of the neighborhood.
- Encourages a mix of housing types, styles, and levels of affordability.
- Encourages neighborhood commercial nodes in suitable locations.
- Distributes community and 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.

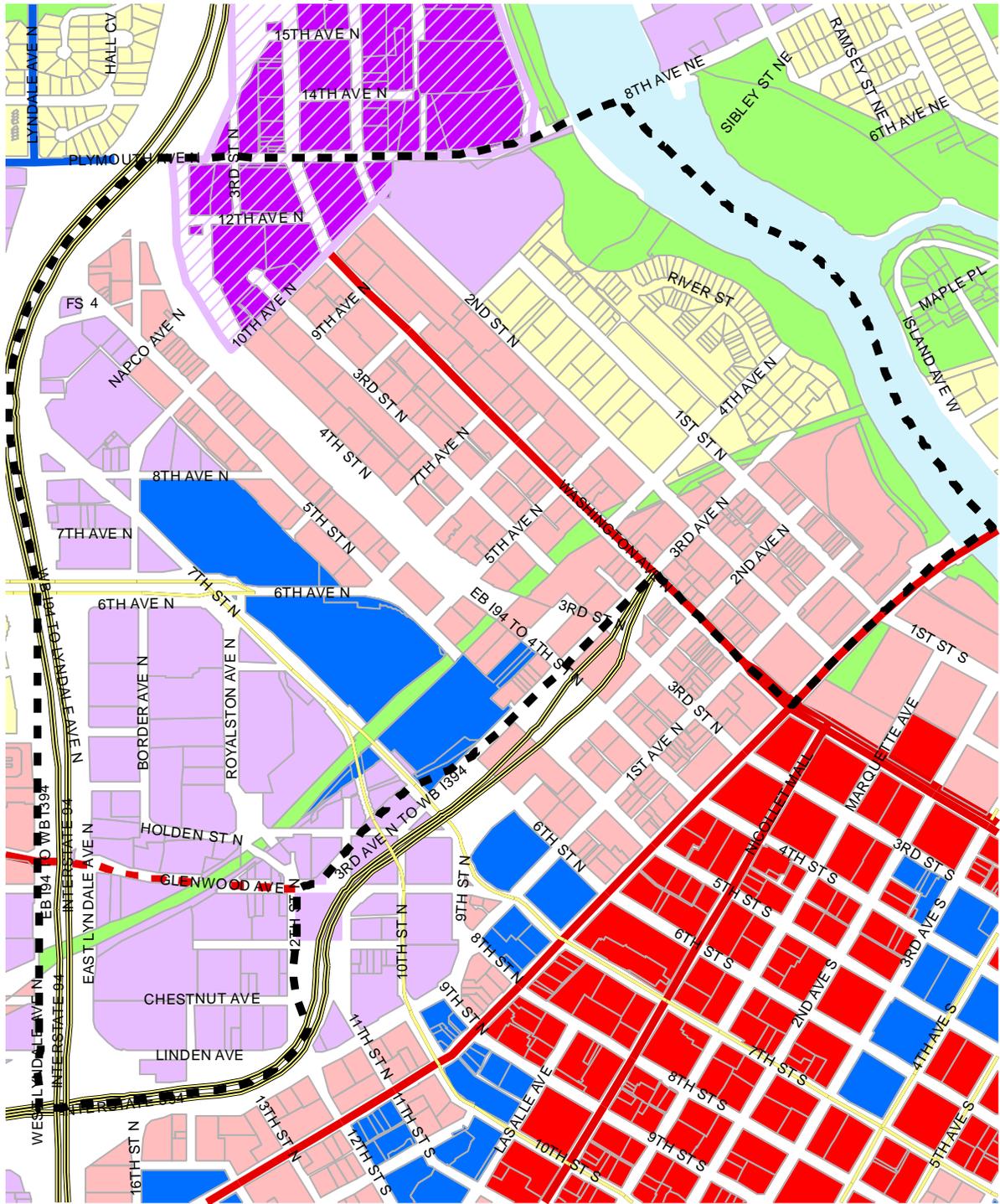
**Midtown Minneapolis
Future Land Use Plan
October, 2005**



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

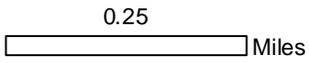


North Loop Small Area Plan Map A.1 Future Land Use



- 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

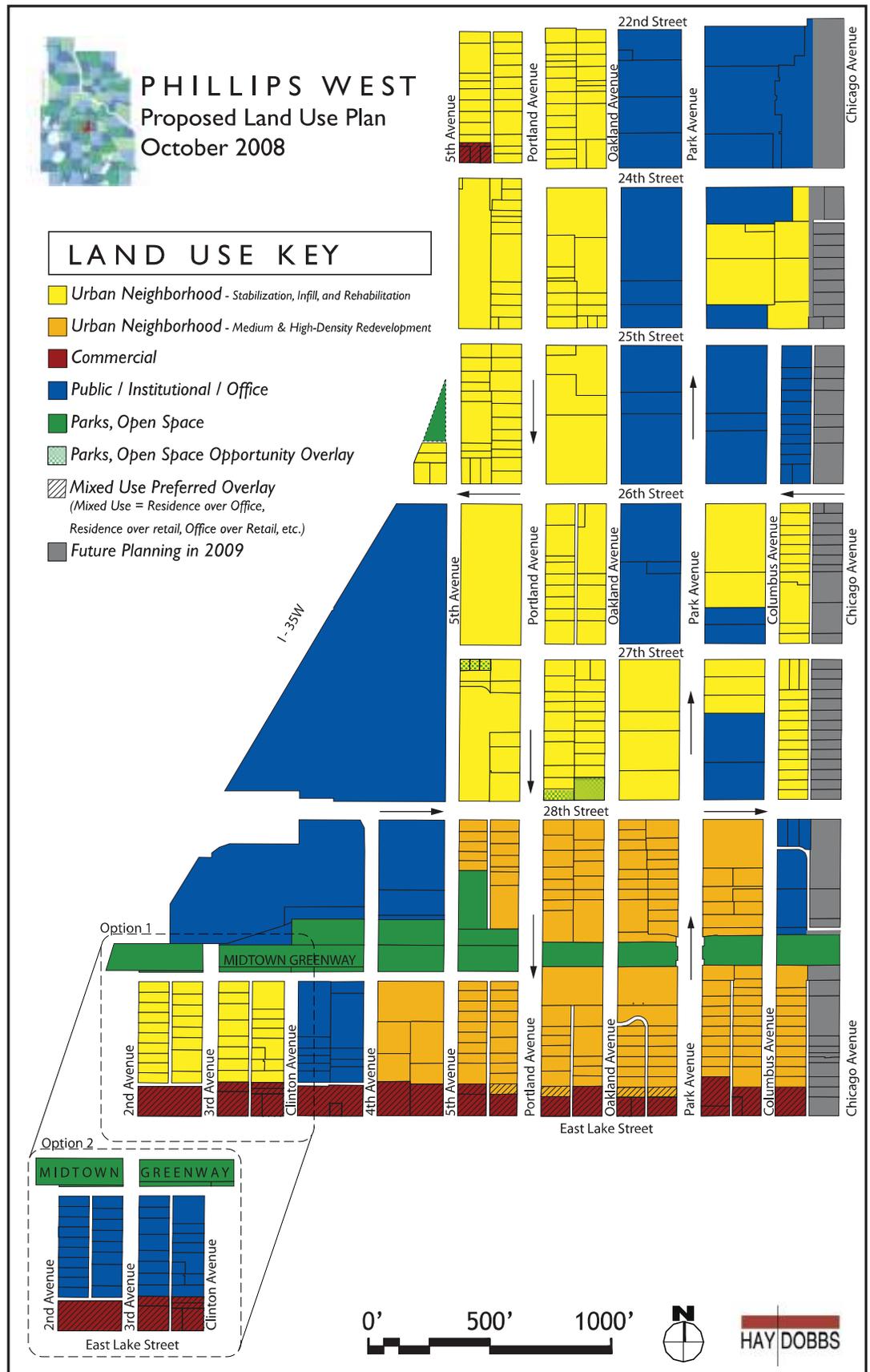
PROPOSED (FUTURE) LAND USE

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)

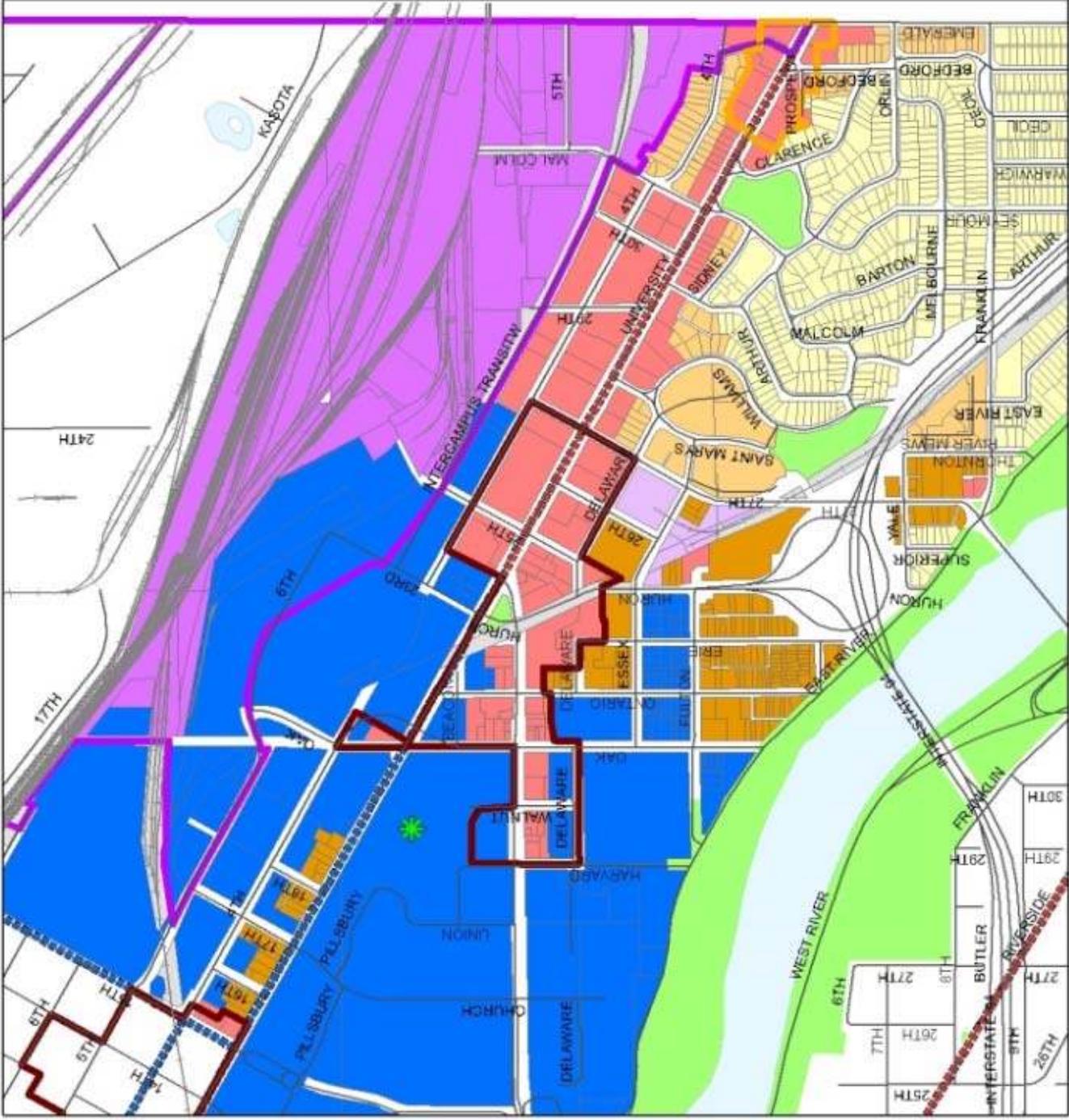


Map 6.1 Stadium Village Future Land Use

- 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



LOCAL PLANNING HANDBOOK ONLINE SUBMITTAL – 12/22/15 draft

Select your community

Minneapolis

Select your review type

2030 Comprehensive Plan Amendment

1. Name of the amendment

Very High Density Amendment

2. Please provide the following information:

Contact name and title:

Haila Maze, Principal Planner

Address:

105 5th Ave S, Suite 200

City, State, Zip:

Minneapolis, MN 55401

Telephone number:

612-673-2098

Email address:

Haila.maze@minneapolismn.gov

3. Identify the type of amendment (land use change, MUSA expansion, text change, forecast adjustment, etc.) and describe the amendment including location, description, affected area in acres, number of residential units in CPA area (if any), etc. Provide any additional information relevant to the amendment.

This amendment is a minor change to text in Land Use chapter of the comprehensive plan to allow for densities over the currently stated 200 units per acre, if the project is in or near a designated Growth Center, and is otherwise consistent with the comprehensive plan and other adopted policy. For these specific areas, the cap is increased to 800 units per acre.

On May 15, 2015, the Minneapolis City Council approved a staff direction to reconcile an inconsistency in the Land Use chapter. One portion of it has no upper limit, and the other has a stated upper limit of 200 units/acre. Recent market activity has demonstrated that for a few of the largest projects in the city, the 200 units/acre is too low to reflect what is now feasible and preferable for redevelopment. This allows us to reconcile an inconsistency, and more readily accommodate very high density development in appropriate locations. The City's existing policy framework and land use application processes provide strong guidance to ensure that projects will only be built in locations whether they are contextually appropriate, and where all needed public services are in place. This amendment will allow for continued development of high quality buildings where market conditions are suitable and where adopted policy is supportive of the City's highest allowance for density. The market has already demonstrated that such projects are possible here, and that they contribute substantially to City goals. It is the City's intent to support this activity, and to allow our city to grow as a world class urban center.

The areas guided for very high density already show the appropriate land use category on the future land use map – typically Mixed Use, which allows residential and non-residential uses. This will not change the overall acreage of land guided for this type of development. And since a large percentage of the development in these areas is well below achievable densities, it is not anticipated that it will impact overall density levels or reflect an overall adjustment in projected population, household, or employment growth. It will just be redistribution within existing areas, under existing limits.

4. The local governing body must take action on the proposed amendment before submittal to the Metropolitan Council. Provide the dates of official action.

Date acted upon by the planning commission:

TBD

Date approved by governing body:

TBD

5. Affected Jurisdiction Review: list the adjacent local governments, school districts and other jurisdictions that were contacted, the date the copies were sent, and all the comments received, if any. Your plan will be considered incomplete for review if comments are not included and/or the 60-days adjacent jurisdictions review has not lapsed.

A letter was sent to the following jurisdictions on December 3, 2015: City of Golden Valley, City of St. Anthony, City of St. Paul, City of St. Louis Park, City of Roseville, City of Robbinsdale, City of Richfield, City of Fridley, City of Falcon Heights, City of Edina, City of Brooklyn Center, City of Columbia Heights, City of Lauderdale, City of New Brighton, Metropolitan Airports Commission, 88th Regional Readiness Command, Hennepin County, Ramsey County, Minneapolis Public Schools, St. Paul Public Schools, Minnehaha Creek Watershed District, Bassett Creek Water Management Commission, Shingle Creek Water Management Commission, Mississippi Water Management Commission, and Minneapolis Park and Recreation Board.

6. Forecasts: Does the plan amendment change the adopted Metropolitan Council population, household, or employment forecasts?

No, no change in community-level forecasts.

Yes. Identify the net changes to community-level forecasts:

7. Land Use: Describe land use changes (in acres) applicable to this amendment site.

Not applicable. No land use changes proposed.

Land Use Designation	All Land Uses in CPA Area	
	Pre-CPA Acres	Post-CPA Acres

If you have more land use changes than space permits in this table, please attach a separate page to your amendment document.

8. Wastewater: What type of wastewater treatment will be used to serve the proposed amendment?

- Individual Sewage Treatment System (ISTS)
- Privately Owned / Community Treatment System
- Local / Municipal Owned Wastewater Treatment Plant
- Regional Wastewater Treatment

9. Water Supply: Will the amendment increase or decrease projected water use from the community's current water supply plan?

- No increase or decrease in projected water use from the water supply plan.
- Yes. Provide the water supply plan amendment as an attachment to describe necessary facilities improvements or changes.

10. Implementation: Will the amendment require changes in zoning or subdivision ordinances, the capital improvement program (CIP), or other official controls?

- No
- Yes

If Yes, describe proposed changes and timeline for making those changes below:

Your unified plan document (PDF) should include:

- Color maps showing the following:
 - General location of proposed changes
 - Current planned land use and proposed planned land use
 - Current and proposed sewer staging changes
- Staff report to planning commission or local governing body
- Other relevant information related to the amendment including
 - Whether or not the proposed amendment has impacts on regional systems including transportation, wastewater, and regional parks
 - Whether the proposed amendment includes any land within the Mississippi Critical Area boundary
 - How stormwater generated from the site will be managed
 - Whether there are changes to the projected water use due to the amendment
- Comments from adjacent jurisdictions review
- Copy of adopted local resolution, authorizing the amendment to be submitted for review

Consult the CPA Submittal Guide for further information.

Enter your first name

Haila

Enter your last name

Maze

Enter your email address

Haila.maze@minneapolismn.gov

Enter your email address again for confirmation

Select and upload your single, unified PDF document.

Multiple documents will NOT be received.

____ I understand that by submitting this document, I am initiating, or contributing to, an official review process with the Metropolitan Council that is outlined in MN Statutes 473.175, 473.854. All of the information I've entered for this plan is correct and accurate.