

## Community Development Committee

Meeting date: October 5, 2015

For the Metropolitan Council meeting of October 14, 2015

**Subject:** City of Minneapolis Marcy-Holmes Neighborhood Master Plan Comprehensive Plan Amendment, Review File No. 20348-8

**District(s), Member(s):** District 8, Cara Letofsky

**Policy/Legal Reference:** Metropolitan Land Planning Act (Minn. Stat. § 473.175)

**Staff Prepared/Presented:** Michael Larson, AICP, Senior Planner, Local Planning Assistance (651-602-1407)

**Division/Department:** Community Development / Regional Planning

### Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Minneapolis to place the *Marcy-Holmes Neighborhood Master Plan* comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.
3. Advise the City to implement advisory comments in the Review Record for Transit.

### Background

The Council reviewed the City's Update (Business Item 2009-244, Review File No. 20348-1) on July 22, 2009. This CPA is being reviewed concurrently with Business Item 2015-235, which together are the seventh and eighth CPAs, respectively, since the review of the Update.

The CPA proposes to amend the local comprehensive plan by incorporating the Marcy-Holmes Neighborhood Master Plan Comprehensive Plan Amendment, including the re-guiding of parcels within the neighborhood. Significant changes include the expansion of the Dinkytown Activity Center, an increase of 47 acres guided as Mixed Use, and the creation of three new Neighborhood Commercial nodes. The small area plan also articulates and refines at a parcel level the residential densities for Urban Neighborhood designations consistent with the policy features in the Minneapolis Plan for Sustainable Growth.

### Rationale

The proposed CPA conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

### Funding

None.

### Known Support / Opposition

None known.

# Review Record

*City of Minneapolis*  
*Marcy-Holmes Neighborhood Master Plan Comprehensive Plan Amendment*

Review File No. 20348-8, Council Business Item No. 2015-234

## BACKGROUND

The City of Minneapolis is approximately 57.4 square miles, located in Hennepin County. It is bordered by the Cities of St. Paul, Lauderdale, and St. Anthony Village to the east; Robbinsdale, Golden Valley, St. Louis Park, and Edina to the west; Brooklyn Center, Fridley, and Columbia Heights to the north; and Richfield and Fort Snelling to the south.

Consistent with the policies adopted by the Council in June 2014 (Business Item No. 2014-143) regarding review of local comprehensive plans, this amendment is being reviewed under the *2030 Regional Development Framework* (RDF) and its policy plans.

The RDF identified the City as a Developed community. The Council forecasted that the City would grow between 2010 and 2030 from 405,300 to 441,100 people, from 172,700 to 189,400 households, and that employment would grow from 317,000 to 346,500 jobs.

The Council reviewed the City's Update (Business Item 2009-244, Review File No. 20585-1) on May 26, 2010. Since adoption of the comprehensive plan, the City has been amending its plan as various small area plans have been completed. This CPA is being reviewed concurrently with Business Item 2015-235, which together are the seventh and eighth CPAs, respectively, since the review of the Update.

## REQUEST SUMMARY

The CPA proposes to amend the local comprehensive plan to incorporate an adopted small area plan, the Marcy-Holmes Neighborhood Master Plan. The CPA proposes expansion of the Dinkytown Activity, establish three new Neighborhood Commercial Nodes. The most significant land use changes involve the reguinding of an additional 47 acres to Mixed Use. The small area plan also articulates and refines at a parcel level the residential densities for Urban Neighborhood designations consistent with the policy features in the Minneapolis Plan for Sustainable Growth.

## OVERVIEW

### Conformance with Regional Systems

The CPA conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

### Consistency with Council Policies

The CPA is consistent with the Council's RDF, with water resources management, and is consistent with Council forecasts.

### Compatibility with Plans of Adjacent Jurisdictions

The CPA will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

## PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's Update on May 26, 2010 (Review File No. 20348-1).
- The Council administratively approved the City's *North Loop Small Area Plan* CPA on April 13, 2011 (Review File No. 20348-2).
- The Council administratively approved the City's *Lowry Avenue Strategic Plan* CPA on April 13, 2011 (Review File No. 20348-3).
- The Council administratively approved the City's *Central Corridor LRT Transit Station Areas* CPA on August 16, 2011 (Review File No. 20585-4).
- The Council approved the City's *Nicollet Island East Bank Neighborhood Small Area Plan* CPA on June 10, 2015 (Review File No. 20348-5).
- The Council administratively approved the City's *Linden Hills Small Area Plan* CPA on May 22, 2015 (Review File No. 20348-6).
- The Council administratively approved the City's *Loring Park Neighborhood Master Plan* CPA on May 22, 2015 (Review File No. 20348-7).

## ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the RDF and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

## ISSUES ANALYSIS AND FINDINGS

### *Conformance with Regional Systems*

The CPA conforms to the regional system plans for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. The following are additional review and advisory comments.

### **Transit**

*Reviewer: Kyle Burrows (612-349-7749)*

The Council supports this plan's prioritization of the transportation system's most vulnerable users including pedestrians, bicyclists, and transit riders. As the City moves forward with the implementation of pedestrian and bicycle improvements (particularly protected bikeways) it will be important to work together to accommodate the needs of transit users.

The CPA's emphasis on focusing growth and development along existing transit corridors and the expansion of commercial corridors served by transit is consistent with the Council's policies.

### *Advisory Comments*

The Council appreciates the desire to incorporate artist-designed shelters at bus stops in the neighborhood. As the most factor in the success of a shelter is how well it functions day to day as a shelter for waiting transit riders, the design, implementation, and maintenance of these shelters will be very important. Metro Transit looks forward to working with the City and Marcy-Holmes Neighborhood Association on any custom shelters.

The *2040 Transportation Policy Plan* (TPP) recognizes that a regional examination of the role of streetcars in our regional transportation network is ongoing. It also acknowledges that there are some

opportunities for specific projects to move forward on a case-by-case basis. Funding for streetcar is not included in either the Current or Increased Revenue scenarios in the TPP. However, if the City were to identify the capital funding required, the project could be added to the list of expansion projects assumed to be funded in the Current Revenue scenario, pending a policy discussion around the source of the operating funding.

Metro Transit recognizes the desire to improve existing routes and potentially add new routes to accommodate the growing population and activity density in Marcy-Holmes. We have identified a number of improvements in the area in the Metro Transit 2015-2030 Service Improvement Plan and hope to implement them as additional operating funding becomes available. We look forward to working with the City and Marcy-Holmes Neighborhood Organization on future improvements.

### ***Consistency with Council Policy***

The CPA is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments regarding consistency with forecasts and land use are detailed below.

#### **Forecasts**

*Reviewer: Todd Graham (651-602-1322)*

The City offers that the plan amendment is an enhancement of the existing plan and will not affect communitywide forecasts. Council staff agree with the City's assessment that no forecast adjustment is needed.

#### **Land Use**

*Reviewer: Michael Larson (651-602-1407)*

The CPA is consistent with 2030 *Regional Development Framework* (RDF) policies for Developed communities, which directs communities to accommodate forecasted growth at an overall residential density of at least five units per acre and to target higher densities in locations with convenient access to transportation corridors and with adequate sewer capacity.

The CPA proposes expansion of the boundaries of the Dinkytown Activity Center and guides land uses therein as Mixed Use. It proposes reguiding of parcels within the East Hennepin Activity Center from a mix of guiding uses to either Mixed Use or Urban Neighborhood. It also establishes three new Neighborhood Commercial Nodes at 4<sup>th</sup> Street SE and 8<sup>th</sup> Avenue SE, 8<sup>th</sup> Street SE and 7<sup>th</sup> Avenue SE, and University Avenue SE and 6<sup>th</sup> Avenue SE. The most significant change involves approximately 47 acres that are newly guided as Mixed Use, most of which are part of the East Hennepin and expanded Dinkytown Activity Centers. The net effect of these land use changes is to allow additional opportunities for higher density residential uses near high frequency transit service and urban amenities. Mixed Use designations in the Activity Center support higher densities ranging from 50 to 120 units per acre, or 120 to 200 units per acre, depending upon context. The small area plan also articulates and refines at a parcel level the residential densities for Urban Neighborhood designations that are consistent with the policy features in the Minneapolis Plan for Sustainable Growth.

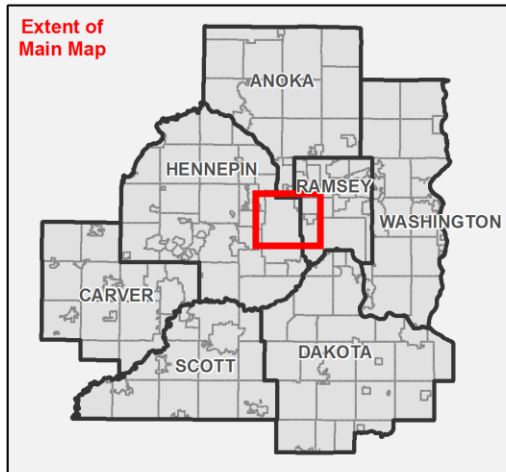
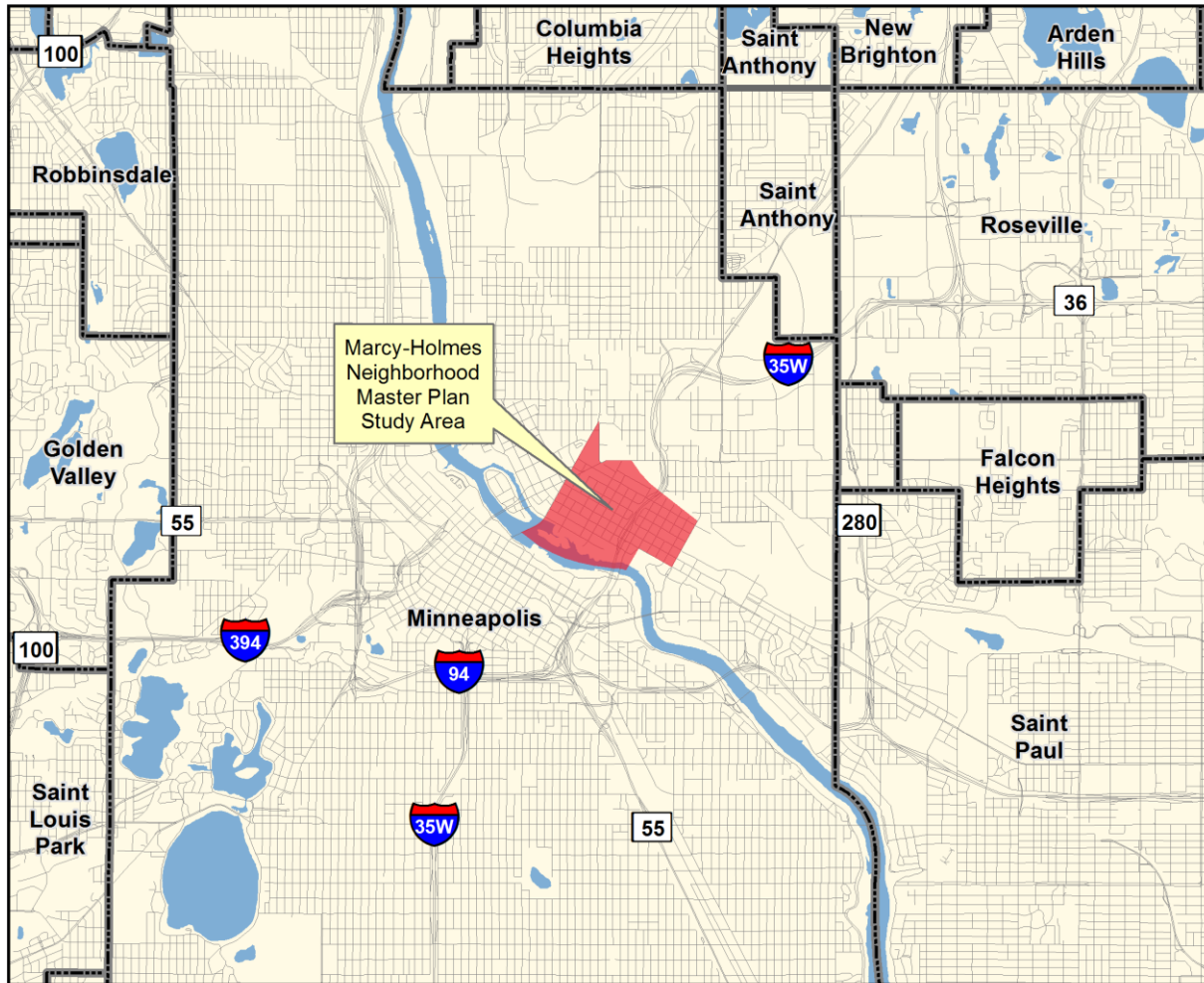
### ***Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts***

The proposed CPA is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

## **ATTACHMENTS**

- Figure 1: Location Map Showing Regional Planning Areas
- Figure 2: Location Map Showing Regional Systems
- Figure 3: Current Land Use Guiding
- Figure 4: Proposed Land Use Guiding
- Figure 5: Proposed Land Use Guiding – Small Area Plan Detail

Figure 1: Location Map Showing Regional Planning Areas

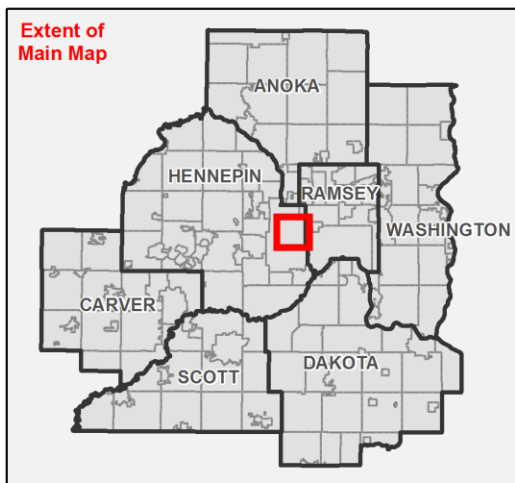
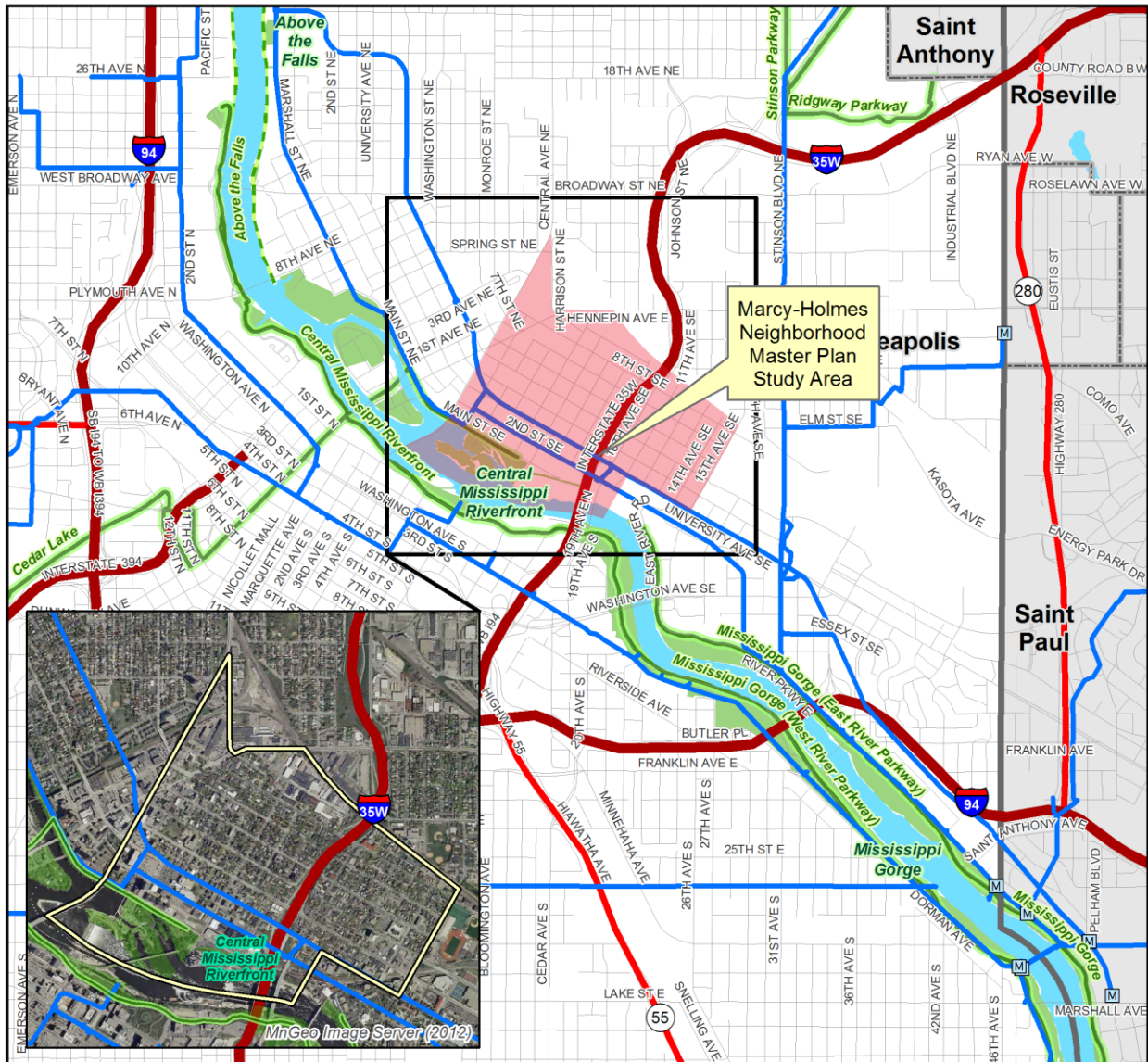


**2030 Framework Planning Areas**

- Developed
- Developing
- Rural Center
- Rural Growth Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non Region

— Ncompass Street Centerlines

Figure 2: Location Map Showing Regional Systems



**Regional Systems**

**Wastewater Services**

- M Meters
- PS Lift Stations
- MCES Interceptors
- WTP MCES Treatment Plants

**Transportation**

- Interstates
- US Highways
- State Highways
- County Roads

**Recreation Open Space**

- Park Reserve
- Regional Park
- Special Recreation Feature

**Regional Trails**

- Existing
- - - Planned
- Ncompass Street Centerlines

Figure 3: Current Guiding Land Use

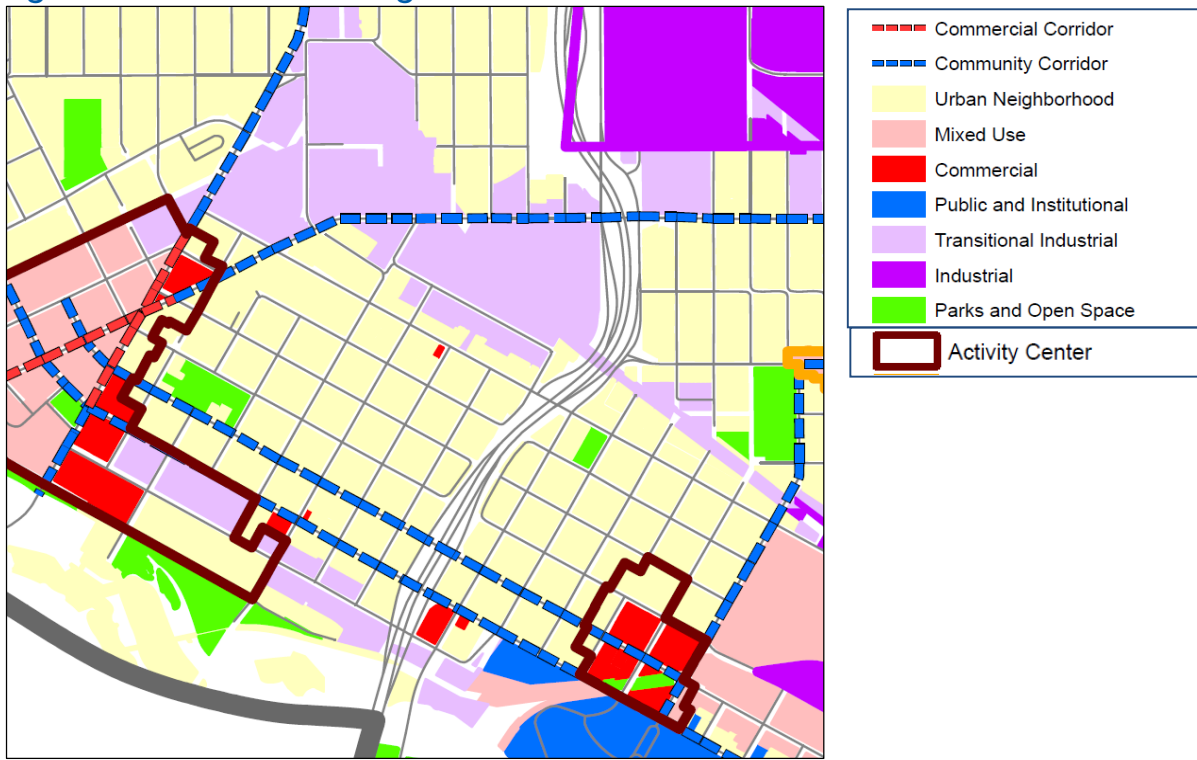


Figure 4: Proposed Guiding Land Use

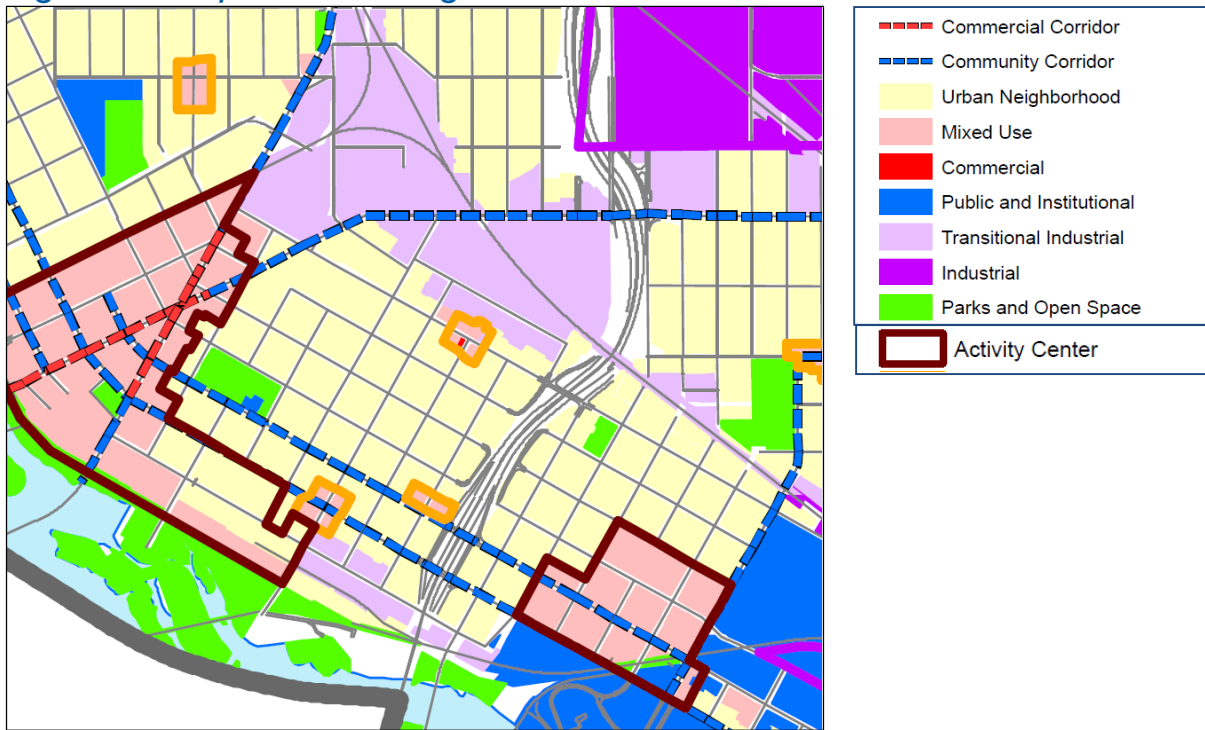




Figure 5: Proposed Guiding Land Use – Small Area Plan Detail

