

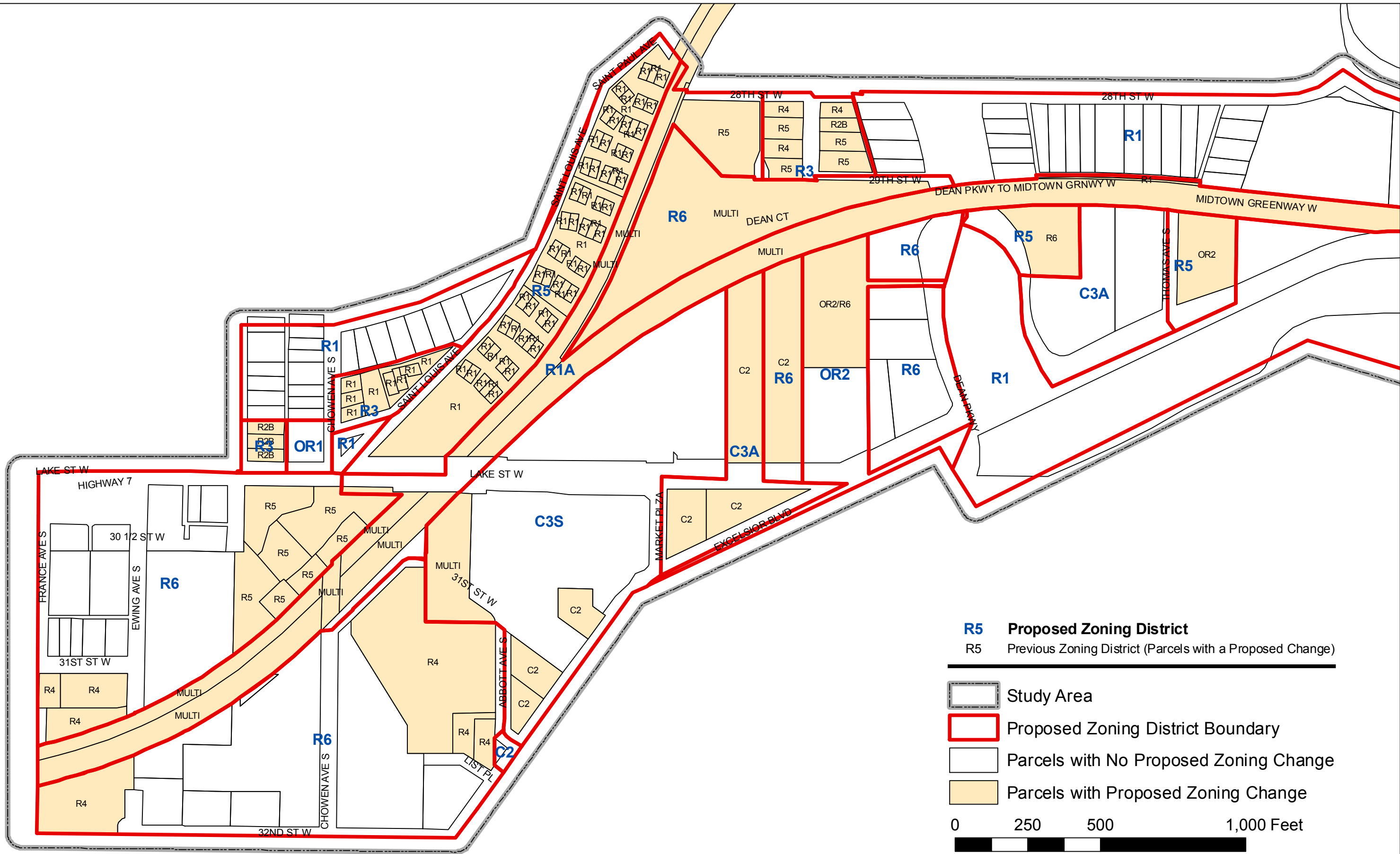
Midtown Greenway Rezoning Study

Summary of Written Public Comments and Testimony Regarding Specific Properties or Geographic Areas
November 19, 2009

France Avenue to Thomas Avenue South

Issue or Area of Concern	Concerned Party	Existing Zoning	Staff Rec.	Alternate Zoning Suggested Through Public Comment	Adopted policy	Additional Context/Options
Cedar Lake Townhomes	Cedar Isles Dean Neighborhood Association; East Isles Neighborhood Association; Cedar Lake Townhome Assoc.; Robin Bischoff and Paula Cotruta, 2932 Chowen Ave. S.	R1	R5	East Isles suggests R3. Other groups suggest keeping existing.	Land Use: High Density Housing Dev. Intensity: Urban Oriented	Hennepin County will likely conduct additional planning efforts. Rezoning could be postponed, but high density housing will likely remain the guided land use given the property's location in a transit station area. While near-term redevelopment of this site is unlikely, it is not the role of a rezoning study to predict or determine the exact timing of land use change. The recommendation is a reflection of the adopted plan and was made for the purpose of consistency with policy and across geography.
Single family homes bounded by Chowen Ave. S., Chowen Pl. and St. Louis Ave.	Robin Bischoff and Paula Cotruta, 2932 Chowen Ave. S.	R1	R3	None	Land Use: Medium Density Housing Dev. Intensity: Neighborhood Oriented	
parcel behind Whole Foods	West Calhoun Neighborhood Council	R4 and C3S	C3S	None	Land Use: transportation, communications, and utilities	Future land use will likely be a LRT station. The staff recommendation of C3S is based on two considerations: 1) Throughout the study area, properties guided for Transportation and Utilities are recommended for zoning to match adjacent properties, and 2) The property is currently in two zoning districts, which is no longer allowed by the zoning code. Hennepin County will likely conduct additional planning efforts. Rezoning could be postponed, but high density housing and mixed use development will likely remain the guided land use in a station area.

Issue or Area of Concern	Concerned Party	Existing Zoning	Staff Rec.	Alternate Zoning Suggested Through Public Comment	Adopted policy	Additional Context/Options
2622 Lake St.	property owner	OR2	R5	OR2 (existing)	Land Use: High Density Housing Dev. Intensity: Urban Oriented development intensity Other Policy: Commercial Corridor in Comprehensive Plan	OR2 and R5 allow the same residential density. OR2 would allow retail as part of a mixed-use building, which would not be consistent with the residential-only designation in the Midtown Greenway plan. However, Lake Street is designated as a Commercial Corridor in The Minneapolis Plan for Sustainable Growth. A development for this site was approved under the OR2 zoning before the adoption of the plan. That project has subsequently been shelved.
2901, 2905, 2915 Dean Parkway	property owner	R6	R5	R6 (existing)	Land Use: High Density Housing Dev. Intensity: Urban Oriented	Staff recommendation is based on consistency with parcels with the same guidance. R6 would allow 6-story development as-of-right, which is more intense than the Urban-Oriented category intends.
CIDNA opposes all of the rezonings proposed (multiple addresses)	Cedar Isle Dean Neighborhood Association	multiple	multiple	None	As shown in the Midtown Greenway Land Use and Development Plan	
four letters of general lack of support for change in this area were also submitted						



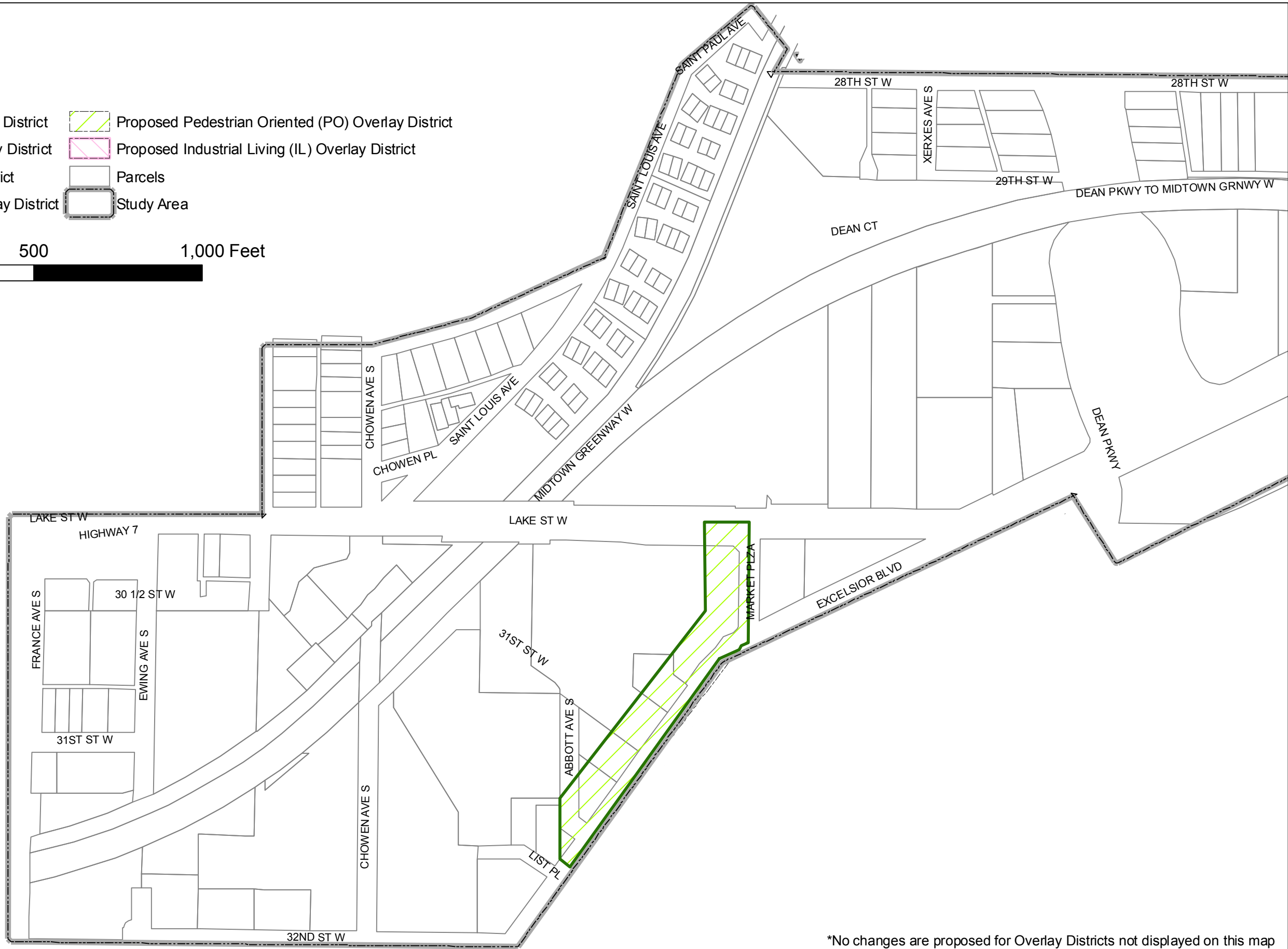
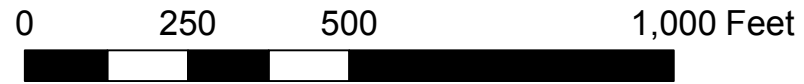
Midtown Greenway Rezoning Study

Proposed Zoning: France Avenue to Thomas Avenue

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009



- Existing Transitional Parking (TP) Overlay District
- Existing Pedestrian Oriented (PO) Overlay District
- Existing Industrial Living (IL) Overlay District
- Proposed Transitional Parking (TP) Overlay District
- Parcels
- Study Area
- Proposed Pedestrian Oriented (PO) Overlay District
- Proposed Industrial Living (IL) Overlay District



*No changes are proposed for Overlay Districts not displayed on this map



Midtown Greenway Rezoning Study

Existing and Proposed Overlay Districts: France Avenue to Thomas Avenue

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009



Midtown Greenway Rezoning Study
Comments for:
France Ave. to Thomas Ave.
As of 11/19/09

Arnold, Amanda T.

From: Bell, Edwin M [EBell@CBBURNET.COM]
Sent: Thursday, October 08, 2009 12:50 PM
To: Nancy Green; arthur higinbotham; Robert Corrick; eldonjohn@hotmail.com; Alana K. Bassin; Matthew Dahlquist; Kress, Douglas; dougdaggett@aol.com; Claire Ruebeck; makredes@msn.com; stan@umn.edu; mnrealtors@aol.com; jhi@isenbergassociates.com; shellb@fraser.org; mark.spellman@intermec.com; doverby.tres@visi.com; ebell@cbburnet.com
Cc: mtaffe@comcast.net; Arnold, Amanda T.; Betsy.hodeges@ci.minneapolis.mn.us; Remington, Ralph S.; megfor10thward@gmail.com; Goodman, Lisa R.; mgrs
Subject: Mid Town Greenway Land Use rezoning study
Attachments: CIDNA Resolution Opposing Rezoning.txt

Hi Everyone,

Enclosed is a copy of the resolution passed by CIDNA regarding the Midtown Green Land Use proposed rezoning study. The resolution is the product of the meeting with property owners (Both R-1 and Non R-1) prior to the CIDNA October 6th board meeting. In attendance were 12 property owners and 2 owners/representatives of the Calhoun Isles Association and Cedar Lake Town Home Association. Additionally, two property owners sent their dissent to the proposed rezoning by mail. None of the above property owners attending the CIDNA land use committee on October 6th, 2009 was in favor of this rezoning.

The Boards from the Calhoun Isles Association and Cedar Lake Town Home Association will be sending their own resolution against this rezoning.

I have copied Amanda Arnold with the attached resolution and urge everyone to send their support of this resolution to those parties copied above. It is very important that Amanda Arnold and the managers (mgrs@ci.minneapolis.mn.us) hear from the property owners directly in support the attached resolution.

Please plan to attend the meeting on **October 26th, 2009 at 4:30 P.M. in room 317 at Minneapolis City Hall** to express your opposition to the proposed rezoning. If we are removed from the Planning Commission agenda for approval by the planning department, I will try to alert you immediately.

Sincerely,
Ed Bell
ebell@cbburnet.com
612-925-8280 office
612-920-4887 home
612-720-4747 cell

10/8/2009

✓

CIDNA Resolution Opposing Rezoning
CEDAR ISLES DEAN NEIGHBORHOOD ASSOCIATION (CIDNA)
BOARD OF DIRECTORS
RESOLUTION OPPOSING RE-ZONING OF PARCELS NORTH OF THE
MIDTOWN GREENWAY IN CIDNA
OCTOBER 6, 2009

WHEREAS the City of Minneapolis proposes to change the zoning of the following sets of parcels north of the Midtown Greenway in CIDNA:

- 1) Cedar Lake Shores Townhomes from R1 to R5
- 2) 7 parcels between Chown Ave. S., Chown Place, and St. Louis Ave. from R1 to R3
- 3) 3 parcels at the corner of Drew Ave. S. and W. Lake St. from R2B to R3
- 4) Dean Court (presently Calhoun Isles Association) from R5 to R6
- 5) 8 parcels on Xerxes Ave. S. north of 29th St. (All but one of these is a down-zoning to

R3. The 8th parcel is from R2B to R3.)

WHEREAS the stated intent of the rezoning is to bring the zoning into alignment with current uses and/or approved Small Area Plans, BUT the proposed zoning for the parcels north of the Midtown Greenway exceeds both existing uses and the Small Area Plan as currently understood,

WHEREAS R1 residences are located next to all parcels in 1 through 4 above. CIDNA has received numerous comments from owners of these single-family residences who bought their property expecting that their property and adjacent property would not be up-zoned. Proposed maximum density of all these parcels would increase dramatically, adversely affecting the livability of the single-family residences nearby,

and WHEREAS property owners included in the parcels in 1 through 5 above have expressed concern that the Midtown Greenway Land Use Study notification of the rezoning proposal lacked clarity that inhibited residents from understanding the gravity of the issues that appear to have a significant impact on the community,

NOW THEREFORE BE IT RESOLVED that CIDNA opposes all of the proposed zoning changes to parcels in the neighborhood located north of the Midtown Greenway, as indicated above.

□

CPC
10/26/09
#8

Allowable Density: Mixed-Use and Multiple F				Family Zoning District		Units	
Zoning District	Name	required lot area per dwelling unit (sq. ft.)	PREVIOUS CODE DU, SP, FT	base height limitation	base units per acre	PREVIOUS CODE UNITS/ACRE	base Floor Area Ratio maximum
R1	SINGLE FAMILY DISTRICT	6,000	6,000			7.0	
R1A	SINGLE FAMILY DISTRICT	5,000	5,000			9.0	
R2	TWO FAMILY DISTRICT	6,000	6,000			7.0	
R2B	TWO FAMILY DISTRICT	5,000	5,000			9.0	
Multiple Family Districts							
R3	Multiple Family District (Medium Density)	1,500	1,500	2.5	17(14)	7.0 (12.5)	1.0
R4	Multiple Family District (Medium Density)	1,250	1,500	4	35	7.0 (12.5)	1.5
R5	Multiple Family District (High Density)	700	1,900	4	62	7.0 (12.5)	2.0
R6	Multiple Family District (High Density)	400	400	6	109	7.0 (12.5)	3.0
Office/Residence Districts							
OR1	Neighborhood Office Residence District	1,500		2.5	29		1.5
OR2	High Density Office Residence District	700		4	62		2.5
OR3	Institutional Office Residence District	300		6	145		3.5
Commercial Mixed-Use Districts							
C1	Neighborhood Commercial District	700		2.5/3	62		1.7
C2	Neighborhood Corridor Commercial District	700		4	62		1.7
C3A	Community Activity Center District	400		4	109		2.7
C3S	Community Shopping Center District	400		4	109		2.7
C4	General Commercial District	900		4	48		1.7
Industrial Districts with Residential Allowed							
ILOD	Industrial Living Overlay District	900		4	48		2.7

Note: density and height may be increased with the granting of variances, c

conditional use permits, and b

onuses

Arnold, Amanda T.

From: Nancy Johnston [njohnsto@umn.edu]
Sent: Tuesday, October 20, 2009 8:03 PM
To: Arnold, Amanda T.
Cc: robcorrick@gmail.com; Nancy Ward; Aaron Rubenstein
Subject: Midtown Greenway Re-Zoning Proposals

Attachments: njohnsto.vcf



njohnsto.vcf
(198 B)

To: Amanda Arnold, AICP Principal City Planner

From: East Isles Resident's Association Board of Directors

Date: October 20, 2009

Dear Amanda,

The East Isles Residents' Association Board of Directors has made the following recommendations regarding the proposed Midtown Greenway Re-Zoning project.

1. We agree with the position of CIDNA regarding the proposed re-zoning for the Cedar Lake Townhomes. We feel this parcel should be zoned R3, not the suggested R5. A change from R1 to R3 would allow for a mix of single-family, two-family and multiple-family dwellings. Most development occurs at no more than 2.5 stories. It is also important to note that part of this complex is located in the Shoreland Overlay District. Zoning to R3 follows the guidelines put into place by the Shoreland Overlay District (up to 2.5 stories), whereas R5 would allow buildings up to 4 stories.

2. The East Isles Zoning Committee and Board strongly recommend the postponement of the re-zoning approval until 2010, when the new City Council will be in place. The Midtown Greenway Land Use Development Plan was approved by the Minneapolis City Council in 2007. A few more months should not make that much difference, and consideration after January 2010 would allow Ward 10's new Council Member and other new CMs to better represent their constituents than CMs who are leaving the City Council.

Thank you for your consideration of our concerns. If you have any questions you can contact me at njohnsto@umn.edu <mailto:njohnsto@umn.edu> or 612-624-3779, or the co-chairs of EIRA's Zoning Committee, Sue Durfee at suedurfee@remax.net <mailto:suedurfee@remax.net> or Karen Carney carneydk@msn.com.

Sincerely,

Nancy Johnston, President

The East Isles Residents Association

Bell, Edwin M

From: John Erickson [eldonjohn@hotmail.com]
Sent: Friday, October 16, 2009 2:28 PM
To: amanda.arnold@cl.minneapolis.mn.us; Bell, Edwin M; Lori-jean Gille (E-mail)
Subject: Rezoning of Cedar Lake Shores Townhomes

Amanda: On behalf of the Cedar Lake Shores Townhome Association and its Board of Directors I am officially writing to you to endorse and support the recent CIDNA Board's resolution regarding the rezoning proposal for those properties north of the Midtown Greenway including our properties. For all of the reasons cited in that resolution we ask you and the City to reconsider your proposal to rezone our homes from R1 to R5. We simply want to remain as we are (R1) and as we have always been since every owner of our 57 homes originally purchased their respective homes.

Please consider our request as you deliberate about the long term potential negative neighborhood changes that may follow from the adoption of the current city proposal. Thank you. John Erickson (on behalf of the Cedar Lake Shores Townhome Association)

Hotmail: Trusted email with Microsoft's powerful SPAM protection. [Sign up now.](#)

Arnold, Amanda T.

From: Bell, Edwin M [EBell@CBBURNET.COM]

Sent: Friday, October 30, 2009 1:07 PM

To: Arnold, Amanda T.; Goodman, Lisa R.; Kress, Douglas; arthur higinbotham; Nancy Green; eldonjohn@hotmail.com; Schiff, Gary

Cc: mtaffe@comcast.net; megfor10thward@gmail.com; Remington, Ralph S.; mgrs; ebell@bburnet.com

October 30, 2009

Dear Amanda,

On behalf of Cedar Isles Dean Neighborhood association we are requesting no action be taken on the rezoning of the properties in our neighborhood until the City of Minneapolis Completes a small area plan for our neighborhood. We are requesting that this plan be completed as soon as possible so that CIDNA can conduct a broader neighborhood resident outreach effort.

1. The Midtown Greenway Study had the major premise that Light Rail or Street Car transportation would be serving that corridor.
2. Now that Hennepin County has selected the Kenilworth Corridor, we question whether the criteria used to classified properties in our neighborhood are still relevant.
3. For example, no properties (according to Jason Wittenberg) on the south side of the Midtown Greenway exceed the R-5 zoning classification.
4. Your study does not use the same criteria on the Calhoun Isles Association. The proposed zoning for the Calhoun Isles Association goes from R-5 to R-6, when this will result in increased shading of the Kenilworth corridor pedestrian and bike paths.
5. The Calhoun Isles Condominium Association has structures that are currently shading the Kenilworth corridor which is a pedestrian and biking green space.
6. In addition the intersection of where the Midtown Greenway and the Kenilworth Corridor intersect needs further clarification and detail study for any form of transit going through this area.
7. The plan proposed for the CIDNA neighborhood, does not transition the zoning by stepping down the densities into the adjoining R-1 single family neighborhood(s).
8. Since the Chair of the planning commission was extremely critical on getting property owners to take responsibility for the work of the planning commission, which we attempted to do, we have no overall concept or context or complete understanding to do a further outreach to the entire CIDNA neighborhood.
9. At a meeting with yourself and Doug Kress you indicated that you had no time to meet with our neighborhood prior to the CIDNA board meeting. We are now asking that you or have someone from planning to take the time necessary to help us complete a small area plan prior to December 14.

We know that a lot of time and effort has been put in this study, but our neighborhood is being influenced by many other factors that should be incorporated into any proposed zoning changes. Finally since Hennepin County staff has recommended the Kenilworth Corridor for the light rail. We especially need the City of Minneapolis Planning Department to work with the neighborhood on traffic mitigation, particularly at the Cedar Lake crossing and at the proposed W. Lake St. station (where the West Calhoun neighborhood has a prime interest). We have been told publicly that there are no funds available (currently nor in the budget) for mitigation at Cedar Lake Parkway and in addition that rail corridor is marginal in width along the Cedar Lake Shore Town Homes.

Pedestrian safety, neighborhood safety and traffic mitigation needs to the first consideration of any plan that is adopted.

Sincerely,

Ed Bell
Treasurer of CIDNA.

11/3/2009

November 15, 2009

Regarding the Midtown Greenway proposed zoning changes along Saint Louis Ave. and Chowen Ave. S., we would ask the city Planning Commission and Zoning Department to consider the following information.

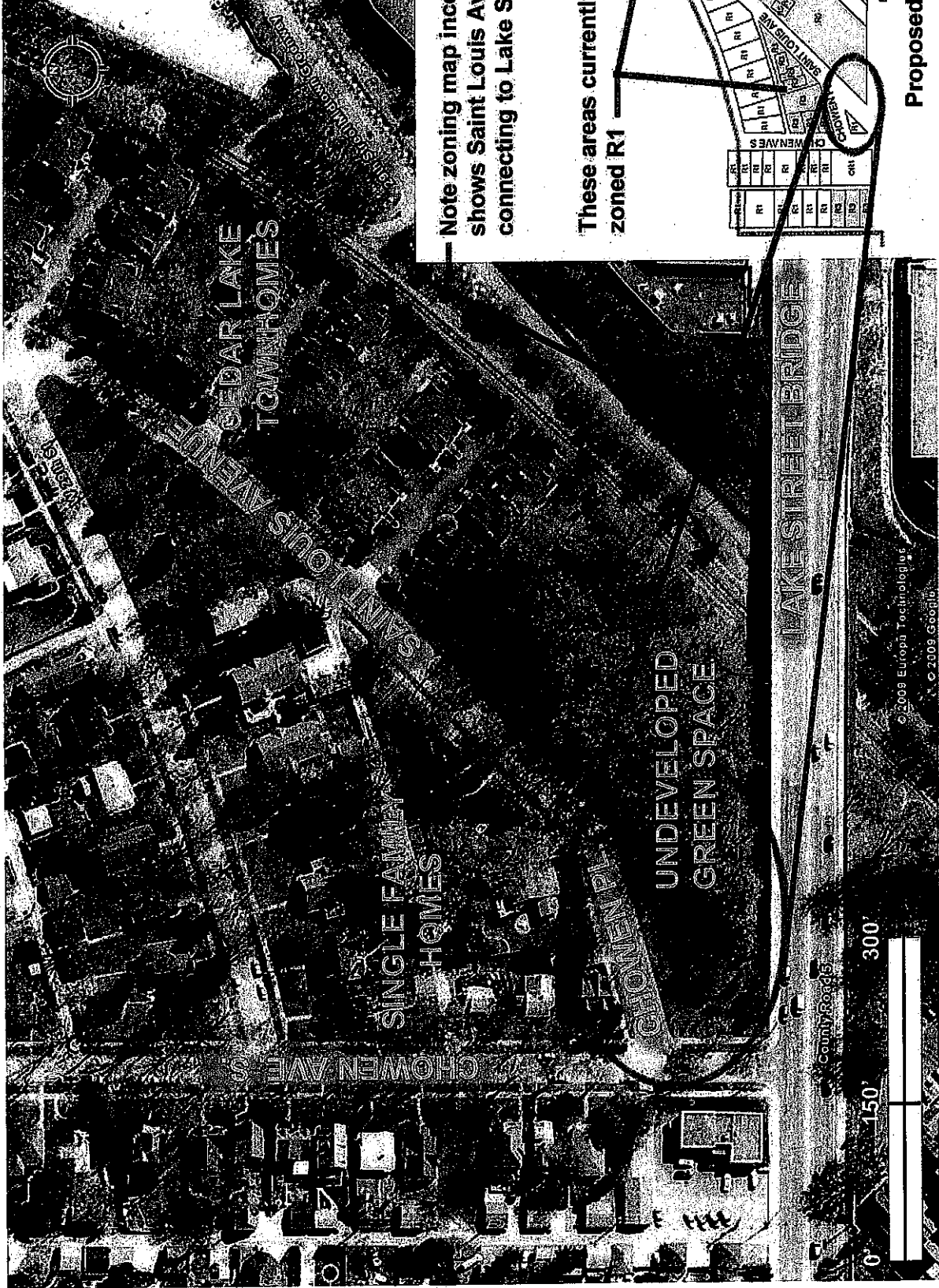
While the proposed zoning changes may make sense while looking at a zoning map, they do not make sense when looking at the neighborhood. We understand this is a large project and city staff can not visit all of the affected areas. Because of this, we are sending images of this area to help with the discussion. These are best viewed electronically or in color on 11x17 paper.

Regarding the Cedar Lake Townhomes shown on Page 2, Amanda Arnold, Principal City Planner, has stated in a 10.18.09 email "In the case of the Cedar Lake Townhomes, it is very unlikely that that site will be redeveloped since all of the individual property owners would have to be willing sellers." She also confirmed this in the 10.26.09 Public Hearing. We agree with these statements and consequently feel the proposed rezoning serves no realistic purpose now or in the future.

Regarding the single family homes bounded by Chowen Ave. S., Chowen Pl., and Saint Louis Ave., we do not believe the proposed R3 rezoning is justified. This is the only area north of Saint Louis Avenue that is being rezoned. As shown on Page 3, this area has no relationship to Lake Street as it is separated from it by a green space that is over 100' deep and by the retaining wall of the Lake Street bridge. The retaining wall varies from 5' high near Chowen Ave. S. to over 20' near the railroad tracks. The proposed rezoning may have been the result of the inaccurate zoning map shown on Page 2. In any case, this area has a much stronger relationship with the existing adjacent single family homes and should not be rezoned.

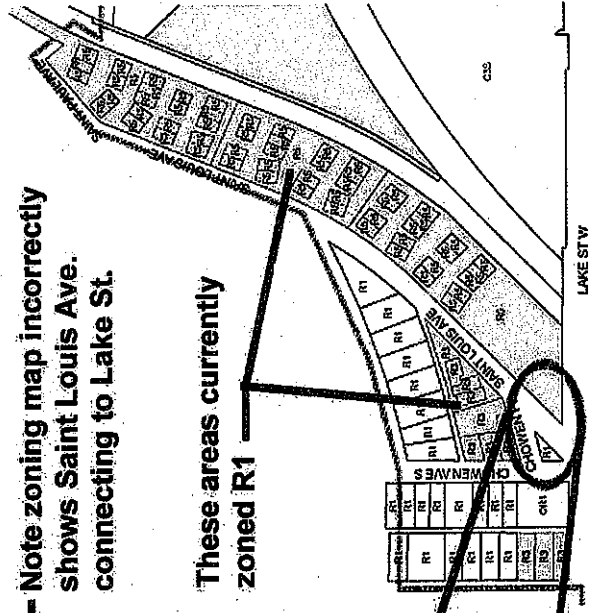
In addition, we do not see how the proposed rezoning benefits our neighborhood. Higher density housing creates many negatives. This includes more traffic, more residential turnover, and less concern for the community due to the transient nature of the residents. We recommend the City keep the existing zoning in our neighborhood.

Sincerely,
Robin Bischoff, Architect
Paula Cotruta, MD
2932 Chowen Ave. S.
Minneapolis, MN 55416

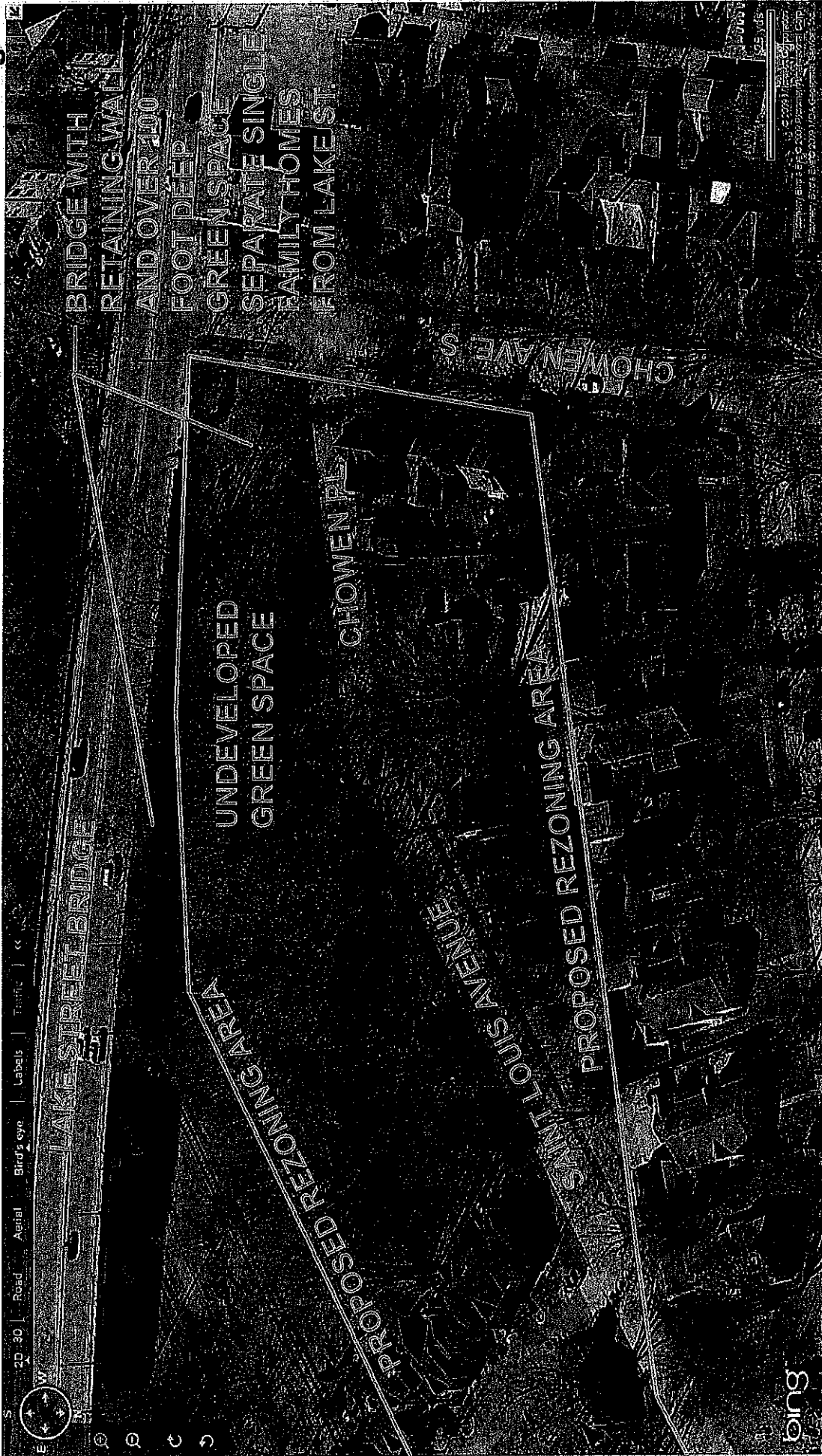


Note zoning map incorrectly shows Saint Louis Ave. connecting to Lake St.

These areas currently zoned R1



Proposed Zoning Map



View looking south

Arnold, Amanda T.

From: Robin Bischoff [robin.bischoff@rsparch.com]
Sent: Monday, October 26, 2009 12:18 PM
To: Arnold, Amanda T.; mgrs
Cc: Robin Bischoff; Rybak, R.T.
Subject: Midtown Greenway Comments for the City Planning Commission and City Council

Amanda,

Please forward the following to the City Planning Commission and City Council-

10.26.09

City Planning Commission and City Council:

We do not support the proposed zoning changes along Saint Louis Ave, Chowen Place, and Chowen Ave. S.

We have not received an explanation as to how tearing down single family homes benefits our neighborhood. We see no benefits in this and believe higher density housing creates many negatives. This includes more traffic, more residential turnover, and less concern for the community due to the transient nature of the residents.

Along Saint Louis Ave., there is a single development with over 50 townhomes affect by the proposed new zoning. This area will never be redeveloped with the higher density housing because of all of the individual owners. As a result, changing the zoning for this area has no realistic purpose unless the city plans to claim eminent domain.

There is a variety of housing types currently available in this area. The proposed zoning changes will only impact single family homes and do not benefit our neighborhood. We recommend keeping the existing zoning.

Sincerely,

Robin Bischoff, Architect
Paula Cotruta, MD

2932 Chowen Ave. S.
Minneapolis, MN 55416

Subject: RE: Midtown Greenway Proposed Rezoning Questions
Date: Mon, 19 Oct 2009 10:46:03 -0500
From: Amanda.Arnold@ci.minneapolis.mn.us
To: rb773@hotmail.com

Robin,

I've responded to each of your questions below. If you have follow up questions, just let me know. Also, if you'd like to submit comments to the City Planning Commission and City Council for them to consider when they take action on the Midtown Greenway Rezoning Study, you can send those to mgrs@ci.minneapolis.mn.us and I'll make sure they're forwarded.

Amanda

Amanda Arnold, AICP, Principal City Planner
Community Planning & Economic Development (CPED) -

10/26/2009

Planning Division
City of Minneapolis
Phone: 612-673-3242
Fax: 612-673-2728

From: Robin Bischoff [mailto:rb773@hotmail.com]
Sent: Sunday, October 18, 2009 4:53 PM
To: mgrs
Cc: rb773@hotmail.com
Subject: Midtown Greenway Proposed Rezoning Questions

October 18, 2009

Regarding the Midtown Greenway proposed zoning changes along Saint Louis Ave. and Chowen Ave. S., we have a few questions:

There are single family homes in the area bounded by Chowen Ave. S., Chowen Place, and Saint Louis Ave. which are being rezoned to R3. How does tearing down single family homes for larger multi-family buildings benefit our neighborhood?

The staff recommendation is based on the Midtown Greenway Land Use and Development Plan that was adopted by the City Planning Commission and City Council in 2007 after a lengthy public process. That plan calls for a future land use of medium density housing for the area bounded by Chowen Ave. S., Chowen Place, and Saint Louis Ave. Staff is simply suggesting a zoning category that matches that future land use. Change may not take place for years into the future. The R3 district allows for a mix of single-family, two-family, and multiple-family dwellings. Most development in R3 is no more than 2.5 stories.

East of Saint Louis Ave. there are over 50 townhomes which are being rezoned to R5. How can these separately owned private properties ever be developed with R5 buildings? Does the city plan to claim eminent domain?

The City will not be using eminent domain. The intention is to have the zoning match the future land use plans. Any development that would occur would be a voluntary transaction between the existing property owner and developer. In the case of the Cedar Lake Townhomes, it is very unlikely that that site will be redeveloped since all of the individual property owners would have to be willing sellers. We are recommending R5 because it matches the future land use plan and we need to be consistent with our zoning recommendations along the length of the study area (we are recommending R5 for other sites designated for a future land use of high density development).

West of Saint Louis Ave. there are 3 townhomes which are being rezoned to R3. How can these separately owned and attached private properties ever be developed with R3 buildings? Does the city plan to claim eminent domain?

Again, these private properties can only be redeveloped if the owners are willing sellers. These properties are currently zoned R1 which actually doesn't allow townhomes. R3 is an appropriate zoning district for townhomes.

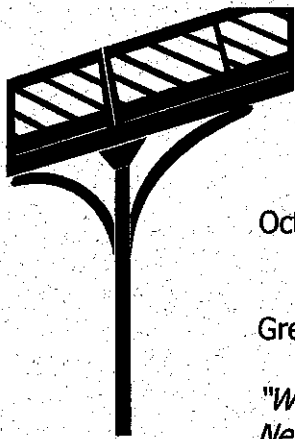
Sincerely,

Robin Bischoff and Paula Cotruta
2932 Chowen Ave. S.
Minneapolis, MN 55416

Hotmail: Powerful Free email with security by Microsoft. [Get it now.](#)

Windows 7: I wanted more reliable, now it's more reliable. [Wow!](#)

10/26/2009



West Calhoun Neighborhood Council
3208 West Lake Street, Box # 1
Minneapolis, MN 55416
Voice Mail: 612-928-3511

RECEIVED

OCT 30 2009

October 26, 2009

Also handed out 10/26
G email

Greetings!

"West Calhoun has long considered itself a gateway to the City from the West. Neighbors have carved out a strong identity by investing in Calhoun Commons, the Midtown Greenway Access Point at 31st Street and a more pedestrian and bicycle-friendly environment. Any future developments should respect this identity as well as the character and history of the neighborhood." West Calhoun Development Guidelines, 4/14/08.

Our Guiding Principles regarding potential development in West Calhoun neighborhood are as follows:

- **Evoke a strong sense of neighborhood identity**
- **Create a unique gathering place for both residents and visitors**
- **Invest in the public realm**
- **Improve connectivity through a balanced and accessible network of movement**
- **Enhance and protect existing strengths**
- **Promote public safety and security**
- **Encourage environmental responsibility and sustainability**

Excerpted from the West Calhoun Development Guidelines dated 4/14/08 and WCNC's 1999 Excelsior Boulevard Corridor study

West Calhoun Neighborhood Council has reviewed the changes proposed by the Midtown Greenway Rezoning Study and gives its support to most of the proposed zoning changes in the neighborhood, not including the rezoning of the parcel that is located behind Whole Foods Market that is currently owned by Hennepin County and is potentially the site of the proposed West Lake Station for the Southwest Transitway.

In our communications with Amanda Arnold, Principal City Planner, we have been informed that this parcel, labeled "MULTI" on the "Midtown Greenway Rezoning Study Proposed Zoning Map (France to Thomas Ave)" is currently zoned R4 and C3S. We are concerned about rezoning this area as C3S because:

- **This was not the zoning suggested in the Midtown Greenway Land Use and Development Plan.** In that plan, the area in question was designated "Transportation/Communications/Utilities". A commercial upzoning was not part of the plan's recommendations.

- **If that parcel is rezoned C3S, we understand that it would allow for a larger commercial development on that site.** Some of that area is currently zoned R4, which we understand permits only residential development. We are concerned about potential uses for the land, especially if it does not become the West Lake Station for the Southwest Transitway. Zoning of C3S would allow and possibly encourage a large commercial development on that site if Hennepin County should decide to sell that land in the future.

- **The roadway that runs through that parcel is currently vacated by the city, though it is still in use as a roadway.** Hennepin County owns the roadway and we are concerned what that may mean for future development at that site.

We would like to be a part of the continued dialogue as things move forward with this proposed zoning change. We believe we can be additive to the conversation as more specific plans are put together for this parcel of property and would like to be a partner in those conversations.

Thank you for your time and consideration.

Sincerely,



Mari Taffe, Chair
West Calhoun Neighborhood Council

cc: Minneapolis Planning Commission, David Motzenbecker (Chair)
Commissioner Gail Dorfman
Council Member Betsy Hodges
Council Member Gary Shiff
Amanda Arnold, AICP, Principal City Planner

MT:rs

**LEONARD
STREET
AND
DEINARD**

150 SOUTH FIFTH STREET SUITE 2300
MINNEAPOLIS, MINNESOTA 55402
612-335-1500 MAIN
612-335-1657 FAX

ERIC H. GALATZ
612-335-1509 DIRECT
ERIC.GALATZ@LEONARD.COM

October 20, 2009

VIA EMAIL

Amanda Arnold, AICP, Principal City Planner
Minneapolis Community Planning and Economic
Development Planning Division
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

**Re: Midtown Greenway Rezoning Study; Proposed Ordinance
2622 West Lake Street**

Dear Ms. Arnold:

Please accept this letter on behalf of The Lakes Limited Partnership, the owner of 2622 West Lake Street (the "Partnership"), to be included in the record for the proposed amendment to the Minneapolis Code of Ordinances, Chapter 521, Zoning Districts and Maps, for the purpose of implementing The Midtown Greenway Land Use and Development Plan, which the City adopted in 2007 (the "2007 Greenway Plan").

Specifically, the Partnership respectfully asks the City to retain the existing OR-2 zoning for the property, for the following reasons, discussed more completely below:

The existing OR-2 zoning is consistent with the 2007 Greenway Plan, which calls for higher density residential development that is consistent with existing uses.

The proposed rezoning to R-5 is not consistent with the 2007 Greenway Plan, because R-5 is not consistent with the historical commercial use of 2622 West Lake Street or the existing retail, office and health club uses in the adjacent Calhoun Beach Club Apartments and Calhoun Beach Club.

The existing OR-2 zoning preserves flexibility in the possible uses for the property, including small scale retail sales and service uses serving the immediate neighborhood.

The proposed R-5 rezoning, which would only allow residential development, has recently proved infeasible at 2622 West Lake Street.

The current OR-2 zoning is consistent with the 2007 Greenway Plan and preserves flexibility in possible uses for the property, including small scale retail sales and service uses serving the immediate neighborhood. The proposed rezoning to R-5 would allow residential development at the same density as OR-2, but not the neighborhood scale office and retail uses OR-2 allows.

The proposed rezoning of 2622 West Lake Street to R-5 is inconsistent with the 2007 Greenway Plan, which calls for higher density residential development and development that is consistent with existing uses. 2622 West Lake Street was in commercial use before the Partnership acquired it in 1990 through 2006, when the Partnership allowed a prospective purchaser to demolish the building for a proposed high density mixed use residential project, which the City approved in April 2006. The Calhoun Beach Club and Calhoun Beach Club Apartments are high density mixed use residential projects that include commercial and professional office uses. These uses are consistent with OR-2 zoning.

The recent history of 2622 West Lake Street demonstrates that rezoning to R-5 will deprive the owners of any economically viable use of the site for the foreseeable future. The high density residential project that the City approved in 2006 fell through in 2007 when the residential condominium bubble burst, shortly after the City adopted the 2007 Greenway Plan.


When the housing market recovers, OR-2 will allow for higher density residential development and development that is consistent with historic and existing adjacent uses. The relatively small size of the site at 2622 West Lake Street and zoning requirements for parking will protect the neighborhood from uses that generate traffic and parking while preserving some economically feasible use of the site.

The Partnership, through its managing partner, has been an active participant in CIDNA over the years and is generally supportive of the 2007 Greenway Plan. Like many who submitted comments to CPED, however, the Partnership was surprised to see how the vision stated in the 2007 Greenway Plan was translated onto a zoning map. The plan envisioned consistency with existing uses and some flexibility in application. The proposed rezoning to a housing-only R-5 district is inconsistent with existing uses and fails to allow the flexibility the 2007 Greenway Plan envisions.

Economic circumstances changed radically soon after the City adopted the 2007 Greenway Plan. Those changed circumstances demand the flexibility the 2007 Greenway Plan envisioned and OR-2 zoning provides. The Partnership respectfully asks the Planning Commission to retain the existing OR-2 zoning designation for 2622 West Lake Street.

Very truly yours,

LEONARD, STREET AND DEINARD


Eric H. Galatz

To: Amanda Arnold, City Planning Commission, mgrs@ci.minneapolis.mn.us, etc.

I would like to first, commend the commission for all their work on this huge project.

Regarding 2901, 2905, 2915 Dean Parkway

I understand the mission to rezone Midtown Greenway corridor is to achieve the following goals.

- 1 **Consistency** of land use
- 2 **Higher density** of corridor
- 3 Consideration of **neighborhood input**

The purpose of this letter is to maintain the existing zoning using the same goals as the commission in a more practical way.

The Midtown Greenway Future Land use plan (figure 2) of the near North Calhoun Area keeps the whole area from the Tryg's property on the west to the Weisman property on the east the same "high density housing" which should keep ours at R-6. Our address, 2901-15 Dean Parkway, is not separated from the rest of the Dean Parkway.

The Development District Plan: West Sub-Area (figure 8) labels our building's area "urban oriented" and our property is the only Dean Parkway area labeled as such. The surrounding Dean Parkway land is designated as "transit oriented" and we abut the transit path/greenway. Half that "urban oriented" area still has the value of R-6 (even though it has been downzoned to R-5) and will not be changing as it is a new high-rise (Calhoun Beach Club addition).

Also note (on the same plan) the area to the West (designated #2 on the map) of the tracks (Cedar Lake Shores), an area of 24 year old townhouses, has been upgraded from R-1 to R-5. It is very unlikely that a R-5 building will be inserted into that area. The #1 area on the same plan, just North of Lake Calhoun that is zoned for light density family housing is Park Board property and it is their policy not to sell or develop. That area will be "0" density. This is among several other park areas that have been zoned as "neighborhood-Oriented". Overlaying the two plans in itself shows some lack of **consistency** by placing low density housing in the dog park area.

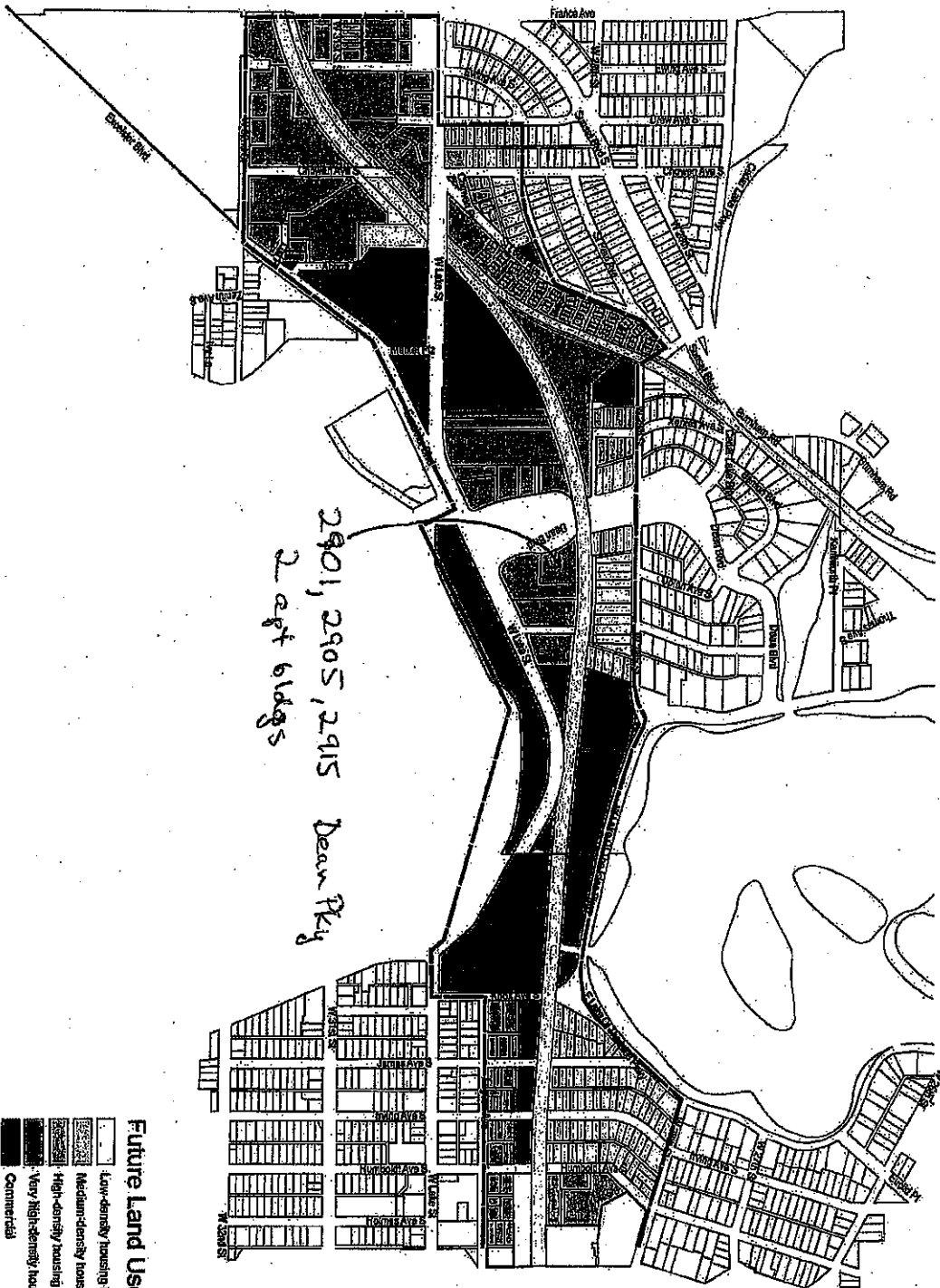
Of the two maps that created the Rezoning Study, one of those designated our property the same as the rest of Dean Parkway calling all of Dean Parkway High density housing, and the other map singling out our property as a lower density apartment building. Since either map could prevail, I would ask for consistency and make all of Dean Parkway, south of the Greenway consistent and leave the zoning as it is now R-6. Downzoning to R-5 from R-6 in our area and the area to the East is in reality only downzoning us, as a 10 story highrise was recently built in the area. The area encompasses the Calhoun Beach Club addition and as mentioned is equivalent to R-6 no matter what you call it.

Therefore to be **consistent**, our building should retain the same zoning as it has now R-6. To change our building from the existing R-6 and downgrade it would be treating us as an island in the midst of R-6. And lastly, the esthetics of Dean Parkway as viewed from the perspective of bikers, walkers, roller bladers, and auto passengers who look around at our beautiful park system should see consistency. Also if the idea is to increase corridor density, then the opportunity arises here as the effect on other properties is of no consequence and the likelihood of new construction will be at this address due to the age of our building, built in 1924-5 and the fact of the fractured, settling corner of the building seriously limiting its lifespan.

Please lift the proposed zoning change and let stay the existing one (R-6) as viewed from the entire street area, and please put **consistency** back in place.

By Stan Kagin, a Minneapolis resident of over 35 years. Home @ 612 927 7000

Yours Truly
Stan Kagin



2901, 2905, 2915
2 apt bldgs
Dean Pkwy

Future Land Use Categories:

- Low-density housing (0 to 15 DU/acre)
- Medium-density housing (16-50 DU/acre)
- High-density housing (40-120 DU/acre)
- Very high-density housing (over 120 DU/acre)
- Commercial
- Public/Institutional
- Transportation/Communications/Utilities
- Light-medium Industrial
- General Industrial
- Parks, open space
- Preferred mixed-use

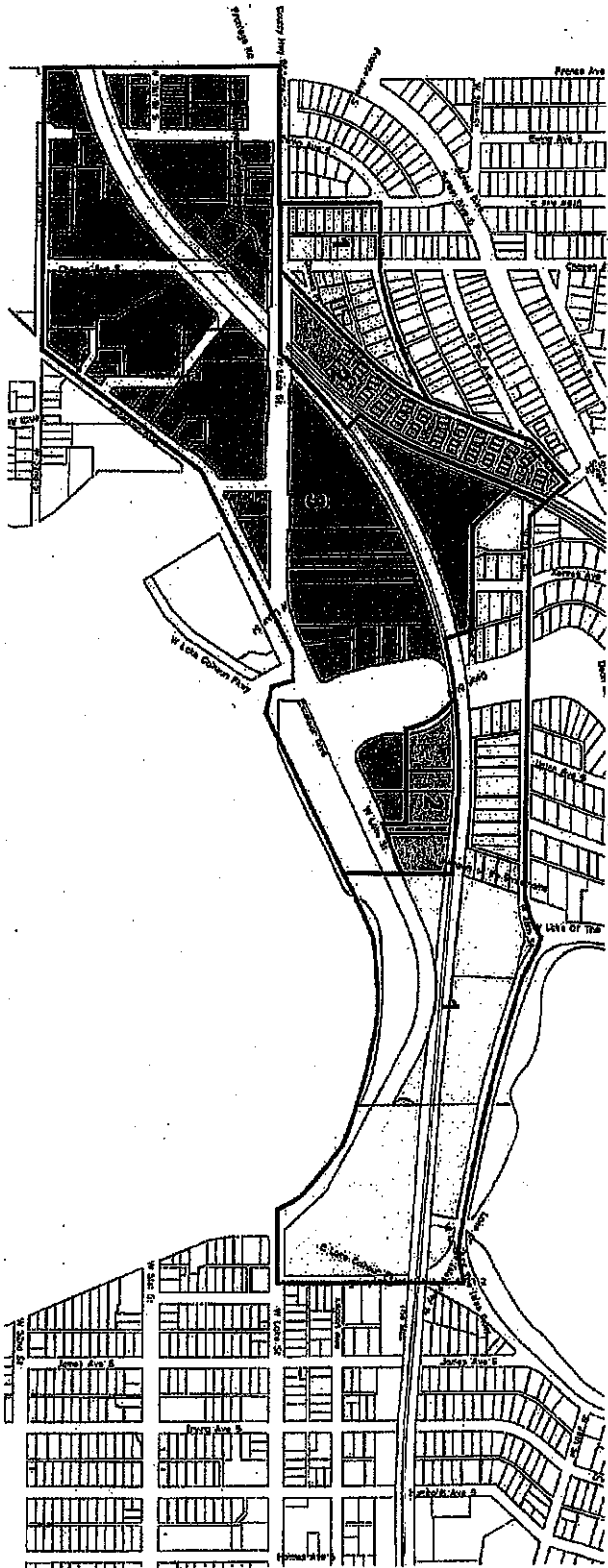


Chapman



Midtown Greenway Land Use and Development Plan
 FUTURE LAND USE: WEST SUBAREA
 Figure 2





DEVELOPMENT DISTRICT	BUILDING TYPE
NEIGHBORHOOD-ORIENTED	1 SINGLE-FAMILY 2 TWO-FAMILY 3 THREE-FAMILY 4 GREENWAY BUILDING 5 ACCESSORY UNIT
URBAN-ORIENTED	6 ROW/ROW-UP/HOUSE 7 SMALL APARTMENT 8 APARTMENT 9 GREENWAY BUILDING
TRANSIT-ORIENTED	10 APARTMENT 11 TALL APARTMENT 12 GREENWAY BUILDING

DEVELOPMENT DISTRICT: WEST SUB-AREA
Figure 8

**Calhoun Isle Association
Board of Directors
Statement regarding the re-zoning of parcels north of the Midtown Greenway in
CIDNA**

October 20, 2009

The Board of Directors of Calhoun Isles, which represents 140 households does not feel it can take a stand regarding the change of zoning of the parcels north of the Midtown Greenway, because we lack the information and knowledge to make an informed decision.

This lack of information we feel comes of an insufficient notification of the rezoning proposal. The information that was received lacked clarity which inhibited residents from understanding the gravity of the issues, which appear to have significant impact on the community.

**Nancy Green
Present Calhoun Isles Association
3158 Dean Curt
Minneapolis, Minnesota 55416**

Arnold, Amanda T.

From: Linda Bearinger [beari001@umn.edu]
Sent: Friday, October 23, 2009 3:37 PM
To: mgrs
Cc: Rybak, R.T.
Subject: Rezoning in south Cedar Lake

To our Minneapolis representatives,

We are unable to attend the proposed rezoning meeting on October 26th as we are out of the country. However, we want to express our views on this proposal, having been a homeowner for the past 31 years in the proposed rezoning area.

One of the special characteristics of our South Cedar Lake neighborhood, starting 3 decades ago is the strong sense of community connections and social cohesion among neighbors. For example, long ago we started the tradition of a 4th of July parade involving the dozen or more young children living within 3 block radius of our home. This includes children who live in the duplexes on our immediate block. When an elderly neighbor who had lived in a duplex for 5 years passed way, many residents attended the funeral to support the widow. We share picnics, informal evening events, a Halloween bonfire, and often help each other with home projects requiring communal effort. We gather on full moon evenings to cross-country ski up the lake canal and shovel each others' sidewalks.

Urban planners say that this kind of social capital is valuable asset to a neighborhood, and one that is difficult to create or sustain if there are high levels of mobility and overly dense housing. This is entirely consistent with our own research. We are both professors at the University of Minnesota and focus on healthy development of young people, including work with the Minneapolis Mayor's Office around teen pregnancy and violence prevention. We study the effects of neighborhood instability on child and adolescent outcomes; it has a powerful negative impact. The good news is that when young people feel connected with their communities and adults in their environment, the impact is equally positive.

Whereas we have been supportive of the subsidized housing (ie., individual family homes) in our area, we have considerable concerns about the proposed rezoning and the potential/likely impact on the neighborhood attributes we value the most.

Linda H. Bearinger, Ph.D., M.S., RN, FAAN Professor, Schools of Nursing and Medicine Director Center for Adolescent Nursing School of Nursing

Michael D. Resnick, Ph.D.,
Professor, Pediatrics, Medical School
Paul and Gisela Konopka Chair in Healthy Youth Development

Son: Ari B. Resnick
Sophomore at Brown University and graduate of Kenwood Elementary, Anwatin, and Southwest High Schools

Daughter: Katie M. Eichten, M.D., family medicine physician and former Mpls public school student

Arnold, Amanda T.

From: Stanley Finkelstein [smfstan@gmail.com]

Sent: Tuesday, October 13, 2009 10:25 AM

To: mgrs

Cc: smfstan@gmail.com

Subject: Midtown Greenway rezoning

I strongly support the resolution passed by the CIDNA Board opposing all the proposed zoning changes to parcels in the neighborhoods located north of the Midtown Greenway. I urge you to support the CIDNA resolution and vote to deny these proposed changes in local zoning.

Stan Finkelstein
CIDNA resident

10/13/2009

Arnold, Amanda T.

From: Schiff, Gary
Sent: Friday, November 20, 2009 12:37 PM
To: Arnold, Amanda T.
Subject: FW: Rezoning Proposal

For the record

Gary Schiff
Minneapolis City Council
Ward Nine
(612) 673-2209

Sign up for the Ninth Ward E-News! [Click here](#) to subscribe.

From: Parker Trostel [mailto:PTrostel@comcast.net]
Sent: Tuesday, November 03, 2009 9:09 AM
To: Schiff, Gary
Cc: Goodman, Lisa R.; Ostrow, Paul T.
Subject: Rezoning Proposal

Dear Council Member and Commissioner Schiff:

I am writing you concerning the proposed rezoning of the Cedar Lake Shores Townhomes along the Kenilworth and partly along the Greenway trails.

I understand that there should be an increase in density along a new transit corridor. I am familiar with the Metro in Washington DC and Arlington County, Virginia. I have watched with amazement and awe as old, underused properties have been made into high rises of many uses.

We have something different here. The DC/VA Metro stops are the places where the upzoning has been instituted and where there has been great development. There are no stops convenient to Cedar Lake Shores on the proposed SW Transitway. People don't walk long distances to those stops when a bus comes as near or nearer.

So, I don't think that the rezoning of Cedar Lake Shores makes sense.

I would appreciate hearing your thoughts on this matter.

Thank you for your service to the City of Minneapolis.

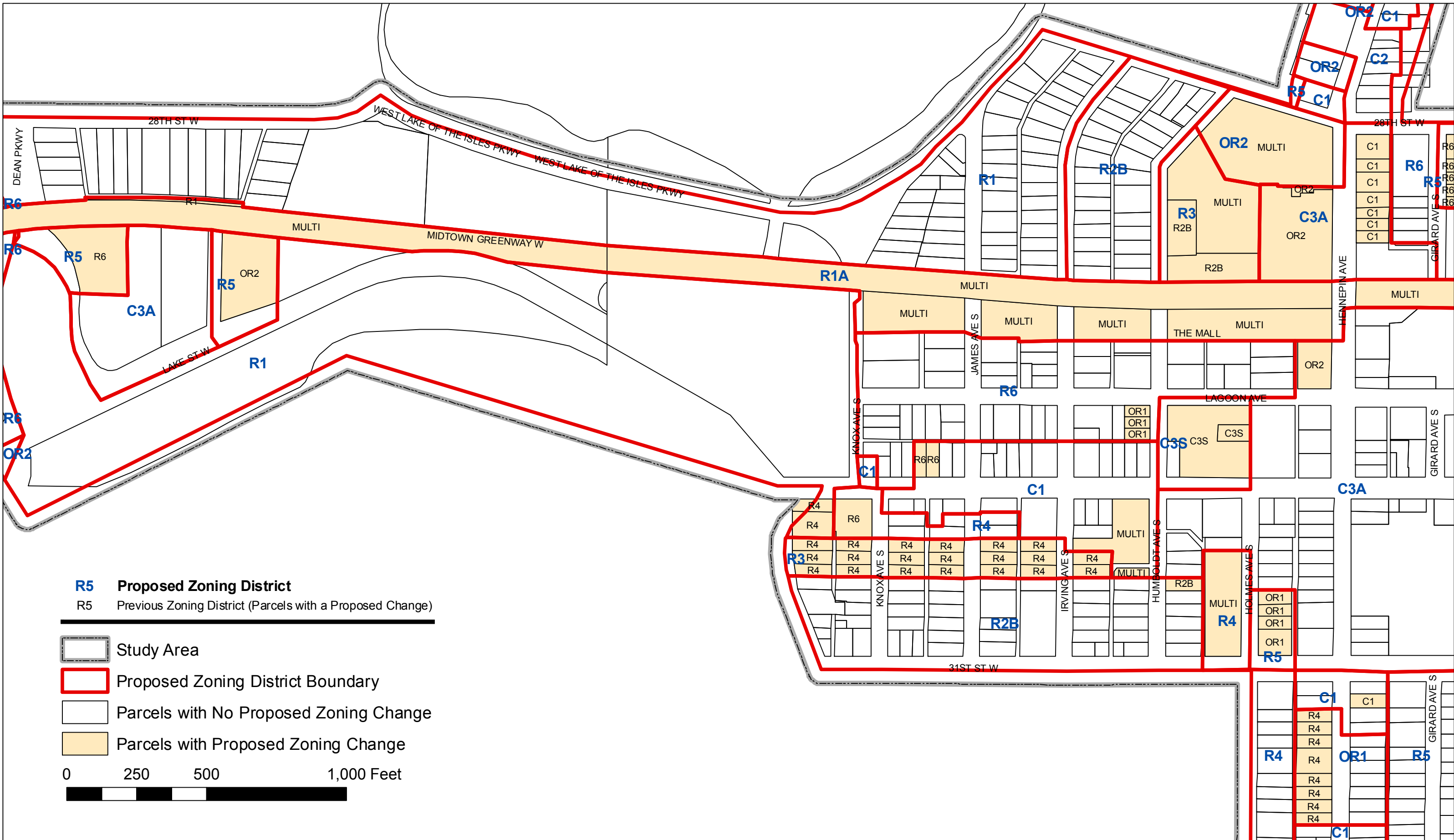
Parker Trostel

Midtown Greenway Rezoning Study

Summary of Written Public Comments and Testimony Regarding Specific Properties or Geographic Areas
November 19, 2009

Thomas Avenue South to Hennepin Avenue

Issue or Area of Concern	Concerned Party	Existing Zoning	Staff Rec.	Alternate Zoning Suggested Through Public Comment	Adopted policy	Additional Context/Options
31 st St. and Holmes	East Calhoun Community Organization; Nancy Ward; Robert Kean	OR1	R5	R4	Land Use: Medium Density Housing Dev. Intensity: Urban Oriented Other Policy: Activity Center	Height was raised as a concern. R4 and R5 have the same height standards. The combination of future land use and development intensity policy for this property (medium density, urban-oriented) points to R4. However, this property is also inside the designated Activity Center, where policies point to high-density development, which is not allowed in R4.
Extension of PO along Hennepin – Request to carry it to 28 th rather than ending it mid block between the Greenway and 28 th	CARAG					Staff recommended ending the PO mid block to match the boundaries of the Activity Center. Extending the PO a half a block does not present any major policy issues.
One letter of support for rezoning in this general area and one letter of concern about timing were also submitted						

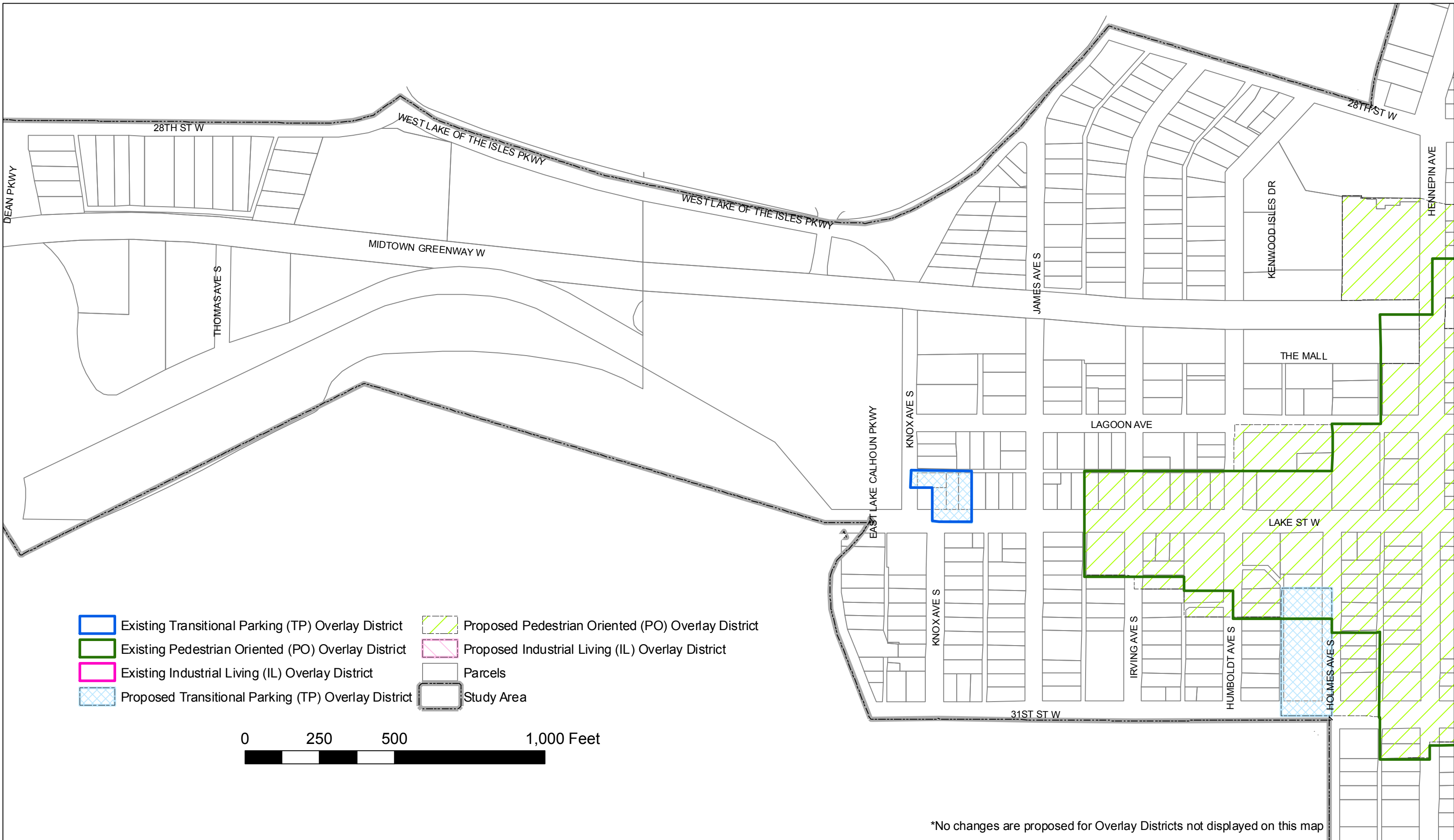


Midtown Greenway Rezoning Study

Proposed Zoning: Thomas Avenue to Hennepin Avenue

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009





*No changes are proposed for Overlay Districts not displayed on this map



Midtown Greenway Rezoning Study

Existing and Proposed Overlay Districts: Thomas Avenue to Hennepin Avenue

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009



Midtown Greenway Rezoning Study
Comments for:
Thomas Ave. to Hennepin Ave.
As of 11/19/09

Arnold, Amanda T.

From: president@eastcalhoun.org on behalf of president [president@eastcalhoun.org]
Sent: Monday, November 16, 2009 9:00 PM
To: Arnold, Amanda T.
Cc: rt@minneapolis.org; Schiff, Gary; megfor10thward@gmail.com; Baldwin, Lisa M.

November 16, 2009

To: The City Planning Commission,
Amanda Arnold, City Planner
Barb Spohrlein, Planning Director

From: East Calhoun Community Organization Board of Directors

We are very disturbed at the process for the Greenway neighborhood rezoning. The speed at which staff is pushing the decision making, and limited public review result in a serious lack of inclusivity for those affected by these changes. While the overall guidelines established by the Uptown Small Area Plan may have generally been upheld, the spirit of citizen participation has been lost.

We also oppose some of the proposed changes for ECCO. They are as follows:

- 31st and Holmes: R5 zoning is inappropriate for the area.
R4 would be consistent with neighborhood heights and uses.

- 33rd-36th Streets along Hennepin Avenue: While both the current R2B and the proposed R3 zoning can be seen as consistent with the USAP, we are very concerned that allowing R3 opens possibilities to development heights, densities and uses that are quite outside of the intent of the USAP, through the granting of Conditional Use Permits.

In addition, the planning process as it currently exists, informs neighborhood residents only near the end of the development application process, after developer and staff have worked together to shape the proposed project. This excludes those most affected from timely and meaningful input. This process also tends to bend staff perspective toward advocacy for the project they have worked on, rather than remaining objective in reviewing it. We object to the process as it exists, demand public engagement as an integral part of the entire process.

We await your reply.

East Calhoun Community Organization (ECCO) Board of Directors

Cc: Mayor RT Rybak
Gary Schiff, Zoning and Planning Committee Chair
Meg Tuthill, incoming 10th Ward Councilperson
Lisa Baldwin, Clerk

CPC
10/26/09
#8

October 26, 2009

To the City Planning Commission

Re: Greenway Rezoning Plan

As a resident of East Calhoun neighborhood (ECCO), I am interested in and concerned about rezoning which is in keeping with the established small area plan, which is intended to preserve the integrity of the neighborhood. Below are comments about proposed changes for parcels which seem out of line with this.

A change has been proposed for the northeast corner of 31st street and Holmes from change from OR1 to R5. This scale is out of proportion to the surrounding blocks. R4 would be appropriate and consistent with the R4 zoning to the south and west, and relate better to the R2B zoning on adjacent southwest blocks.

Hennepin Avenue, south of 33rd Street -- proposed change from R2B to R3 for several parcels on that block. Hennepin Avenue has been designated a community corridor. It already supports multiple levels of density, with apartments and duplexes. It is part of a neighborhood which is all zoned R1A. Zoning along Hennepin Ave should align with this, and maintain its R2B status, to preserve the integrity of the neighborhood.

Sincerely,

Nancy Ward

CPC
10/26/09
#8

October 26, 2009

To the City Planning Commission

Re: Approval of the Greenway Rezoning Plan

This plan is complex and will greatly impact neighborhoods across the entire city. As such, adequate time to carefully consider it should be allotted. After careful consideration, it should be voted upon by City Council members who will be representing neighborhoods affected by it, not by outgoing members who no longer have direct responsibility for the rezoning plan.

Put off the approval by City Council until early in 2010.

Sincerely,

Nancy Ward

Arnold, Amanda T.

From: Nancy Johnston [njohnsto@umn.edu]
Sent: Tuesday, October 20, 2009 8:03 PM
To: Arnold, Amanda T.
Cc: robcorrick@gmail.com; Nancy Ward; Aaron Rubenstein
Subject: Midtown Greenway Re-Zoning Proposals

Attachments: njohnsto.vcf



njohnsto.vcf
(198 B)

To: Amanda Arnold, AICP Principal City Planner

From: East Isles Resident's Association Board of Directors

Date: October 20, 2009

Dear Amanda,

The East Isles Residents' Association Board of Directors has made the following recommendations regarding the proposed Midtown Greenway Re-Zoning project.

1. We agree with the position of CIDNA regarding the proposed re-zoning for the Cedar Lake Townhomes. We feel this parcel should be zoned R3, not the suggested R5. A change from R1 to R3 would allow for a mix of single-family, two-family and multiple-family dwellings. Most development occurs at no more than 2.5 stories. It is also important to note that part of this complex is located in the Shoreland Overlay District. Zoning to R3 follows the guidelines put into place by the Shoreland Overlay District (up to 2.5 stories), whereas R5 would allow buildings up to 4 stories.
2. The East Isles Zoning Committee and Board strongly recommend the postponement of the re-zoning approval until 2010, when the new City Council will be in place. The Midtown Greenway Land Use Development Plan was approved by the Minneapolis City Council in 2007. A few more months should not make that much difference, and consideration after January 2010 would allow Ward 10's new Council Member and other new CMs to better represent their constituents than CMs who are leaving the City Council.

Thank you for your consideration of our concerns. If you have any questions you can contact me at njohnsto@umn.edu <mailto:njohnsto@umn.edu> or 612-624-3779, or the co-chairs of EIRA's Zoning Committee, Sue Durfee at suedurfee@remax.net <mailto:suedurfee@remax.net> or Karen Carney carneydk@msn.com.

Sincerely,

Nancy Johnston, President

The East Isles Residents Association

Arnold, Amanda T.

From: keanr@netzero.net
Sent: Friday, October 23, 2009 10:43 PM
To: mgrs
Subject: Comments on Midtown Greenway Rezoning Study

Comments on Proposed Zoning Changes - Midtown Greenway Rezoning Study:

I have reviewed the proposed zoning changes indicated for land in the East Calhoun Neighborhood and I generally find the revised zoning to be consistent with the current character of Uptown and the vision articulated in the Uptown Small Area Plan (USAP). However I do have a few comments and suggested modifications as follows.

Parcels south of Lake Street and east of the Parkway – proposed change from R4 to R3
I strongly agree with the down-zoning of these parcels to R3 (medium density). This will provide a better buffer between Lake Street and residential areas in keeping with the USAP.

Northeast corner of 31st street and Holmes – proposed change from OR1 to R5
R5 seems too high a density for this site based on bordering areas and the USAP. R4 would be more appropriate, especially given the R4 zoning to the south and west, and R2B on adjacent southwest blocks.

Westside of Hennepin, south of 33rd Street – proposed change from R2B to R3 for several parcels on that block.
The parcels directly to the west of the indicated parcels are zoned R1A. Also, the Shoreland overlay district almost reaches to Holmes Ave on this block. For these reasons, I recommend that these specific parcels remain R2B in keeping with the more residential and lower density character of the adjacent residential blocks to the west.

The other changes suggested for Hennepin avenue look to be consistent and reasonable.

While not in my neighborhood, the parcels west of Irving on both sides of Lagoon should be down zoned to R3 (from R6) in compliance with the USAP and the Shoreland overlay district.

Comments on Development in Minneapolis:

Generally speaking, the zoning in Minneapolis is reasonable and appropriate and the proposed changes constitute a good adjustment. However, in my experience, it is not the zoning that is generally the problem in land use conflicts, but rather the lack of it as enabled by Conditional Use Permits (CUP's). The intent of the CUP ordinance is to provide a mechanism for permitting appropriate development in those situations where some aspect of the site prevents full compliance with the zoning requirements. Instead, CUP's are generally used to simply override the existing zoning, usually to allow over-sized development in inappropriate places. The most recent example was the approval of a high-density 5-story building at Lake and Knox, overriding: the Shoreland Overlay Ordinance, the USAP, the objections of neighborhood organizations, and staff recommendations. However, I have witnessed dozens of such examples in my 20 years of living in Minneapolis. Given the lack of objective standards for granting a CUP, the small number of decision makers (city council and planning commission), and the huge profits that can be made in large real estate projects, the CUP process is ripe for corruption and special interest influence. Further, the extremely subjective decision

10/26/2009

making process, appropriately labeled as "arbitrary and capricious", sets up the city for developer lawsuits on the rare occasions that the city actually rejects a CUP.

Many residents of my neighborhood are suspicious and nervous about any up-zoning of parcels, as many developers appear to treat the base zoning not as the limit of project size but as the starting point in their negotiation for a CUP. For zoning to meet its intended purpose, and to restore resident confidence, the city needs to reign in the excessive and inappropriate use of CUP's.

Submitted by:

Robert Kean
3136 James Ave. S.
Minneapolis, MN 55408

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Arnold, Amanda T.

From: Aaron Rubenstein [aaronrmpis@gmail.com]
Sent: Tuesday, October 20, 2009 11:08 PM
To: Arnold, Amanda T.
Cc: Scott Engel; Nancy Ward; Nancy J Johnston; Iofstrom mark; Katherine E. Himes; carina.ruhlandt@gmail.com; Caroline Griepentrog
Subject: Midtown Greenway Rezoning Study

Dear Ms. Arnold, Planning Commissioners, and City Council Members:

CARAG voted this evening at our monthly neighborhood meeting to approve the following motion regarding the Midtown Greenway Rezoning Study:

CARAG finds that city planning staff generally interpreted well the small area plans' policies and maps and we support the rezonings proposed within CARAG with the following exceptions. The R4 zoning proposed for two parcels on the west side of the 3000 block of Fremont seems inconsistent; we recommend R3 for these parcels to create a continuous, consistent R3 district. We also recommend that the four parcels at the northeast corner of Bryant and 31st Street be downzoned to R3, rather than remain at R4, in order to provide an appropriate transition to the park and neighborhood to the south. CARAG further recommends that the proposed extension of the Pedestrian Overlay District along Hennepin toward 28th Street continue on both sides of the street to 28th Street rather than stopping short of it. It makes sense to have a continuous, pedestrian-oriented character all the way to 28th Street; the character and nature of the street should not change midblock.

Thank you for your consideration,
Aaron Rubenstein
CARAG President and Zoning Committee Chair

Arnold, Amanda T.

From: Anders Imboden [aimboden@gmail.com]
Sent: Thursday, September 17, 2009 1:52 PM
To: mgrs
Subject: MGRS a Victory for Density and Sustainability

To whom it may concern:

The Midtown Greenway Rezoning Study has become a controversial issue -- a flashpoint in the debate between conservative and progressive visions of the future Minneapolis. As a citizen in the latter camp, I urge the Planning Commission to adopt the City of Minneapolis Planning Department's recommendations at its September 28 meeting.

Much of the concern expressed through the popular media has been that the rezoning of much of Midtown will lead to higher-density apartment buildings or subdivided homes. In one news piece, a resident and activist expressed a fear of "slummy walk-up apartments." While absentee landlords and sub-standard housing are of great concern, they are issues that must be fought through code enforcement and community-building. The current movement to convert multiple-unit houses into single-family homes is a slap in the face of low-income renters, who see their options shrink from cheap and unpleasant housing to expensive and still-unpleasant housing elsewhere in the area.

In Uptown, some neighbors have specifically raised concern about the rezoning of Hennepin Avenue between Lake and 36th streets. The new, consistent zoning (largely OR1 and R3) fits with the Uptown Small Area Plan, which this study is partially intended to implement. R3 and OR1 zoning will allow for multi-unit dwellings that offer renters a real choice. Constraining the housing stock on a major transit route like Hennepin Avenue would not fit with Minneapolis's goals of increased sustainability, and would conflict with the city's Comprehensive Plan, which foresees the arrival of thousands of new residents in these communities by 2030.

Minneapolis and the Twin Cities metro have a high quality of life, but we are still too auto-dependent and sprawled out. Higher density zoning along transit and commercial corridors will make our neighborhoods more walkable, viable, and sustainable. Approving the Midtown Greenway Rezoning Study as official policy is a step towards those goals. Ensuring the quality of future higher-density housing in the affected areas, and in Minneapolis as a whole, is essential -- but it should be done through other, more responsible channels.

Sincerely,

Anders Imboden
1465 W 33rd St #210
Minneapolis, MN 55408

**MIDTOWN GREENWAY REZONING STUDY
COMMUNITY MEETING
COMMENT CARD**

Please take time to give us your opinions on what you saw at the meeting tonight.

Please be specific and thorough in order to assist the City Planning Commission with their work.
Place in comment box before you leave or mail by September 17, 2009.

Mailing address: Amanda Arnold, CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415

Name: Jeff Forster

Address: 3130 Grand Ave. S.

City: Minneapolis MN Zip: 55408

E-mail address: forster@bitstream.net

Address of property referred to in comment (if any): Knox & Lake

~~Sept 25 4:00 Planning Commission finalize~~

~~the zoning at City Council~~

The maps presented do seem to be an accurate representation of the various plans, but the plans themselves are a gross compromise and do not fully reflect the will of the Stateholders.

When the first development after the Optower Plan was adopted by the City Council violated the Lake overlay - it became apparent the process is a Swindle.

mgrs@ci.minneapolis.mn.us

LEONARD
STREET
AND
DEINARD

150 SOUTH FIFTH STREET SUITE 2300
MINNEAPOLIS, MINNESOTA 55402
612-335-1500 MAIN
612-335-1657 FAX

ERIC H. GALATZ
612-335-1509 DIRECT
ERIC.GALATZ@LEONARD.COM

December 3, 2009

VIA EMAIL

Amanda Arnold, AICP, Principal City Planner
Minneapolis Community Planning and Economic
Development Planning Division
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

Re: Midtown Greenway Rezoning Study; Proposed Amendment to the Minneapolis Code of Ordinances, Chapter 521, Zoning Districts and Maps, for the purpose of implementing The Midtown Greenway Land Use and Development Plan

Dear Ms. Arnold:

The Lakes Limited Partnership, the owner of 2622 West Lake Street, respectfully asks the Planning Commission to accept the attached additional comments for the record as a supplement to the letter we submitted on October 19, 2009, in support of the request of the Partnership to retain the existing OR-2 zoning designation for 2626 West Lake Street.

These additional comments may be distilled to the following basic points:

Existing OR 2 zoning is consistent with current guidance because (1) the Greenway Plan guides 2622 West Lake Street the same as its mixed use neighbors, (2) the Minneapolis Plan guides all of Lake Street for development as a "Commercial Corridor" with commercial or mixed use development, and (3) 2622 West Lake Street is the only non-residential Lake Street property in the entire Midtown Greenway Study Area that the City proposes to down-zone to prohibit commercial use. There is no reason for this discriminatory treatment.

As we stated in our first letter, The Lakes Limited Partnership supports the 2007 Greenway Plan. That plan shows 2622 West Lakes Street guided for the same development as its existing mixed-use neighbors, Calhoun Beach Club and Calhoun Beach Club Apartments. The Partnership was surprised, however, to see the vision stated in the 2007 Greenway Plan translated onto a zoning map as residential-only. The guidance for the site in the 2007 Greenway Plan and the 2009 Minneapolis plan allows for commercial uses. The zoning should, in fact must, follow the comprehensive plan..

6496081v1

Ms. Amanda Arnold

December 3, 2009

Page 2

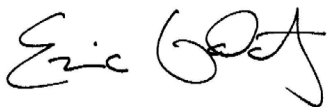
The Lakes Limited Partnership, through its principal Billy Weisman, was an active member of CIDNA when 2622 West Lake Street was still part of that neighborhood association. The Lakes Limited Partnership was less involved in the recent planning and rezoning process primarily because the property was under contract with The Lander Group. In fact, the City granted The Lander Group approvals for a residential and commercial mixed-use project on the property in 2007, with the support of CIDNA and the City Council Member, at the same time the neighborhood and Planning Department were developing the Greenway Plan the City adopted in 2007. The Lander Group's project was consistent with OR2 zoning and the 2007 Greenway Plan. The Lander Group's proposal would not be allowed in an R5 district.

Finally, we again ask for consideration of the state of the economy and the fact that rezoning to R-5 will deprive the owners of any economically viable use of the site for the foreseeable future. 2622 West Lake Street has historically been developed and used as a single-tenant office building until 2006, when the Partnership allowed The Lander Group to demolish the building for its proposed high density residential project. The project, and the sale of the property, fell through in 2007 when the residential bubble burst. Recent market studies for the Partnership demonstrate that housing is not a viable use for the property. When the housing market recovers, OR-2 will allow for the high density residential development and small scale commercial development that is consistent with existing adjacent uses at the Calhoun Beach Club and the Calhoun Beach Club Apartments. The relatively small size of the site at 2622 West Lake Street and zoning requirements for parking will protect the neighborhood from uses that generate traffic and parking while preserving some economically feasible use of the site.

Thank you again for consideration of our comments.

Very truly yours,

LEONARD, STREET AND DEINARD

A handwritten signature in black ink, appearing to read "Eric Galatz". The signature is fluid and cursive, with the first name "Eric" written in a larger, more prominent script than the last name "Galatz".

Eric H. Galatz

EHG/lao

**2622 West Lake Street
Summary of Reasons to Retain OR-2 Zoning**

2622 West Lake Street is the ONLY non-residential Lake Street property in the entire Midtown Greenway Study Area that the City proposes to down-zone to residential-only, even though the Greenway Plan guides 2622 West Lake the same as its existing mixed residential-commercial neighbors, which the City does not propose to down-zone.

2622 West Lake Street is one of only three parcels on the north side of Lake Street in the entire Midtown Greenway Study Area that the City proposes to zone as residential-only, and the only one of those not already developed for residential-only use.

2622 West Lake Street is one of only ten properties in the entire Midtown Greenway Study Area that have frontage on the Greenway and Lake Street, and is the only one of those the City proposes to down-zone to residential only.

2622 West Lake Street is on a “Commercial Corridor” as defined and designated by The Minneapolis Plan for Sustainable Growth, as unanimously adopted by the Minneapolis City Council on October 2, 2009.

2622 West Lake Street has historically been zoned and developed as commercial property, and has never been in service for anything other than commercial use.

2622 West Lake Street is one-half mile from the nearest access to the Greenway. Views to and from the Greenway may affect the Greenway, but use will not.

The City approved a mixed residential-commercial development on 2622 West Lake Street in the same year the City adopted the 2007 Greenway Plan.

The existing OR-2 zoning is consistent with the 2007 Greenway Plan, which calls for higher density residential development and consistency with existing uses.

The proposed R-5 zoning is not consistent with the 2007 Greenway Plan, because R-5 is not consistent with existing retail, office and health club uses in the adjacent Calhoun Beach Club Apartments and Calhoun Beach Club.

The existing OR-2 zoning preserves flexibility in the possible uses for the property, including small scale retail sales and service uses serving the immediate neighborhood.

The proposed R-5 rezoning, which would only allow residential development, an alternative that has proved infeasible on this site.

The 2007 Greenway Plan guides 2622 West Lake Street the same as its neighbors, but 2622 West Lake Street is the only non-residential Lake Street property in the Midtown Greenway Study Area that the City proposes to down-zone to prohibit commercial use.

The proposed down-zoning of 2626 West Lake Street is **not** consistent with the 2007 Midtown Greenway Land Use and Development Plan, (the “2007 Greenway Plan”).

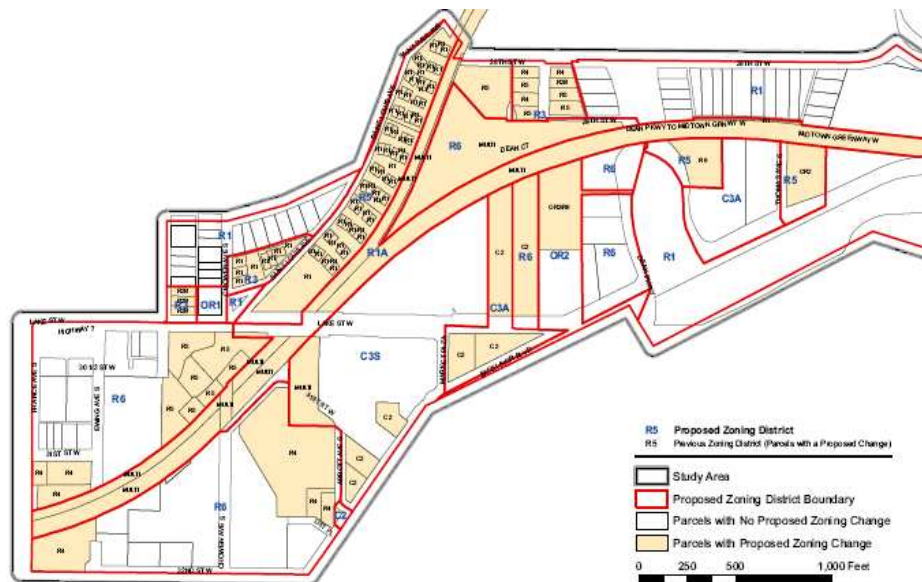


Midtown Greenway Land Use and Development Plan, (the “Greenway Plan”), Future Land Use map, Page 39.

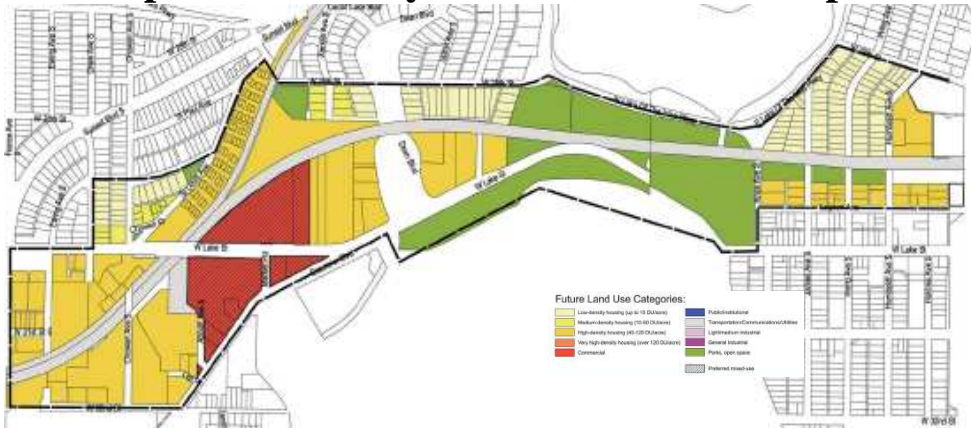
- New commercial development should be located in existing commercial nodes and along existing commercial corridors in and near the Greenway to complement and not compete with the vibrant commercial activities already present along Lake Street, and Lagoon and Hennepin avenues.

New commercial should be located in existing commercial nodes. 2007 Greenway Plan, page 40:

The 2007 Green way Plan Future Land Use map (above) shows 2622 West Lake the same as the neighboring Calhoun Beach Club and Calhoun Beach Club Apartments. Those neighbors are multifamily dwellings with office, restaurant, catering health club, and retail uses on their ground levels. The 2009 Midtown Greenway Rezoning Study (below), however, recommends retaining C3A zoning for the Calhoun Beach Club and Calhoun Beach Club Apartments, and down-zoning 2622 West Lake Street from OR2 (which allows high density residential and neighborhood scale retail) to R5 (high-density residential only).



Minneapolis Greenway Land Use and Development Plan Maps



Between France and Knox, ALL properties that have frontage on Lake Street and the Greenway, including 2622 West Lake, are guided “High Density Housing” (gold), open space (green) or commercial (red). But 2622 West Lake Street is the ONLY such lot the 2009 Midtown Greenway Rezoning Study down-zones to residential-only.



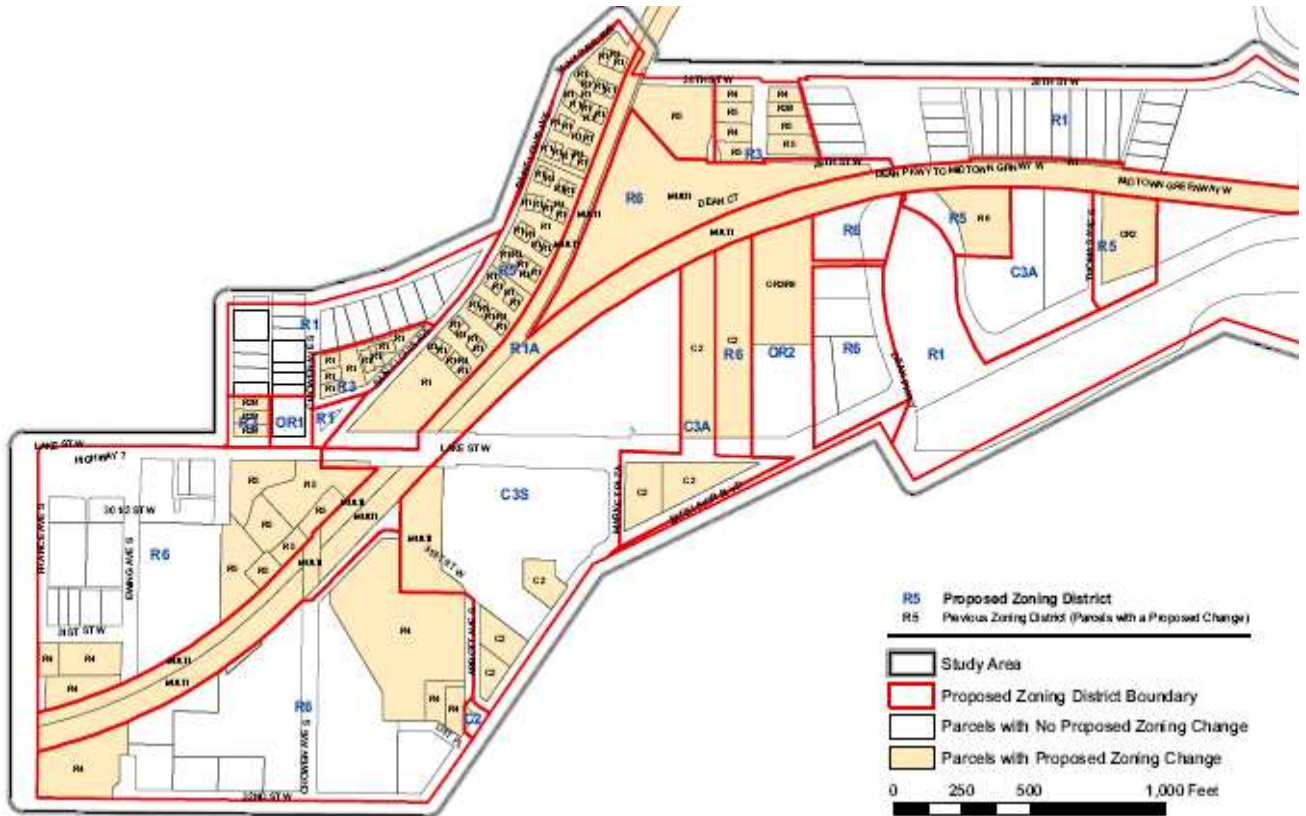
From Knox to 5th Avenue South, everything is guided “High Density Residential,” the same as 2622 West Lake Street, or commercial or open space.



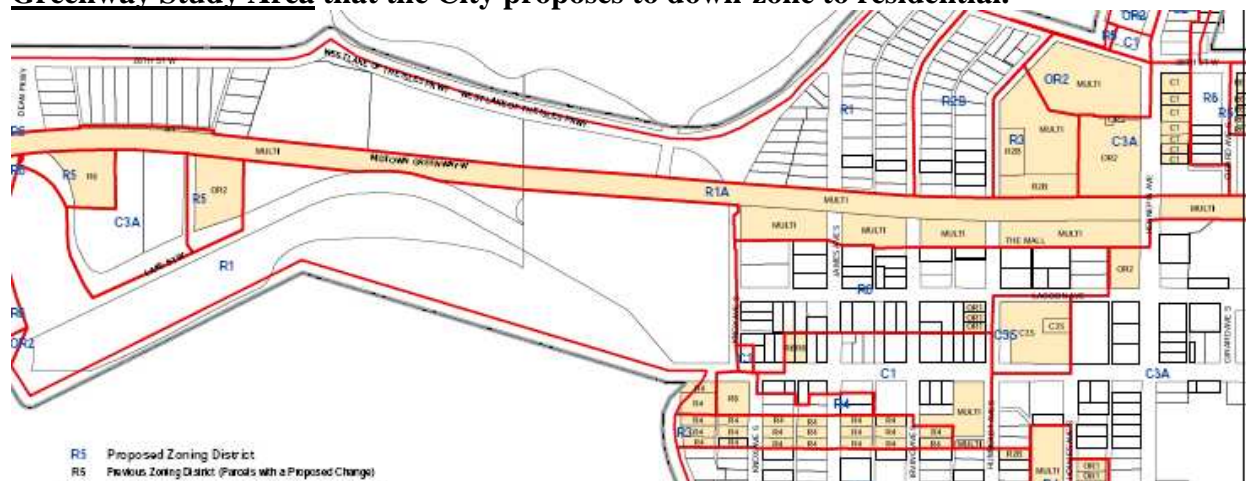
From 5th Avenue to Cedar Avenue, where the Greenway turns north away from Lake Street. The 2007 Greenway Plan Land Use Maps do not address Lake Street east of Knox at all. The 2009 Midtown Greenway Rezoning Study covers Lake Street from France to Cedar. 2622 West Lake Street is the only property on the north side of Lake Street that the 2009 Midtown Greenway Rezoning Study proposes to down-zone to residential only.

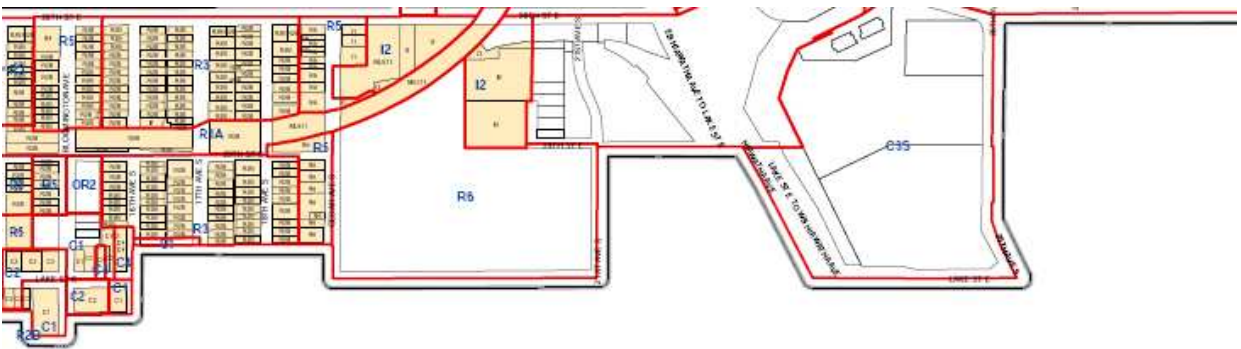
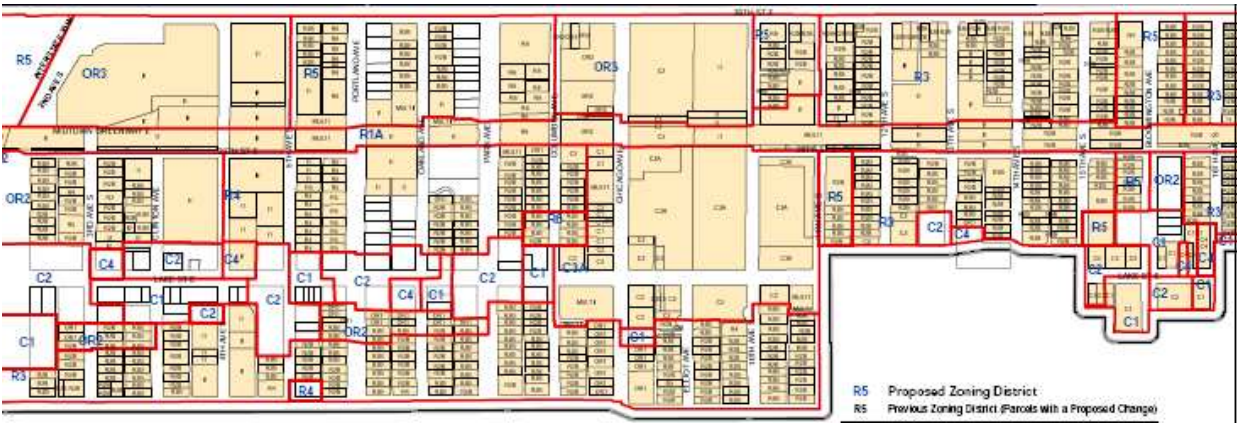
Proposed Zoning Ordinance and Zoning Maps

Despite the fact that the Greenway Plan guides 2622 West Lake the same as its neighbors:



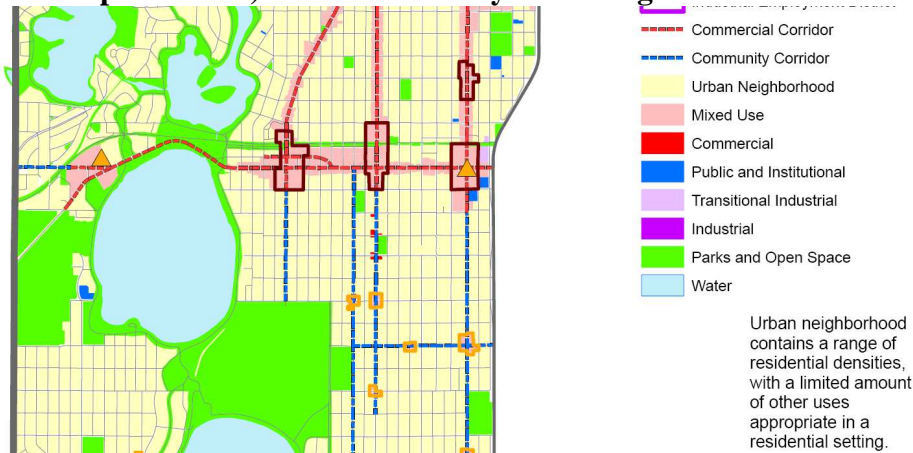
2622 West Lake Street is the ONLY residential Lake Street property in the entire Midtown Greenway Study Area that the City proposes to down-zone to residential.





The proposed zoning map shows only three residential-only parcels on the north side of Lake Street in the entire Midtown Greenway Study Area. Loop Calhoun, Calhoun Towers (which has a Dean Parkway address and is not accessible from Lake Street) and 2622 West Lake Street. (adjacent to two mixed use projects, with access to Lake Street and Thomas Avenue and historic commercial zoning and use).

Current OR2 zoning is consistent with the Minneapolis Plan for Sustainable Growth (the “Minneapolis Plan”). Residential-only R5 zoning is inconsistent with the Minneapolis Plan



The Minneapolis Plan for Sustainable Growth (the “Minneapolis Plan”), unanimously adopted by the Minneapolis City Council on October 2, 2009, identifies all of Lake Street as a “Commercial Corridor.” Policy 1.10 supports mixed use on Commercial Corridors

Policy 1.10: Support development along Commercial Corridors that enhances the street’s character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

1.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.

1.10.2 Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.

1.10.3 Discourage uses that diminish the transit and pedestrian character of Commercial Corridors, such as some automobile services and drive-through facilities, where Commercial Corridors intersect other designated corridors.

1.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.

1.10.5 Encourage the development of high-density housing on Commercial Corridors.

1.10.6 Encourage the development of medium-density housing on properties adjacent to properties on Commercial Corridors.



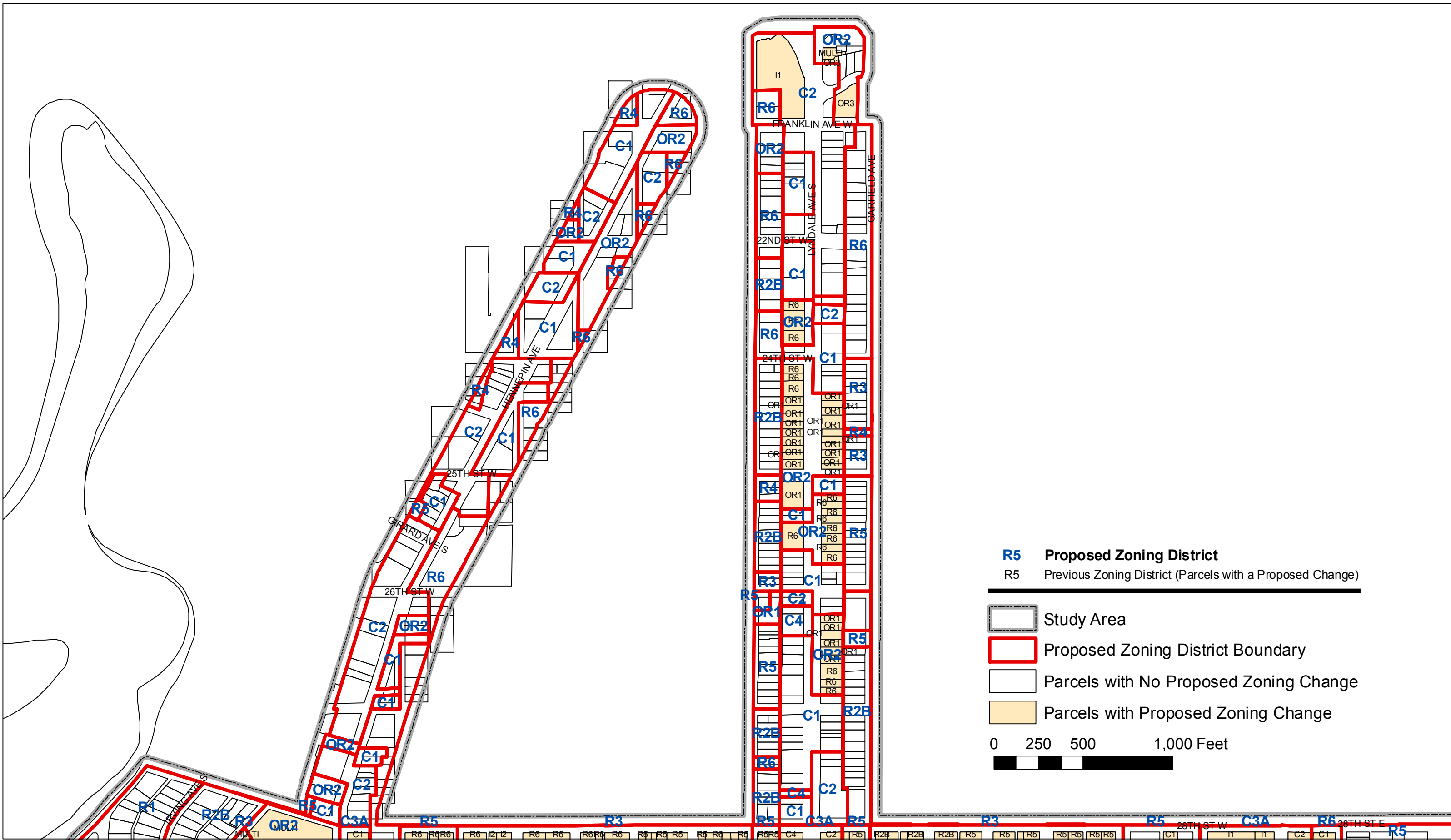
Redevelopment along Washington Avenue, a downtown commercial corridor, emphasizes active uses on the ground floor and traditional urban form for buildings.

Midtown Greenway Rezoning Study

Summary of Written Public Comments and Testimony Regarding Specific Properties or Geographic Areas
November 19, 2009

Hennepin Avenue and Lyndale Avenue South (North of 28th Street)

Issue or Area of Concern	Concerned Party	Existing Zoning	Staff Rec.	Alternate Zoning Suggested Through Public Comment	Adopted policy	Additional Context/Options
No comments received						

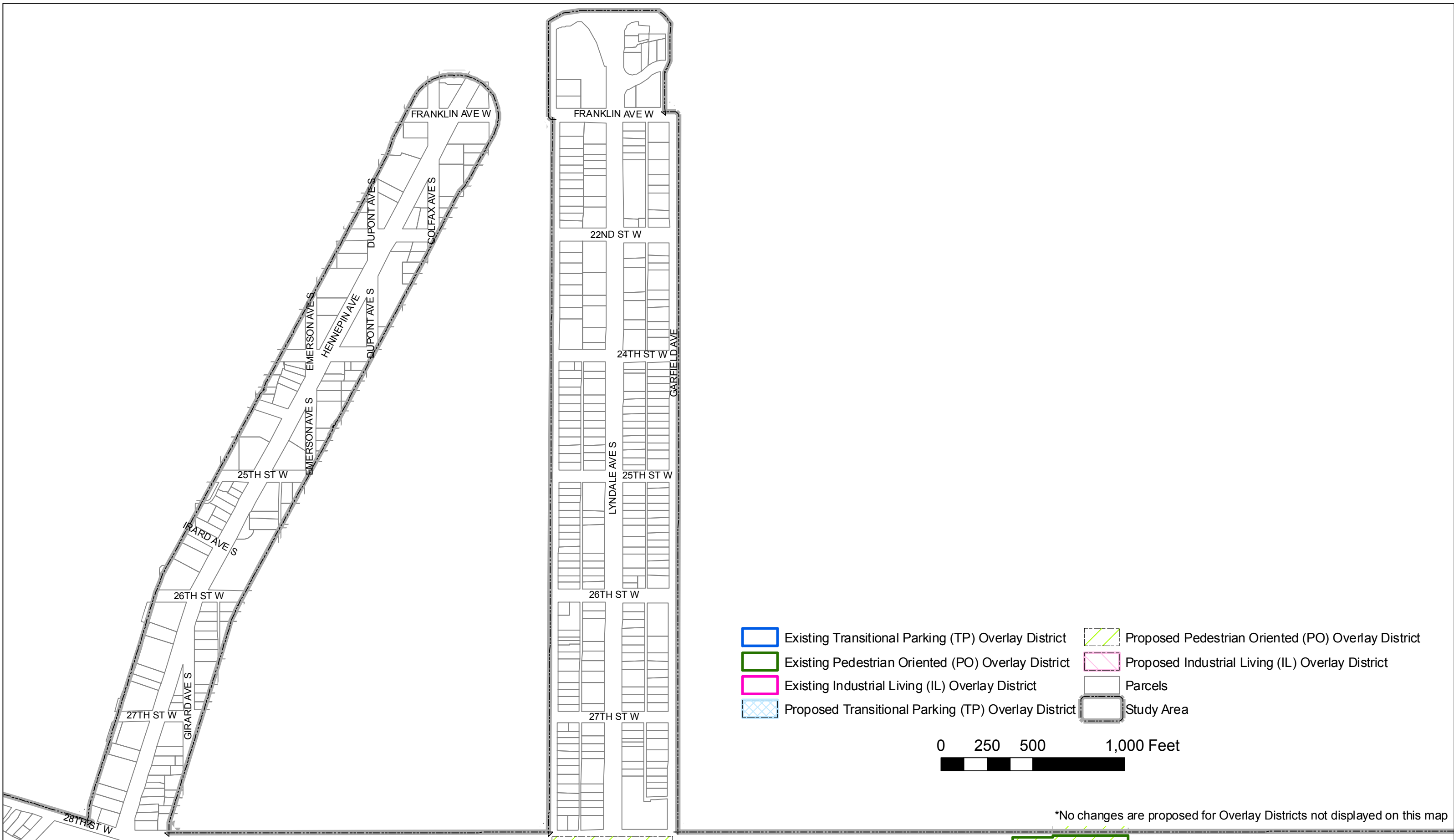


Midtown Greenway Rezoning Study

Proposed Zoning: Hennepin Avenue and Lyndale Avenue (North of 28th Street)

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009





Midtown Greenway Rezoning Study

Existing and Proposed Overlay Districts: Hennepin Avenue and Lyndale Avenue North of 28th Street

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009



Midtown Greenway Rezoning Study
Comments for:
Hennepin Ave. and Lyndale Ave. (north of 28th St.)
As of 11/19/09

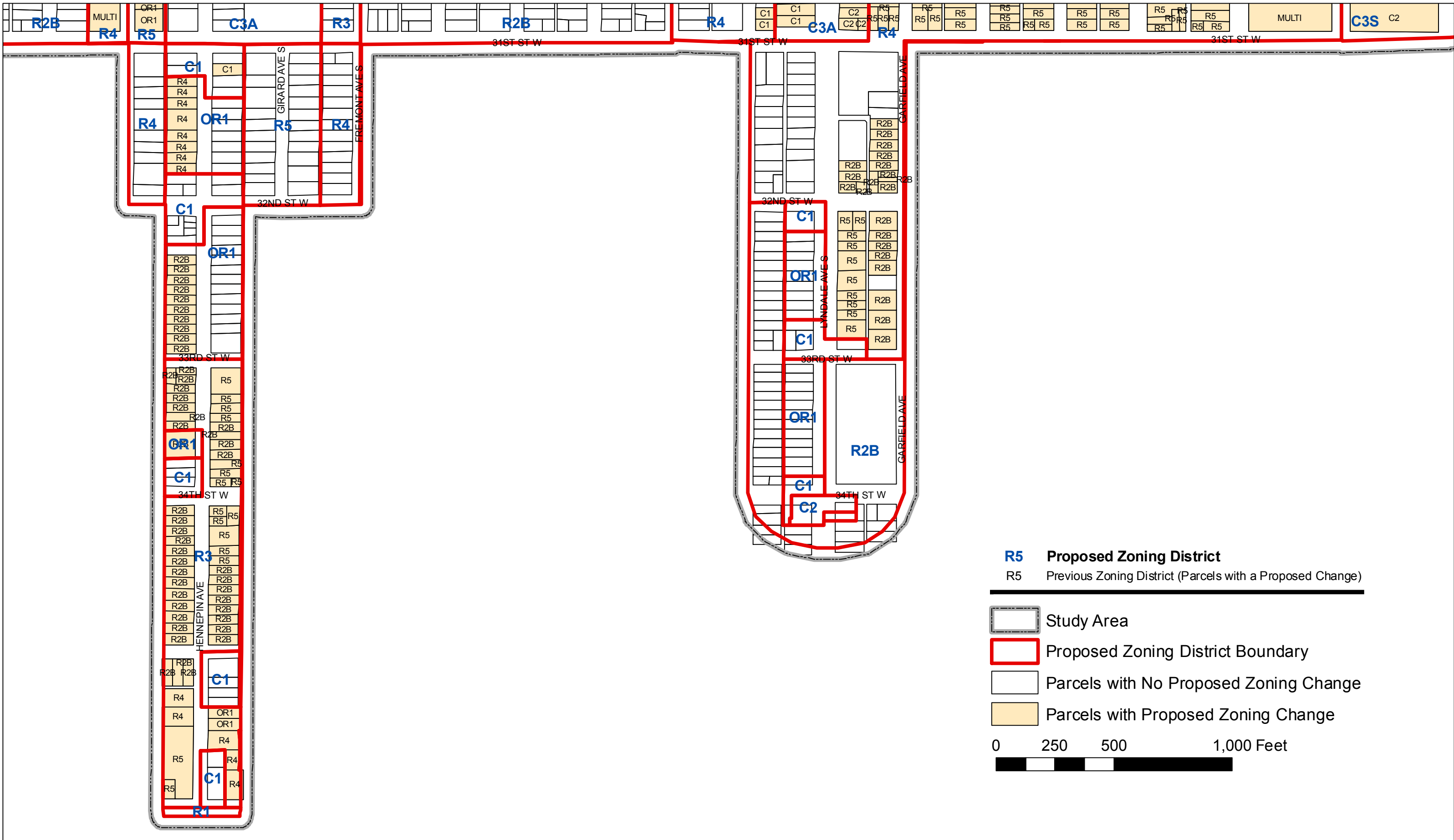
No comments received

Midtown Greenway Rezoning Study

Summary of Written Public Comments and Testimony Regarding Specific Properties or Geographic Areas
November 19, 2009

Hennepin Avenue and Lyndale Avenue South (South of 31st Street)

Issue or Area of Concern	Concerned Party	Existing Zoning	Staff Rec.	Alternate Zoning Suggested Through Public Comment	Adopted policy	Additional Context/Options
West side of Hennepin Ave. between 33 rd and 36 th	East Calhoun Neighborhood Assoc.; Robert Kean; Gary Farland (at public hearing)	R2B	R3	Keep existing zoning	<p>Land Use: Medium Density Dev. Intensity: Neighborhood Oriented Other Policy: Community Corridor in the comprehensive plan</p>	Height was raised as an issue. R2B and R3 have the same height standards and Conditional Use Permit process.

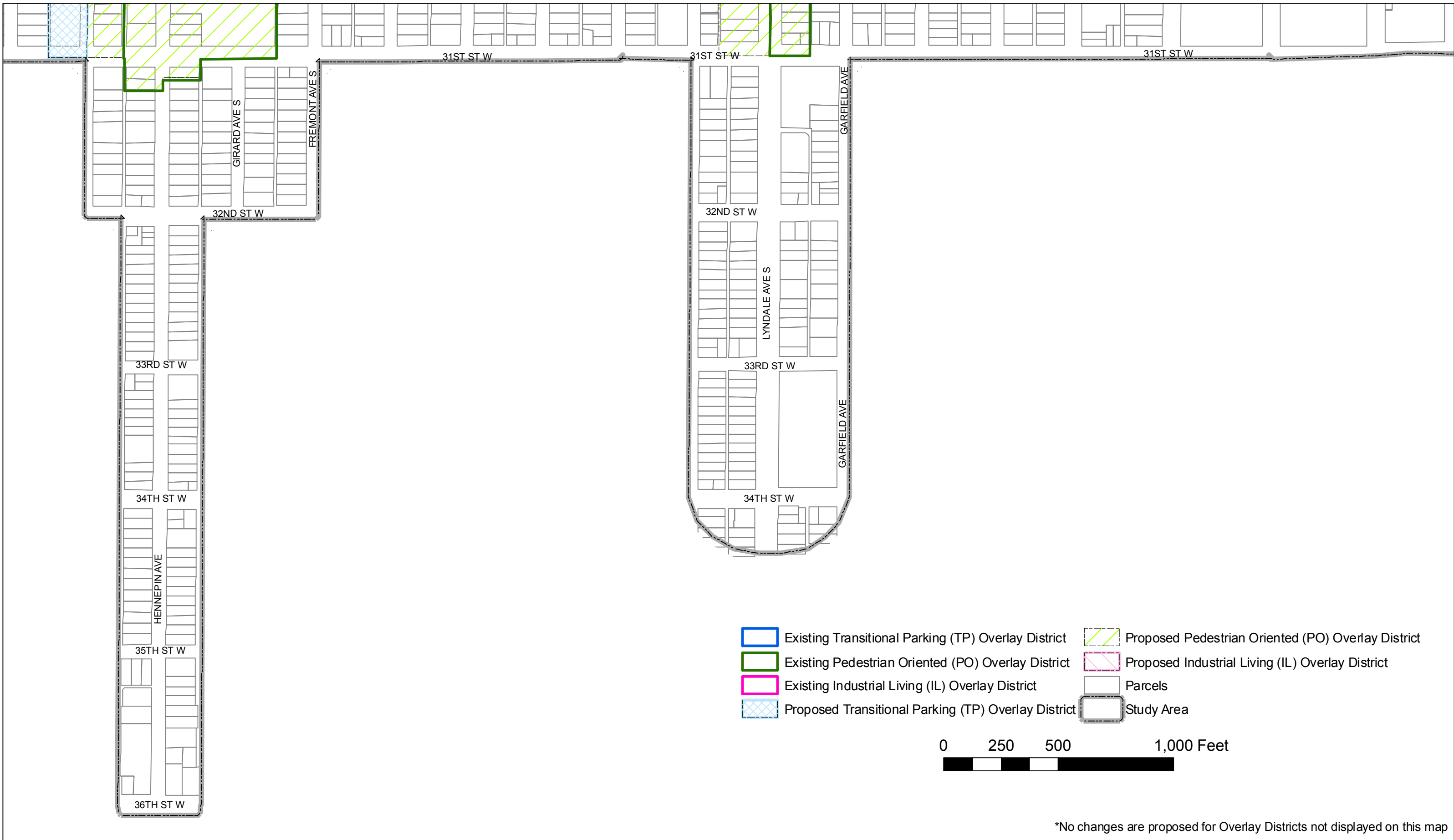


Midtown Greenway Rezoning Study

Proposed Zoning: Hennepin Avenue and Lyndale Avenue (South of 31st Street)

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009





*No changes are proposed for Overlay Districts not displayed on this map



Midtown Greenway Rezoning Study

Existing and Proposed Overlay Districts: Hennepin Avenue and Lyndale Avenue South of 31st Street

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009



Midtown Greenway Rezoning Study
Comments for:
Hennepin Ave. and Lyndale Ave. (south of 31st St.)
As of 11/19/09

Arnold, Amanda T.

From: president@eastcalhoun.org on behalf of president [president@eastcalhoun.org]
Sent: Monday, November 16, 2009 9:00 PM
To: Arnold, Amanda T.
Cc: rt@minneapolis.org; Schiff, Gary; megfor10thward@gmail.com; Baldwin, Lisa M.

November 16, 2009

To: The City Planning Commission,
Amanda Arnold, City Planner
Barb Spohrlein, Planning Director

From: East Calhoun Community Organization Board of Directors

We are very disturbed at the process for the Greenway neighborhood rezoning. The speed at which staff is pushing the decision making, and limited public review result in a serious lack of inclusivity for those affected by these changes. While the overall guidelines established by the Uptown Small Area Plan may have generally been upheld, the spirit of citizen participation has been lost.

We also oppose some of the proposed changes for ECCO. They are as follows:

- 31st and Holmes: R5 zoning is inappropriate for the area.
R4 would be consistent with neighborhood heights and uses.

- 33rd-36th Streets along Hennepin Avenue: While both the current R2B and the proposed R3 zoning can be seen as consistent with the USAP, we are very concerned that allowing R3 opens possibilities to development heights, densities and uses that are quite outside of the intent of the USAP, through the granting of Conditional Use Permits.

In addition, the planning process as it currently exists, informs neighborhood residents only near the end of the development application process, after developer and staff have worked together to shape the proposed project. This excludes those most affected from timely and meaningful input. This process also tends to bend staff perspective toward advocacy for the project they have worked on, rather than remaining objective in reviewing it. We object to the process as it exists, demand public engagement as an integral part of the entire process.

We await your reply.

East Calhoun Community Organization (ECCO) Board of Directors

Cc: Mayor RT Rybak
Gary Schiff, Zoning and Planning Committee Chair
Meg Tuthill, incoming 10th Ward Councilperson
Lisa Baldwin, Clerk

Arnold, Amanda T.

From: keanr@netzero.net
Sent: Friday, October 23, 2009 10:43 PM
To: mgrs
Subject: Comments on Midtown Greenway Rezoning Study

Comments on Proposed Zoning Changes - Midtown Greenway Rezoning Study:

I have reviewed the proposed zoning changes indicated for land in the East Calhoun Neighborhood and I generally find the revised zoning to be consistent with the current character of Uptown and the vision articulated in the Uptown Small Area Plan (USAP). However I do have a few comments and suggested modifications as follows.

Parcels south of Lake Street and east of the Parkway – proposed change from R4 to R3
 I strongly agree with the down-zoning of these parcels to R3 (medium density). This will provide a better buffer between Lake Street and residential areas in keeping with the USAP.

Northeast corner of 31st street and Holmes – proposed change from OR1 to R5
 R5 seems too high a density for this site based on bordering areas and the USAP. R4 would be more appropriate, especially given the R4 zoning to the south and west, and R2B on adjacent southwest blocks.

Westside of Hennepin, south of 33rd Street – proposed change from R2B to R3 for several parcels on that block.

The parcels directly to the west of the indicated parcels are zoned R1A. Also, the Shoreland overlay district almost reaches to Holmes Ave on this block. For these reasons, I recommend that these specific parcels remain R2B in keeping with the more residential and lower density character of the adjacent residential blocks to the west.

The other changes suggested for Hennepin avenue look to be consistent and reasonable.

While not in my neighborhood, the parcels west of Irving on both sides of Lagoon should be down zoned to R3 (from R6) in compliance with the USAP and the Shoreland overlay district.

Comments on Development in Minneapolis:

Generally speaking, the zoning in Minneapolis is reasonable and appropriate and the proposed changes constitute a good adjustment. However, in my experience, it is not the zoning that is generally the problem in land use conflicts, but rather the lack of it as enabled by Conditional Use Permits (CUP's). The intent of the CUP ordinance is to provide a mechanism for permitting appropriate development in those situations where some aspect of the site prevents full compliance with the zoning requirements. Instead, CUP's are generally used to simply override the existing zoning, usually to allow over-sized development in inappropriate places. The most recent example was the approval of a high-density 5-story building at Lake and Knox, overriding: the Shoreland Overlay Ordinance, the USAP, the objections of neighborhood organizations, and staff recommendations. However, I have witnessed dozens of such examples in my 20 years of living in Minneapolis. Given the lack of objective standards for granting a CUP, the small number of decision makers (city council and planning commission), and the huge profits that can be made in large real estate projects, the CUP process is ripe for corruption and special interest influence. Further, the extremely subjective decision

10/26/2009

making process, appropriately labeled as "arbitrary and capricious", sets up the city for developer lawsuits on the rare occasions that the city actually rejects a CUP.

Many residents of my neighborhood are suspicious and nervous about any up-zoning of parcels, as many developers appear to treat the base zoning not as the limit of project size but as the starting point in their negotiation for a CUP. For zoning to meet its intended purpose, and to restore resident confidence, the city needs to reign in the excessive and inappropriate use of CUP's.

Submitted by:

Robert Kean
3136 James Ave. S.
Minneapolis, MN 55408

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Arnold, Amanda T.

From: Ruth Cain [ruthcain@visi.com]

Sent: Thursday, November 19, 2009 10:42 AM

To: Rybak, R; Arnold, Amanda T.

Cc: glen_christianson@msn.com; Anders Imboden; Brad Durham; Carrie chelman menard; Duane Thorpe; Elaine Beyer; Gary Farland; John Ellis; lara norkus-crampton; Michael Richard Ekholm; Prinsen, Tim; Ralph Knox; Robert Kean; ruddick@physics.umn.edu; Shields, Judith A; Ted Ringsrud; President; Mogush, Paul R; Sporlein, Barbara L.; Meg Tuthill; Schiff, Gary

Subject: re: rezoning

If the planning department and the planning commission had not abused the CUP process re the Lake/Knox project, the residents of East Calhoun might be less concerned about changes from R2 to R3 along Hennepin. I distinctly remember assurances that R1 and R2 parcels in the USAP area would NOT be changed. Money interests seem to prevail everywhere now.

Yours truly,
Ruth Cain

Midtown Greenway Rezoning Study

Summary of Written Public Comments and Testimony Regarding Specific Properties or Geographic Areas
November 19, 2009

Hennepin Avenue to I-35W

Issue or Area of Concern	Concerned Party	Existing Zoning	Staff Rec.	Alternate Zoning Suggested Through Public Comment	Adopted policy	Additional Context/Options
West side 3000 block of Fremont Ave S	CARAG	R3	R4	Keep existing zoning	Land Use: Medium Density Housing Dev. Intensity: Transit Oriented	Policy guidance is transit-oriented because of its location immediately adjacent to the Calhoun Square parking garage. This policy combination is unusual, but clearly points to R4 rather than R3.
NE corner of Bryant and 31 st	CARAG	R4	R4	R3	Land Use: Medium Density Housing	The Lyn-Lake Plan does not include a detailed development intensity map. Instead the plan uses character areas. This block was included in the same character area as the parcels in the 3000 block west of Lyndale. The existing land use in the 3000 of Bryant and on other streets to the east fit with R4.
Parcels immediately north of the Greenway between Fremont and Aldrich	LHENA	R6, I2, I1	R5	R4	Land Use: High Density Housing Dev. Intensity: Urban Oriented	
Lyndale to Stevens, Lake Street to 28 th	Whittier	Multiple	Multiple		Multiple	<p>Comments suggest that the zoning is too much of a blanket approach. The policy guidance in the Midtown Greenway Land Use and Development Plan is parcel specific.</p> <p>The Lyn Lake Plan overlaps with the Midtown Greenway Land Use and Development Plan but most of the land use recommendations from the earlier plan were retained.</p>

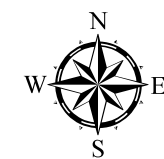
Issue or Area of Concern	Concerned Party	Existing Zoning	Staff Rec.	Alternate Zoning Suggested Through Public Comment	Adopted policy	Additional Context/Options
2930 Harriet (concerns about other properties in the area as well)	Kristine Martinson	R2B	R5	Keep existing	Land Use: High Density Housing Dev. Intensity: Urban Oriented	
2932 Harriet	Cynthia Wong	R2B	R5	Keep existing	Land Use: High Density Housing Dev. Intensity: Urban Oriented	
2825 Harriet (concerns about other properties in the area as well)	Robin and Leo Whitebird	R2B	R5	Keep existing	Land Use: High Density Housing Dev. Intensity: Urban Oriented	
2835 Stevens	James Wold	I1	R5	Keep existing	Land Use: High Density Housing Dev. Intensity: Urban Oriented	
West side of Garfield between the Greenway and 28 th Street	Larry Ludeman; Nick Hegarty; Kathleen Branin	R2B, R5	R5	R3 suggested by one	Land Use: Mixed Use Other Policy: Activity Center	Staff has addressed the concern for this immediate area. The original recommendation was for R6 and we reexamined the policy guidance and made a revision to R5 to mitigate potential height issues.
Soo Line Gardens	Liz McLemore; Russ Raczkowski; Jennifer Buege; Sarah Claassen; Corrine Segal; Ida Duntemann; Joyce Food Shelf; Jennifer Zator, Greg Johnson, Martha Brand, Mary Garca, Leslie Modrack, Jenny Mceabe;	I1, R2B	R1A	Open space zoning	Land Use: Parks and Open Space	Staff has addressed this concern. The original recommendation was R3 and staff has changed that to R1A to be consistent with other open spaces in the City. There is no zoning district specifically for open space.



Midtown Greenway Rezoning Study

Proposed Zoning: Hennepin Avenue to I-35W

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009





*No changes are proposed for Overlay Districts not displayed on this map

Midtown Greenway Rezoning Study

Existing and Proposed Overlay Districts: Hennepin Avenue to I-35W

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009



Midtown Greenway Rezoning Study
Comments for:
Hennepin Ave. to I-35W
As of 11/19/09

Arnold, Amanda T.

From: Aaron Rubenstein [aaronrmpis@gmail.com]
Sent: Tuesday, October 20, 2009 11:08 PM
To: Arnold, Amanda T.
Cc: Scott Engel; Nancy Ward; Nancy J Johnston; lofstrom mark; Katherine E. Himes; carina.ruhlandt@gmail.com; Caroline Griepentrog
Subject: Midtown Greenway Rezoning Study

Dear Ms. Arnold, Planning Commissioners, and City Council Members:

CARAG voted this evening at our monthly neighborhood meeting to approve the following motion regarding the Midtown Greenway Rezoning Study:

CARAG finds that city planning staff generally interpreted well the small area plans' policies and maps and we support the rezonings proposed within CARAG with the following exceptions. The R4 zoning proposed for two parcels on the west side of the 3000 block of Fremont seems inconsistent; we recommend R3 for these parcels to create a continuous, consistent R3 district. We also recommend that the four parcels at the northeast corner of Bryant and 31st Street be downzoned to R3, rather than remain at R4, in order to provide an appropriate transition to the park and neighborhood to the south. CARAG further recommends that the proposed extension of the Pedestrian Overlay District along Hennepin toward 28th Street continue on both sides of the street to 28th Street rather than stopping short of it. It makes sense to have a continuous, pedestrian-oriented character all the way to 28th Street; the character and nature of the street should not change midblock.

Thank you for your consideration,
Aaron Rubenstein
CARAG President and Zoning Committee Chair

THE WEDGE

LOWRY HILL EAST

NEIGHBORHOOD ASSOCIATION

1200 West 26th Street, Suite 107, Minneapolis, MN 55405 (612) 377-5023 lhena@thewedge.org



October 13, 2009

Amanda Arnold
Principal City Planner
City of Minneapolis
250 South Fourth Street
Minneapolis, MN 55415

Dear Ms. Arnold,

At their September 9, 2009 meeting, the Lowry Hill East Neighborhood Association (LHENA) Zoning and Planning Committee considered the proposed zoning recommendations made through the Midtown Greenway Rezoning Study. The Committee reviewed every parcel proposed to be rezoned within the Lowry Hill East neighborhood. Concerns were expressed over high-density zoning north of the Greenway as well as changes in zoning for properties located along Lyndale Avenue South, between 24th and 26th Streets. The Committee voted to generally support the Midtown Greenway Rezoning Study recommendations within Lowry Hill East with the exception of the parcels zoned R5 immediately north of the Greenway. The Committee recommended the following:

1. That the parcels immediately north of the Greenway labeled R5 be zoned R4 or lower, and
2. That the Lehmann Center parcel (1006 West Lake Street) remain zoned OR2.

This motion passed with three votes in favor and two opposed, and was forwarded to the LHENA Board of Directors.

The LHENA Board of Directors considered the Midtown Greenway Rezoning Study recommendations at their September 16, 2009 meeting. The Lehmann Center continued to be a point of discussion, as many consider this an important landmark worthy of preservation, and view zoning as a method of ensuring its continued operation as a public amenity for educational or cultural use. Others supported the zoning recommendations as presented for curbing density in certain areas and limiting increases in density to the perimeter of the neighborhood. **The LHENA Board of Directors unanimously voted to support the Midtown Greenway Study recommendations within Lowry Hill East; however, in keeping with requests made in LHENA position statements on the Uptown and Lyn-Lake Small Area Plans, as well as the Midtown Greenway Land Use and Development Plan, the Board recommends reducing the zoning of parcels immediately north of the Greenway to a medium density level (R4 or lower).**

If you have any questions, please contact our office at 612-377-5023.

Sincerely,

Katherine Himes
LHENA Board President

Cc: Ward 10 Councilmember Ralph Remington

**Encl: 2009 LHENA Lyn-Lake Small Area Plan Position Statement
2007 LHENA Uptown Small Area Plan Position Statement
2006 LHENA MGLUDP Position Statement**

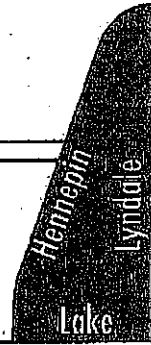
KEH:cgg

THE WEDGE

LOWRY HILL EAST

NEIGHBORHOOD ASSOCIATION

1200 West 26th Street, Suite 107, Minneapolis, MN 55405 (612) 377-5023 lhena@thewedge.org



April 6, 2009

Amanda Arnold
Principal City Planner
City of Minneapolis
250 South Fourth Street
Minneapolis, MN 55415

Dear Ms. Arnold,

The Lowry Hill East Neighborhood Association (LHENA) Board of Directors has reviewed the 45-Day Public Comment Period Draft of the Lyn-Lake Small Area Plan (henceforth referred to as "the Plan") and has identified the following recommendations as they pertain to the Lowry Hill East neighborhood.

Historic Preservation

LHENA supports strong corridor development while remaining mindful that certain sections contribute to the diverse character along Lyndale Avenue South. An example can be seen in the existing housing stock between 24th and 26th Streets. Even as their use may shift from residential to commercial, these structures should be preserved. The Plan should more clearly establish and encourage the potential for historic preservation within the Study Area.

Density

The Board reaffirms positions previously stated in response to the Uptown Small Area Plan and Midtown Greenway Land Use and Development Plan, as well as within the Lowry Hill East Rezoning Study, and supports medium- to high-density development in appropriate locations, defined as along commercial corridors and south of the Midtown Greenway. North of the Midtown Greenway, particularly the block bounded by Bryant and Aldrich Avenues and 28th Street, the Board prefers medium-density housing for the half-block swath immediately north of the Greenway and low-density housing immediately south of 28th Street in order to facilitate transition to the neighborhood core.

LHENA would not oppose reexamining accepted density levels north of the Greenway should the Light Rail Transit (LRT) Corridor become a reality within the Study Area.

Activity Center Boundary

LHENA does not support the staff recommendation to extend the Activity Center boundary north to 28th Street due to the encouragement of very-high density housing within the Activity Center boundaries as defined in the Plan and existing City policy. While LHENA is very much in support of a number of the

defined Activity Center concepts and recognizes that many of these elements are appropriate for Lyndale Avenue, south of 28th Street, the Board cannot endorse very-high density housing, nor the encouragement of high-density development in those areas immediately adjacent to the Activity Center, particularly without the guarantee of additional transit options, such as LRT.

Regarding the block bounded by Aldrich and Lyndale Avenues, 28th Street and the Midtown Greenway, LHENA prefers that commercial activity be restricted to Lyndale Avenue. LHENA would support a case-by-case review and examination of potential future opportunities to include a commercial component for those parcels extending the full block east-to-west from Lyndale to Aldrich Avenues, while emphasizing a strong preference for residential-only uses on Aldrich Avenue.

If you have any questions, please contact our office at 612-377-5023.

Sincerely,

Peter Sukki Kim
LHENA Board President

Cc: Councilmember Ralph Remington

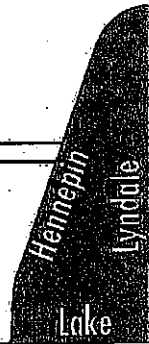
Encl: 2007 LHENA Uptown Small Area Plan Position Statement
2006 LHENA MGLUDP Position Statement
2004 LHENA Rezoning Study Guidelines
2004 LHENA-Recommended Critical Properties Map

THE WEDGE

LOWRY HILL EAST

NEIGHBORHOOD ASSOCIATION

1200 West 26th Street, Suite 107 □ Minneapolis, MN 55405 □ (612) 377-5023 □ lhena@thewedge.org



November 19, 2007

Amanda Arnold
Principal City Planner
350 South 5th Street
Minneapolis, MN 55415

Dear Ms. Arnold,

The Lowry Hill East Neighborhood Association (LHENA) has reviewed the 45 Day Public Comment Period Draft of the Uptown Small Area Plan (henceforth referred to as "the Plan"). LHENA feels that the Uptown Vision Statement and Design Goals, as outlined in Chapter 6, are consistent with community input from the visioning sessions and community meetings, and that many elements of the Plan incorporate both this vision and these goals.

LHENA fully supports the following Plan elements:

- The Plan identifies Uptown as a mixed-use, mixed-income community with a diverse mix of housing options, services and businesses for both residents and visitors (pp. 5, 7, 8, 20, 22, 44, and Appendix C: Community Meeting Summaries). The Plan identifies that the neighborhoods rely on Uptown for a range of daily goods and services (p. 28) at a range of price points, such as Rainbow vs. Lunds, Fantastic Sams vs. Juut Salon, or Arby's vs. Stella's.
- The Plan stresses reinforcing the surrounding neighborhoods and establishing gradual transitions between residential and commercial areas (pp. 11, 43, 47, 80).
- The Plan states that new construction should coincide with the prevailing scale of the neighborhood (p. 63) and that the scale of development adjacent to the Neighborhood Character Areas should step down to facilitate the transition (pp. 58, 63).
- The Plan states that Hennepin Avenue (north of 28th Street) will be characterized by medium density housing containing street level retail with residences and small offices above (p. 64). The Plan further states that properties extending from Hennepin Avenue to a parallel neighborhood street should have residential uses on the adjacent neighborhood street (p. 64) and preserve the neighborhood scale on the neighborhood street (p. 66). *(LHENA would add that alleys should be maintained in order to discourage combining properties and to maintain the residential characteristic of properties not directly fronting the corridor.)*

- The Plan supports neighborhood initiatives such as maintaining, preserving, and improving existing housing stock (p. 43), maintaining, preserving and improving the residential character of the Neighborhoods (p. 63), and preserving the existing residential fabric of small apartments and single family homes in the half block swath immediately south of 28th Street (p. 58).
- The Plan includes graphics that depict sculpted building envelopes that are sympathetic to the neighborhood transition in the Urban Village North sub-area from 28th Street to the Midtown Greenway (pp. 6, 61, 75) and low impact development for the half block immediately south of 28th Street that is sympathetic to the neighborhood transition (pp. 48, 51, 52, 57).
- The Plan states that recent residential developments on the north side of the Greenway establish appropriate precedents for building type, use and relationship to the Greenway (p. 17).
- The Plan identifies that growth should occur along the Corridors (pp. 11, 47) but that new growth, height and density should be concentrated in the Core (pp. 6, 17, 48, 80, 85) between Lake Street and the Greenway and between Hennepin and Dupont Avenues.
- The Plan identifies that where taller buildings are proposed, there should be a broader public discussion that evaluates and weighs the overall public contributions and merits of the project (p. 74). The plan further identifies that where developments exceed five stories, there should be offsetting public amenities such as access to the Greenway, public parking, affordable housing, etc. (p. 74).
- The Plan further clarifies that care must be taken to avoid shadowing on public spaces such as the Greenway (pp. 17, 74, 76, 84, 85) or surrounding residential properties (p. 74).

LHENA recognizes that our neighborhood has already absorbed much growth within Uptown's defined study area, and that the Plan calls for Lowry Hill East to absorb the majority of Uptown's planned growth over the next 15 to 20 years. LHENA understands that growth can help bring positive changes to the Uptown area, and that growth can help stabilize local businesses, create opportunities for new businesses, and support both transit options and pedestrian infrastructure improvements. LHENA understands the Plan's recommendation to concentrate Development Intensities (height and density) within the Core and Urban Village South sub-area (between Lake Street and the Greenway and between Hennepin and Dupont Avenues) and that this helps to protect and stabilize the neighborhood transition. In this Core area, LHENA notes that the Plan calls for a higher Transit-Oriented Development Intensity (for the blocks between Fremont and Dupont Avenues and between Lagoon Avenue and the Greenway) than was recommended in the February 2007 Midtown Greenway Land Use Development Plan (which called for a lower impact Urban-Oriented Development Intensity for these same blocks). LHENA views this increased intensity in the Core as an opportunity to diminish intensity north of the Greenway and protect this critical neighborhood transition area.

With these observations in mind, and to clearly communicate the Plan's Design Goal #1 of reinforcing a high-quality transition between the residential and commercial areas, LHENA must note that there are numerous inconsistencies between the Plan's narrative elements and its maps, and that the Plan should fine-tune its Land Use and Intensity maps, outlined on pages 12, 58, 79, 81, and 86. These Land Use and Intensity maps could better incorporate the narrative elements of the Plan (i.e., those Plan elements fully supported by LHENA) into the Urban Village North sub-area, north of the Greenway to 28th Street. For this Urban Village North sub-area, LHENA agrees that Hennepin Avenue eastward for one-half block should be Mixed Use with a Transit-Oriented intensity. Running eastward from there, however, LHENA would prefer:

- Medium Density Housing with an Urban-Oriented Development Intensity for the half-block swath immediately north of the Greenway, and

- Low Density Housing with a Neighborhood-Oriented Development Intensity for the half-block swath immediately south of 28th Street in order to protect the existing single family homes and duplexes that still exist on the south side of 28th Street.

LHENA's preferences for this critical transition zone north of the Greenway are in keeping with the narrative elements of the Plan as highlighted above. These preferences were also shared with the City through LHENA's position statement to Beth Elliott on the Midtown Greenway Land Use and Development Plan, dated November 27, 2006 (see attached). Protection of critical properties located between 28th Street and the Greenway is also addressed in the 2004 LHENA Rezoning Study (see attached). LHENA's preference for **Development Intensity** north of the Greenway is somewhat consistent with the maps on pages 81 and 86, but LHENA's preference for **Density** north of the Greenway differs substantially from the maps on pages 12, 58, and 79.

If the Planning Commission insists on "High Density" for the half-block swath immediately north of the Greenway, then this area should be specifically identified as "High Density / Low Rise" and that the Plan's maps should clearly show this distinction in order to differentiate itself from the more intense "High Density / Mid Rise" development in the Core and Urban Village South sub-area south of the Greenway. Alternatively, if the Planning Commission insists on "High Density" immediately north of the Greenway, the area between the Greenway & 28th Street could also be divided into third-block swaths from High, to Medium, to Low Density in order to protect the existing single family homes and duplexes that still exist on the south side of 28th Street.

The Plan also provides a number of suggestions and ideas regarding improving traffic through the Uptown study area (primarily related to Lake Street and Lagoon Avenue) including the following:

- Study the feasibility of converting Lake Street & Lagoon Avenue back to two-way streets (pp. 15, 56, 103, 104-105, 107, 121).
- Consider reducing lane count on Lake Street east of Hennepin Avenue (pp. 15, 93, 103, 107, 121) and Lagoon Avenue (per the map on p. 103) to two lanes in recognition of existing traffic counts.
- Examine possibilities for "improving" the Lake/Lagoon/Dupont intersection (pp. 15, 105, 107, 122) to create more developable blocks. *[Note that many graphics & maps within the Draft Plan presuppose that this possibility is the foregone conclusion (pp. 6, 13, 16, 17, 48, 50, 51, 57, 59, 77, 81, 84, 87, 89, 108).]*
- Eliminate parking on one side of Lake or Lagoon (pp. 67, 68) to slow traffic and widen sidewalks.

It is LHENA's opinion that traffic on Lagoon is already nearing capacity, especially during rush hour and weekend evenings. LHENA cautions that the Plan's traffic recommendations do not take into account further development, growth and density recommended in the Core area east of Hennepin Avenue. Such growth will likely increase transportation counts, and if efforts are made to slow Lake Street and Lagoon Avenue traffic (such as reverting to two-way traffic on Lake/Lagoon, two lanes of traffic instead of three, and/or two 90-degree, signalized turns at the Lake/Lagoon/Dupont intersection), then there may be unintended consequences, such as further gridlock, traffic redirected into the neighborhood, diminished pedestrian safety, and/or compromised air quality. If, ultimately, the Plan's Design Goal #1 is to reinforce the surrounding neighborhoods and strengthen the neighborhood edges, and Design Goal #4 is to improve Hennepin/Lagoon/Lake for pedestrians, bicycles, and traffic, then these traffic considerations should be studied with much more scrutiny before recommending or implementing these ideas.

As previously stated, LHENA recognizes that our neighborhood has already absorbed much growth within Uptown's defined study area, and that the Plan calls for Lowry Hill East to absorb the majority of Uptown's planned growth over the next 15 to 20 years. LHENA has participated and cooperated in the Uptown planning process. In order for growth to be directed into the most appropriate areas while stabilizing the transitional impact into the remainder of our neighborhood, LHENA asks that the City Planning Department consider our observations, clarify or remove the numerous inconsistencies within

the Plan (as the draft reads today), and consider incorporating our suggestions into the final Plan document.

If you have any questions, please contact our office at (612) 377-5023.

Sincerely,

Twyla Staiger-Dixon
LHENA Board President

Attachments: 2004 LHENA Rezoning Study Guidelines
2004 LHENA-Recommended Critical Properties Map
2006 MGLUDP LHENA Position Statement

Cc: Councilmember Ralph Remington

THE WEDGE

LOWRY HILL EAST

NEIGHBORHOOD ASSOCIATION

1200 West 26th Street, Suite 107 □ Minneapolis, MN 55405 □ (612) 377-5023 □ lhena@thewedge.org



November 27, 2006

Beth Elliott
Principal Planner
City of Minneapolis
350 South Fifth Street
Minneapolis, MN 55415

Dear Ms. Elliott,

The Lowry Hill East Neighborhood Association (LHENA) has analyzed the City Planning Department's final recommendation regarding the Midtown Greenway Land Use and Development Plan (MGLUDP) and made the findings detailed below and in the attached map.

It must first be said, though, that all recommendations and requests made by LHENA have been made considering the following factors:

1. An effort to maintain consistency with the Minneapolis Plan.
2. An effort to maintain consistency with the LHENA Rezoning Study and the derived formulas used to identify appropriate zoning.
3. A very serious concern for the preservation, maintenance and strengthening of the character of this residential area.
 - a. References: summary of research pages 8, 9, 10, 11.

These recommendations are made in earnest and with the expectation that the City will partner with this and all other neighborhoods impacted by the study to ensure that this MGLUDP is made an acceptable plan which will engage all neighborhoods to participate in future development with interest and enthusiasm.

Therefore, the LHENA Board presents this position statement regarding the formal presentation of the MGLUDP:

1. Please see the attached map which lays out LHENA's proposal for density in the study area. We propose low density [as defined by the City] facing onto 28th Street and one half block south, medium density [as defined by the City] from 29th Street to one half block north and high density [as defined by the City] south of 29th Street to Lake Street.
 - o References: MGLUDP Section V. Case Studies, p. 32; MGLUDP Section IX. Implementation/Finance Plan, pp. 64, 65, 67; see attached map.
2. There must be stairs to access the Greenway on both on Lyndale and Hennepin Avenues to ensure easy pedestrian access to the public as well as private residences along the Greenway.

This will reinforce the "pedestrian-realm" within the neighborhood, enabling foot and bike traffic to the commercial node.

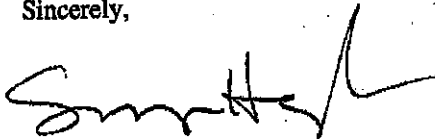
- References: MGLUDP, Section III. Site Conditions, p. 24.
3. A recordable easement must be *required* of developers for the promenade on the north side of the Greenway rather than made voluntary to ensure compliance with future development. Additionally, the historical buildings along the Greenway should provide access to the stairs. There must be a mandatory, continuous promenade including required easements and stairs.
 - References: MGLUDP, Section IV. Vision and Principles of Development, p. 27.
 4. There must be no boulevard or sidewalk on the north side of 29th Street. The street must not be widened, or made one way. Bump outs on the block ends of 29th Street are also required in order to accommodate pedestrian traffic and minimize disruption to the existing businesses and residences along 29th Street.
 - References: MGLUDP, Section VI. Land Use, p. 44; Section VII. Transportation, p. 47.
 5. LHENA supports the development and maintenance of community gardens as documented in the MGLUDP.
 - References: MGLUDP, Section IX. Implementation/Finance Plan, p. 62.
 6. LHENA does not support the creation of additional surface parking lots at the expense of existing residential structures in the neighborhood. This allowance will encourage further deterioration of rental units within the defined study area rather than encouraging rehabilitation and use for residential purposes.
 7. LHENA must urge a cap on building height at 6 stories or 84 feet in any portion of the study area to ensure that inappropriate shading on homes and the Greenway are prevented.

LHENA must go on record to state that these changes to the City's proposal must be made in order to ensure regulated and appropriate growth within the neighborhood.

LHENA is in support of growth and development, and has taken a large portion of development in the area throughout the past 10 years. The Neighborhood requests that the City Planning Department consider and respect LHENA's efforts to participate and cooperate through change by implementing the results of our analysis of the Midtown Greenway Land Use and Development Plan.

If you have any questions, please contact our office at 612-377-5023.

Sincerely,

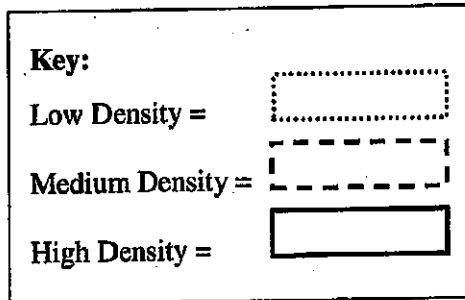
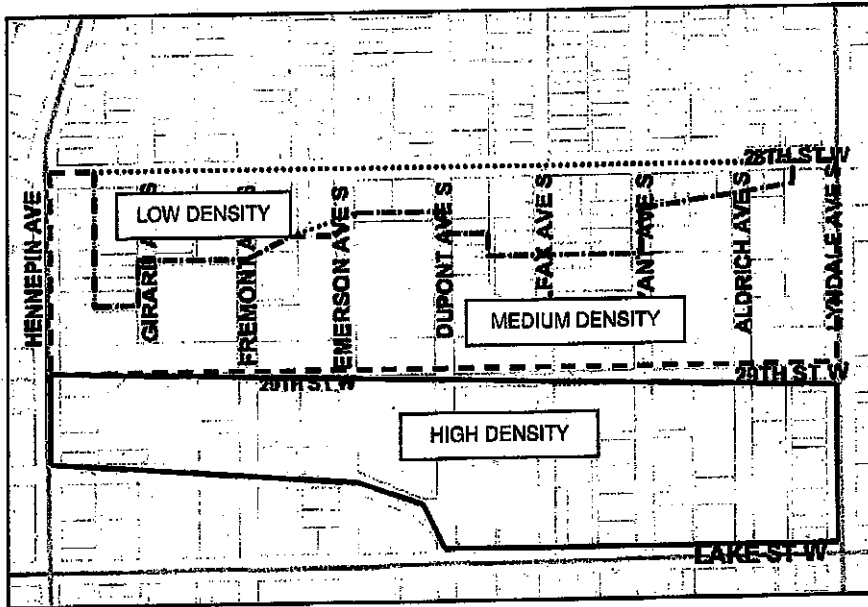


Sonja Hayden
LHENA President

Attachment: LHENA Recommended MGLUDP Density Map

Cc: Ralph Remington, 10th Ward

Attachment: LHENA Recommended MGLUDP Density Map



Sept. 2, 2009

To: Amanda Arnold and Paul Mogush,

I talked with Larry Sudeman who represented the Whittier residents/neighborhood, (along with Mark Snehus,) for the Lyn-Lake Small Area Plan. He told me that, more than once, during the drafting stage of the Lyn-Lake Small Area Plan he inquired if there were to be zoning changes in conjunction with the Lyn-Lake Plan, and he was told, no, -- I believe by you, Amanda.

at the Sept. 1st presentation of the proposed zoning changes by CPED, we, the participants, were told to voice any discrepancies by which the proposed zoning changes differ, or don't represent, a ^{particular} small area plan.

The proposed zoning changes for the defined Lyn-Lake area are invalid in light of the fact that it was plainly communicated that there were to be no changes.

The Lyn-Lake Small Area Plan was initiated and set up CPED. Larry told me that the draft was basically written by CPED, and that at each meeting a draft would be presented, and, then, items would be discussed, and then the draft would be altered to acknowledge certain discussions and input.

The Lyn-Lake Small Area Plan did not come out of a grassroots effort of the residents and business owners of the area. Surely, if the residents and business owners had known that a

zoning overhaul was to be the result of the Small Area Plan, it would have sparked a much greater interest in the development of the plan.

It is clear that CPED had an agenda to link the Uptown Small Area Plan with the Midtown Minneapolis Land Use and Development Plan, and, that part of that agenda was the massive zoning overhaul which they did not communicate to the constituents of Minneapolis to properly include them in the discussion and planning of the proposed zoning changes.

Sincerely,

Pristine Martinson

2930 Harriet Avenue

612-822-1556

enclosed: Whittier Alliance - Community Issues Committee minutes
March 9, 2009

WHITTIER ALLIANCE – Community Issues Committee – DRAFT MINUTES
Monday March 9, 2009 6–8:30pm at Whittier International Elementary School

Attendees Kris Anderson, Amanda Arnold (Mpls CPED), David Bagley, Steve Baldwin, Linda Bernin, Tom Bissen, Rae Buzzell, Mary Cable, Anthony Carchedi, Erica Christ, Wendy Darst, Mary Doffing, Andy Exley, Ethan Fawley, Mary Gazca, Chris Gottshall, Lt. David Hayhoe, Mary Hourigan, Laura Jean, Peter Jochimsen, Aaron Kocker, Jennifer Lawton, Peter Lawton, Eric Ley, Councilmember Robert Lilligren, Troy Linck, Larry Ludeman, Bruce Lundeen, Brooks Mahoney, Jeanine Marchessault, Jo Ann Musumeci, Alec More (HDR Engineering), Jeffrey Nelson, Bruce Pederson, Nancy Pederson, Christine Popowald, Nancy Railsback, Kim Bedell Rhodes, Pete Rhodes, Ralf Runquist, VI Runquist, Lesley Schack, David Soroth, Shelly Sinas, Tom Sinas, Tod Skallerup, Scott Smith, Daphna Stromberg, Carrie Thompson, Andrew Tucker, Lisa Vecoli, John Wilson
Staff Marian Biehn, Karin Knudsen, Becky Neamy

Call to Order at 6:07pm by Erica Christ, Board chair, who noted the Conflict of Interest & Standard of Conduct policies. A motion to approve the agenda (with the addition of an announcement of the May Day Soiree) was carried, followed by introductions. Becky Neamy, the new Community Organizer for the Whittier Alliance was introduced. Attendees were given time to review the February minutes, and a motion to approve the February 9, 2009 CI minutes was carried.

ANNOUNCEMENTS & COMMUNITY COMMENTS The WA Annual Meeting will be April 2 from 6-8:30pm at Whittier Elementary School. There will be elections to the Board, an overview of the activities and finances of the WA, and the presentation of the 2008 Good Neighbor & Good Business Awards. There will also be a presentation on Whittier's NRP Phase 1 income and a proposal to reallocate the funds to Phase 2 for neighborhood review and vote. Prospective Board candidates are invited to a Board Happy Hour at the office, Tuesday March 17 at 5:30pm. The Phillips neighborhood is hosting a meeting about tax assessment and property taxes with city representative; contact Marian if there is interest in having one in Whittier. The Traffic Congestion Task Force will meet Thursday March 12 at 4pm at Park Square Condos. The task force will look at some options to alleviate traffic issues given by public works. Some of the options have included creating one-way streets, installing meters, and designating no parking for some streets/blocks.

5th Precinct Report, Lt. Hayhoe: For February year-to-date, Whittier is up in robberies (9, compared to 5 last year) and in aggravated assaults (6 to 2). Burglaries, thefts, and auto thefts are down slightly. Overall, reported crime is 3% from last year. Recent cases have included a robbery of person over the weekend at 2500 Blaisdell; 3 suspects have been arrested. There was an aggravated assault at 2800 Harriet in which a suspect was arrested. There has been an arrest for a robbery spree in the 3rd and 5th Precincts; officers are reviewing past robberies to see if they match the pattern. Theft from motor vehicles: please call 911 if the theft is in progress or if there is evidence present; otherwise, call 311. They cases will still be tracked and reviewed. There has been break-ins of laundry rooms; there is a flyer detailing prevention available. A rental property owner noted one of her tenants at 24th and First was robbed at gunpoint by 2 males. A resident who lives in the critical parking area near Pillsbury and Lake reported that some vehicles with permits have received traffic tickets by accident over the last few months. Residents questioned what issues are part of the 2009 Whittier policing plan and when the plan will be finalized; Hayhoe noted he met with Inspector Arneson last week.

SOUTHWEST TRANSIT LIGHT RAIL LINE: PRESENTATION BY ALEC MORE (HDR ENGINEERING) & KATHIE DOTY (SOUTHWEST TRANSITWAY) Kathie and Alec overviewed the southwest light rail line process and the technical aspects of the alternative light rail transit line proposed by Cnibr Remington. The scoping process for the Draft Environmental Impact Statement (DEIS) was held September 08 to January 09. The scoping process was used assess the environmental impact of the proposed lines and understand the potential mitigation measures that would be necessary to implement the various LRT options. Cnibr Remington submitted an alternative to the proposed 3C (Nicollet) alignment, using Blaisdell or 1st Avenues (through Whittier) rather than Nicollet Ave, and using 11th/12th rather than Nicollet Mall in downtown/Steven's Square. The Southwest Policy Advisory Committee (PAC) recommended that Remington's alignment—termed the LRT 3C (11th/12th) Sub-Alternative—be included in the transitway DEIS, along with the 3C Nicollet Mall Sub-Alternative, the 3A Kenilworth alignment and the 1A alignment. The 3C 11th/12th Sub-Alternative would follow the route of the 3C Nicollet Sub-Alt until it turns off the Midtown Greenway Corridor near Lake/Blaisdell. The LRT would then tunnel under Blaisdell or 1st Avenue instead of tunneling under Nicollet. The line would re-emerge near Franklin. Stops for the variations of this line would be near 28th and Franklin. Both of those stops were projected as open air stations; it now looks as if any stop near Nicollet and Lake would need to be underground. The PAC is currently refining the engineering plans and going into more detail for each alignment.

The Southwest Transitway project is in the process of applying the evaluation measures to the alternatives. The evaluation measures include looking at: what has changed since the end of 2006 (the original study of the alternatives); changes in city policy/comprehensive plans (policy changes will need to be reflected); changes in development/planned and ongoing projects (such as the HCMC clinic in Whittier); and any major plans/city projects (the Twins Stadium, the Basset Creek Development Project, etc). The committee will also update the information on the cost and ridership expectation, recalculate the cost-effectiveness index, and examine engineering issues, right of way considerations, and the need for residential and commercial relocation due to line placement. They also take into consideration ridership

projections, current transit service and level. During the first phase of the environmental work, the committee collected an inventory of the local historical and cultural properties, sites sensitive to noise and vibration, and parks, contaminated sites, wetlands and waterbodies. The intent is to catalogue and understand the local environmental issues for each specific line. The committee should name the Locally Preferred Alternative (LPA) in April or May; the rest of 2009 will be used to gather more specifics about the LPA and its particular community impact and potential cost. Comments from community members regarding historical or cultural issues, and the location of sensitive receptors (recording studios, labs, churches) along the new sub-alternative route are welcomed by the PAC. Alec noted the potential impacts listed in the Whittier Alliance "Impacts" statement (adopted May 2008) would all be considered in the scoping process.

Attendee questions and comments: the narrowness of First Avenue and Blaisdell and the lack of space for a rail line; First Avenue is in the Washburn Fair Oaks Historic District; the residential nature of the 2 streets: concern for the safety of children and potential hearing damage during construction; the impact on affordable housing units, the community, schools, churches, recording studios (one in-home at 2214 Blaisdell, one at 2543 Nicollet); reduced capacity on the residential roadways and the impact on traffic and parking due closure of streets for construction; impacts to livability: disruption to residents lives and properties; impact on rental property owners (high vacancy rate during construction); impact to property values and older homes (will they withstand the construction?); lack of commuter parking and ride/hide lots for LRT riders; an alignment with stops at the edges of the neighborhood doesn't serve its residents well; the southwest alignments serve suburban travelers rather than city mass transit riders needs; the awkwardness of the 11th/12th route for bus transfers (where would that take place?). **Additional questions:** where will eminent domain concern the neighborhood?; what are the cost factors of the 3 proposed street uses?; where will the staging for the construction take place?; was the 4th Avenue/along the freeway wall ever considered?.

Comments expressing concern over the process: the lack of information on the new sub-alternative (it is not easy to find on the Southwest Transitway website); that Whittier residents and the low-income neighborhood populations are underrepresented at transit meetings; that homeowners are under-represented at transit meetings because they often cannot attend; the lack of outreach to those who speak English as a second language (and the lack of materials in languages other than English). **Concerns about the Whittier Alliance LRT Task Force Resolution:** the official position of the WA (against the LRT 3C Nicollet alignment) better represents business owners in the neighborhood rather than homeowners; the position makes it appear that residents are wholly against light rail, when the discussions have been far more mixed (for example, at the initial LRT meeting in January 2008, the motion against the Nicollet Alignment carried 13-11); the motion from January 08 included a position against 1st Avenue as well as Nicollet, but the document adopted in May did not; the official position represents only a small portion of the neighborhood, rather than the diversity of voices, some of whom are in favor of light rail. Marian noted the LRT resolution came out of a vote at joint CI-BA meeting (January 2008), was worked on and revised by a business & resident task force, and was presented again at the May meeting when it was moved by the CI and later adopted by the Board.

Responses from the presenters and CM Lilligren: Neighborhoods along the proposed 3A alignment have taken positions against it, and some of the neighborhoods along the proposed 3C routes have taken positions against that route. The discussion in at least one neighborhood, Stevens Square, is so divided their neighborhood hasn't taken a position. Neighbors along the Kenilworth trail are very active in attending the PAC meetings; there is concern their viewpoint is being amplified. The reopening of Nicollet is in the city's comprehensive plan so it must be considered in any of the LRT decisions. The city is looking at all the situations that would justify eminent domain. Southwest Transitway will use census data to look at affordable housing units and try to identify sensitive populations so lower-income groups don't bear a disproportionate amount of burden. There are also city-adopted policies regarding the preservation of affordable housing. There have been positive impacts of the Hiawatha line, such as housing developments, environmental cleanup of sites along the route, and increased use of mass transit. The technical advisory committee voted not to pursue the 11th/12th Sub-Alternative, but the PAC acted to include the transitway in the DEIS. The 11th/12th Sub-Alternative is on the Southwest Transitway website and can be found in meeting minutes. Although the PAC is out of the Scoping Process, they will still take comments from citizens. Comments and feedback can be offered online. Lilligren noted there federal funding might commit resources to mass transit options like streetcar and rail and move projects forward more rapidly. The streetcar plan, which includes lines down the Midtown Greenway and Nicollet, is in the city's 5-year plan, and as those lines are cheaper and easier to build, there may be a push to build those projects rather than the more expensive and invasive light rail lines.

Tom Bissen moved that in addition to the adopted position of the WA against the 3C alignment using Nicollet, the WA does not support the 3C sub-alternative using Blaisdell or First Avenue, and it was seconded.

Attendee comments: the motion on Nicollet should be reconsidered if the committee was voting on the new alignment; the committee should take a position which of the 3C alignments the community prefers; if the neighborhood is against the 3C alignment, they should be against a proposal using Blaisdell/First to an even greater degree. Marian noted the position on Nicollet was already in place; the discussion could only address the new suggestions of First and

Blaisdell and the committee should provide a position on the new Sub-Alternative. Several comments were made reflecting the support of light rail and recognizing the value of having light rail in Whittier but, the speakers had read the Sub Alternative document and came to the conclusion that the 1st or Blaisdell lines were a bad plan. Tom Bissen moved to call to question and end discussion on the motion: **Motion carried: 31-7-2.**

CI Motion 1: The Community Issues Committee moves, that in addition to the existing position of the Whittier Alliance in support of the Kenilworth Alignment (3A) and opposing the Nicollet Alignment (3C) ("*Whittier Alliance Light Rail Transit Task Force Resolution*" adopted May 2008), the Whittier Alliance does not support the LRT 3C (11th/12th) Sub-Alternative. **Motion Carried: 27-7-7.**

Tom Sinas moved that the neighborhood clarify which of the proposed lines going through Whittier (the 3C Sub-Alternatives) the neighborhood would prefer, and it was seconded.

Attendee comments and questions: the view of the neighborhood is already clear; taking a position in favor of one option sends the wrong message to the city and gives them a reason to put LRT in Whittier; if light rail does go through the neighborhood, using a commercial street makes the most sense and offers the most benefit for the riders and for the Nicollet Ave businesses; there is no positive effect on Blaisdell/First but there is potential for Nicollet; the previous neighborhood discussions—and the adamant position against using Nicollet—encouraged the transit committee to look at the use of residential streets; a position can be taken later if the LPA is one of the 3C alternatives. Lilligren outlined the steps before the Southwest transit line route would be finalized, noting that there will be months and years of additional process after the selection of the LPA.

CI Motion 2: The Community Issues Committee moves to allow time for the neighborhood to clarify a preference among the proposed eastern alignments (the LRT 3C 11th/12th Sub-Alternative and the LRT 3C Nicollet Mall Sub-Alternative) in the advent that one of the proposed 3C alternatives should be chosen as the Locally Preferred Alternative by the Southwest Policy Advisory Committee. **Motion Failed: 14-20-6.**

LYN-LAKE SMALL AREA PLAN: PRESENTATION BY AMANDA ARNOLD (CITY PLANNER FOR SOUTH MPLS) The Lyn-Lake Small Area Plan has been drafted over the last 8 months, through meetings with city representatives, local business owners and residents, and area stakeholders. The plan includes an analysis of current conditions and recommendations for the area's development, investment and improvement. During the 45 day public comment period, the draft SAP will be online, and will also be available at the WA office and some local libraries. The draft of the SAP is available for public comment until April 6, with a public hearing tentatively scheduled for April 20, The SAP will ultimately be adopted by the City as a supplement to the City's comprehensive plan.

Amanda overviewed the document and the process for crafting it. The Lyn-Lake SAP advisory committee had 5 meetings over the last year, and 4 additional community meetings. The surrounding neighborhoods were represented (Whittier was represented by Larry Ludeman and Mark Trelus) as well as the area business associations. Some of the goals of the advisory committee: to define the study/plan boundaries; to study the other plans that concern the area (to build on already-adopted policies); to define the activity center boundaries; to determine the commercial and residential corridors; and, to create a land use plan to guide and determine future development. For example, the committee favored mixed-use development along the primarily commercial corridors of Lyndale and Lake flanked by residential intensity, with the highest residential density closest to the greenway. Lyn-Lake is a destination spot within the city, and the committee wanted to enhance that. Other considerations were: the historic uses of the area (and the potential/need for historic preservation recommendations); the results of a marketing study done as part of the plan; building height; current greenspace and greening opportunities; green building design; and, coordination with the Midtown Greenway and other transit decisions and opportunities. The committee also examined case studies for the future development of specific sites within the area (such as Rex Hardware or the city-owned parking lot behind the Jungle Theatre).

Attendee questions and comments: concern over the stress on high-density residential uses along the greenway, given the existing 100 year homes as well as the height of those buildings next to the below-street level; and, favorable comments over the push for mixed-use commercial development and the potential for future growth. Larry Ludeman, who represented Whittier, noted some of the positives for the neighborhood included the recognition of 24th-26th on Lyndale as a residential zone, and the preservation of the Soo Line garden. He also noted that none of the zoning recommendations are part of the plan and that he does have some concern for how those changes will be followed up on by the city. Larry recommended that the plan be presented again at another CI meeting for more detailed discussion.

OLD/NEW BUSINESS (there was none offered). **Meeting adjourned** at 8:28pm. Minutes submitted by Karin Knudsen. Next meeting: Monday, April 13, 6pm at Whittier Elementary School.

To: The Planning Commission &
the City Council:

Sept. 15, 2009

SEP 16 2009

If you vote to accept the zoning changes recommended by CPED you will:

Create a very blighted area along the central core of South Minneapolis.

Nicely maintained single family residences (and small apartment buildings) do not thrive in the shadows of too-tall buildings. The new zoning is excessive and too incredibly dense. The new zoning would allow for the unhindered and haphazard construction of huge buildings. These huge buildings will block the view of downtown from the south, thus spreading blight to the south. The owners of existing structures would have no incentive for improving their property. Blight, Blight Blight!!!!

Create a situation of total disenfranchisement for many people.

Why put any time or effort into creating a better property if the zoning won't sustain the property? Speaking personally > My husband and I have been in the process of historically renovating our Victorian era residence. With a zoning change, we would have no incentive to continue, and therefore would begin putting only the very bare minimum of time and money into the property's upkeep. A zoning change would also devalue and undermine all the time, energy, and money that we have put forth into the property over the years, which up until this time has helped to make our neighborhood, and our city, a better place to live.

Totally reject a neighborhood's vision and accept a cockamamie urban design concept.

History

The original idea for the Greenway was envisioned by my good friend and neighbor, Wesley Kemp (R.I.P.), and me, as we walked our Dobermans along the 29th St. railroad tracks. We started talking about our idea and it caught on like wildfire. The original vision for the Greenway was a "central" park stretching from Lake of the Isles to the River. The Park was a park with grass and trees - (that's what the "Green" in Greenway meant.) The Park had access from both the north and south sides. It had a separate bike path and a separate walking path. The Park would create an oasis for the residents landlocked by the high traffic on Lake St. and 28th Street. The Park would be an amenity that our area would have unto itself - it would make our area into a destination, instead of being an area (as it still is now) that people try to maneuver through as fast as they can. Families with children would have a great urban environment in which to raise their children. New development would ensue - houses, shops, cafes, small businesses, rehabilitation of houses - as a result of a very desirable location, thus improving the central core of south Minneapolis. New development would occur naturally and would not be contrived.

.....Sadly, Hennepin Co., the Met Council, and the City of Mpls (not listening to the citizens as usual), upon the adoption of the Greenway immediately built a fence cutting off access from both sides, and claimed a set of railway tracks for a future transit corridor..... And even more sadly, a crazy urban design concept has morphed out of the idea of the Greenway as a transit corridor.

NEIGHBORHOOD'S VISION

Natural

Mother Nature is the main entity along
the core of south Mpls

Ideal city environment

Engaged citizens who are owner-
occupants of their properties

Families have yards & space

Single family homes, apartments, &
businesses coexisting very well

Sunlight, gardens, & green yards

Long-term, invested residents

Greenway is a park; not a transit
corridor

COCKAMAMIE URBAN
DESIGN CONCEPT

Contrived

Harsh

Undesirable place to live in the city

Disengaged citizens living in large
tenements

Families have no yards & no space

Overpopulation / lack of community

Deep, dark shadows

Temporary, uninvested residents

Greenway is a transit corridor

Sincerely,



Kristine Martinson
2930 Harriet Avenue
612-822-1556

TO: The Planning Commission &
The City Council :

Sept. 15, 2009

Speaking from the perspective I have as a resident of the Lyn-Lake area of Minneapolis, it would be very irresponsible on the part of the City Council to vote for the massive zoning changes recommended by CPED.

We have a number of very large apartment buildings and condos in our area that are far from being fully occupied. It's just plain common sense that the City should wait until these buildings are fully occupied, and observe what impact these fully occupied buildings will have on the area, before they move forward with any zoning changes.

Another point....

The Mpls Plan for Sustainable Growth which has already been approved by the Met Council states that no major changes are needed at this time in regards to Codes & Zoning.

From Ch. 11 Implementation:

Short term = 0-5 years

Housing		
Short term	Grant and loan programs – Implement comprehensive plan vision for housing through a portfolio of housing grant and loan programs, with focus on affordability, choice, and quality.	<ul style="list-style-type: none">▪ CPED – Housing▪ Department of Regulatory Services
Short term	Code and related regulatory framework – Continue to enforce existing ordinances, and make incremental changes as needed to respond to changing conditions and further implement the comprehensive plan. At this time, no major changes are needed to implement the plan.	<ul style="list-style-type: none">▪ CPED – Housing▪ Department of Regulatory Services
Urban Design		
Short term	Zoning and subdivision ordinances – Continue to enforce existing ordinances, and make incremental changes as needed to respond to changing conditions and further implement policy. At this point, no major changes are needed to ensure the ordinances are consistent with the comprehensive plan.	<ul style="list-style-type: none">▪ CPED – Planning

Sincerely,

Kristine Martinson
2930 Harriet Avenue
612-822-1556

TO: AMANDA ARNOLD
 FROM: KRIS MARTINSON 822-1556



THE MPLS PLAN FOR SUSTAINABLE GROWTH

	changes as need to ensure consistency with comprehensive plan.	<ul style="list-style-type: none"> CPED – Planning
Medium term	Aviation – Work to ensure the city is represented in ongoing work on regional airport planning, including the upcoming MSP comprehensive plan update, TPP update and zoning and performance standards	<ul style="list-style-type: none"> CPED – Planning
Medium term	Multi-modal planning – Complete plans for city transportation infrastructure, including bicycle and pedestrian facilities, roads, and streetcars; coordinate with development of land use plans to ensure close compatibility between the two	<ul style="list-style-type: none"> Department of Public Works Community Planning and Economic Development (CPED)
Long term	Primary transit network – Plan for and implement projects which create a connected citywide and regional transit network, including light rail, commuter rail, buses, streetcars, and other modes	<ul style="list-style-type: none"> Department of Public Works Hennepin County Metropolitan Council
Housing		
Short term	Grant and loan programs – Implement comprehensive plan vision for housing through a portfolio of housing grant and loan programs, with focus on affordability, choice, and quality.	<ul style="list-style-type: none"> CPED – Housing Department of Regulatory Services
Short term	* Code and related regulatory framework – Continue to enforce existing ordinances; and make incremental changes as needed to respond to changing conditions and further implement the comprehensive plan. At this time, no major changes are needed to implement the plan.	<ul style="list-style-type: none"> CPED – Housing Department of Regulatory Services
Short term	Coordinated response to foreclosures – Continue city focus on addressing recent issues with foreclosures, vacant and boarded homes, and other impacts on the community via the Five Point Strategy and other approaches.	<ul style="list-style-type: none"> CPED – Housing Department of Regulatory Services
Short term	Inspections – Continue to use inspections to ensure compliance with existing plans and ordinances, and to identify issues which need city attention.	<ul style="list-style-type: none"> CPED – Housing Department of Regulatory Services
Long term	Affordable housing – Meet or exceed regional affordable housing goals for the city by supporting the development of a range of housing choices, particularly in areas without a concentration of low income housing	<ul style="list-style-type: none"> CPED – Housing
Economic Development		
Short term	Technical assistance, grant, and loan	<ul style="list-style-type: none"> CPED – Economic



Arnold, Amanda T.

From: LudemanRE [lludeman@qwest.net]
Sent: Wednesday, September 09, 2009 9:44 AM
To: mgrs
Cc: kate@webifi.com; hega0007@umn.edu; chris.randel@space150.com
Subject: Comments on the Greenway Rezoning Study

September 9, 2009

Amanda Arnold and Joe Bernard,

Thank you for the information at the open house the other night. I have an objection to the proposed rezoning in my immediate area which I discussed briefly with Joe at the open house. The area of Garfield Ave. So. between 28th and the Greenway is currently zoned (mostly) R-2. On the east side of the street, the proposed change is to R 3, which as it was explained to me, should not be an issue. However, on the west side of the street the proposed change was to an R 6 which does not make sense to me. First of all, if there is to be a graduation of density from Lyndale, it seems to be too severe a change from R 6 to R 3 on the same street, with potential height changes of 6 stories to 2.5 stories. The neighbors on this street do not see a west side and an east side of the street; they see an integrated street and neighborhood. Furthermore, the Murals built a two-story part to their development on the Garfield side to blend in to a lower density neighborhood, and there is a relatively new one-story gas station/store on 28th and Lyndale and a new credit union that will be built next to it that will be one-story. R 6 development next to these new buildings and the 2.5 storied east side of Garfield would look completely out of place. There is probably a good argument for the west side being R 3, but under no circumstances should the west side of the street have a higher zoning than R 5.

Sincerely, Larry Ludeman
2817 Garfield Ave. So.

9/9/2009

Arnold, Amanda T.

From: hega0007@umn.edu
Sent: Saturday, September 26, 2009 12:37 PM
To: Arnold, Amanda T.
Cc: lludeman@qwest.net; ebuell@gmail.com
Subject: RE: Comments on the Greenway Rezoning Study

Hi Amanda-

As a homeowner on the west side of Garfield Ave, I wanted to echo Larry's sentiments below. My home is at 2828 Garfield Ave, just next to the Murals development. My home is a 1.5 story, single family home, which abuts a 5/6 story building (built with variances provided by the city). While I can understand the desire to plan for higher density housing in the neighborhood, my experience underlines the need to consider that existing residents are the ones who will feel the impacts of your decisions the most. Such a significant disparity in the size of buildings makes for an uncomfortable situation, at best. We have no privacy in our back yard, and many of the windows in our home must be kept covered if we don't want to be looking at these buildings that dwarf our home. Imagining the house on the other side of mine being converted to another 5 or 6 story building is almost too much to bear. We are already overlooked via balconies from 2 sides of our back yard. Please consider how you might feel in such a situation.

While I understand that the city has plans to move towards your desired usage of the land in my neighborhood, I urge to you really consider the impacts on current residents. A more gradual approach to rezoning, as Larry suggests below, would be far preferable to giving developers carte blanche to erect 5 story buildings next door to my (and others') house. I would strongly advocate a staged approach, perhaps zoning up to R3 in the immediate future, and delaying a higher rezoning until the block has largely built up to the point that an R5 development wouldn't stick out quite as much.

Thanks for considering my input.

Nick Hegarty
2828 Garfield Ave

On Sep 9 2009, Arnold, Amanda T. wrote:

>Larry,
>
>
>
>Thank you for the comments. Staff will consider all of the comments
>received and also forward them to the City Planning Commission and City
>Council for their consideration when they take action on the Midtown
>Greenway Rezoning Study. It is likely that the Planning Commission will
>consider the east side of 35W on Oct 13th and the west side of Oct
>26th, but I'd encourage you to check the project website for schedule
>updates (www.ci.minneapolis.mn.us/cped/mgrs/index.asp). A final staff
>report will also be posted online.
>
>
>
>Amanda
>
>
>
>Amanda Arnold, AICP, Principal City Planner
>
>Community Planning & Economic Development (CPED) -
>
>Planning Division
>
>City of Minneapolis
>
>Phone: 612-673-3242

Arnold, Amanda T.

From: Kate Kielkopf [kate@webifi.com]
Sent: Friday, September 18, 2009 11:19 AM
To: mgrs
Cc: Arnold, Amanda T.
Subject: Comments on the Proposed Zoning Changes for the Midtown Greenway Area

My property, 2825 Garfield Ave. S. is one that would be affected by the proposed zoning changes. It is on the east side of Garfield Ave. S., so it's proposed to be changed to R3, which I do not really have a problem with. However, the west side of Garfield Ave. S. is proposed to change to R6, which I am extremely opposed to.

From my understanding, R6 would allow buildings up to 6 stories. So this zoning change would allow buildings up to 6 stories high to be built on the west side of the street and building at a maximum of 2.5 stories on the east side of the street. While I understand the push for higher density housing surrounding the Greenway, this is a residential street. Recently buildings have been constructed with lower heights on the Garfield sections to comply with the current zoning (i.e. the portion Murals of Lyn-Lake that faces Garfield). I'd also like to note there was a lot of neighborhood opposition (including my own) to the size of even that project. The scale of having 6 story buildings overshadowing one and two story houses and small multi-family dwellings will be ridiculous. The extremely tall buildings will block out light and divide a tight knit residential neighborhood. Please reconsider changing the zoning on both sides of Garfield Ave. S. to R3. This would create a step down effect from taller buildings on Lyndale Ave. S. and keep a reasonable scale to the neighborhood. Here are some quotations from the "Midtown Greenway Summary of Research" that would support this:
[http://www.ci.minneapolis.mn.us/CPED/docs/Midtown Greenway summary of research.pdf](http://www.ci.minneapolis.mn.us/CPED/docs/Midtown%20Greenway%20summary%20of%20research.pdf)

- Minneapolis will protect residential areas from the negative impact of non-residential uses by providing appropriate transitions between different land uses.
- Minneapolis will encourage new development to use human-scale design features and incorporate sunlight, privacy and view elements into building and site designs.
- Minneapolis will preserve and enhance the quality of living in residential neighborhoods, regulate structures and uses that may affect the character or desirability of residential areas, encourage a variety of dwelling types and locations and a range of population densities, and help ensure amenities, including light, fresh air, privacy and open space."

Also, I am very concerned about the green space in the area. The Soo Line Community Garden has been instrumental in creating what the neighborhood surrounding it has become. The community garden took what once was a nuisance area that attracted crime and transformed it into wonderful meeting space for the community. I really hope that the rezoning won't cause the land that it sits upon to be sold to developers because it becomes "too valuable" to continue as green space. I think this would be short sighted and really be contradictory to points made in the "Midtown Summary of Research"

[http://www.ci.minneapolis.mn.us/CPED/docs/Midtown Greenway summary of research.pdf](http://www.ci.minneapolis.mn.us/CPED/docs/Midtown%20Greenway%20summary%20of%20research.pdf)

- Develop new facilities that act as gathering spaces in parks and on other publicly owned land.
- Investigate needs for additional public land to create gathering places."

- "Minneapolis will support preserving and expanding the existing open space network, including greenways.
- Support the Park Board's "no net loss" of parkland policy.
 - Encourage new development projects to incorporate open spaces and

green spaces through land use regulations and other regulatory tools.
- Promote the development of financing, maintenance and community involvement tools that encourage the greening and improvement of transportation corridors and public spaces.”

Please try to base your zoning decisions on what is best for the community not what is best for the “bottom-line”.
Thank you very much for taking my comments into consideration.

Sincerely,

Kathleen Branin – Kielkopf, Owner
2825 Garfield Ave. S.
651-292-1429 - Voice
651-224-5281 - Fax
kate@webifi.com

Arnold, Amanda T.

From: Robin Whitebird [rwhitebird@earthlink.net]

Sent: Sunday, September 20, 2009 1:07 PM

To: mgrs

Subject: Midtown Greenway Rezoning Study

I am wondering why my property at 2825 Harriet Ave is being singled out among the residential properties on my block for R5 designation while all the others are R3. We spent alot of time and money to attain the R2B status for our property when we purchased the house, and this flies in the face of all our efforts, and call into question some dire possibilities for our future and the city's intentions for our property. We have no intention of moving anywhere, having invested much time and money into improving our property and the adjacent neighborhood. Unfortunately, having our property singled out on the block for R5 does not leave us with a warm fuzzy feeling. I request at this point that our property (the Flory Addition) recieve the same R3 as the other single family homes on the block. It would be a shame to have to be litigious about this. Thank you, Peace & Love LMW

9/21/2009

Arnold, Amanda T.

From: Leo Whitebird [leomwhitebird@gmail.com]
Sent: Thursday, September 17, 2009 2:57 PM
To: mgrs
Subject: Rezoning

The proposed Midtown Greenway rezoning is a bad Idea- This blanket rezoning allows for the type of reckless development we have seen so far ; developments should considered on a case by case basis WITH ATTENTION TO EXISTING NEIGHBORHOOD INPUT. The residential character of many of these neighborhoods will be irreparably damaged by this rampant development if these zoning changes give carte blanche to the process. Please rethink this process and pay attention to the needs of the affected neighborhoods, which have many homeowners who have made a stand to improve the neighborhood. This type of development not only affect the use and enjoyment of thier property, but serves to unravel the threads of community so carefully woven. The Greenway should end up looking like the Grand Canyon...Respectfully LMW

--

De la Musique avant tout des choses...

Arnold, Amanda T.

From: CYNTHIA WONG [cynmwong@hotmail.com]

Sent: Thursday, September 17, 2009 5:28 PM

To: mgrs

To: Planning Commission, City Council & CPED

From: Cynthia Wong
2932 Harriet Ave. So. 55408
Mpls., MN 55408

612-823-5419 or 612-702-2678

The only reason I can come up with for a zoning change on my property from R2B to R5 is that eventually, when some developer with deep pockets comes along and wants to build some townhouses, apartments, or condominiums where my single family home now stands, I won't have a prayer (or any recourse). He, on the other hand, will have the support of the R5 zoning. Why on earth would I support that? (and, perhaps more importantly, why would you?) I have witnessed what can happen in such cases even before zoning changes have taken place. Knox/Lake for example.

We have many relatively new developments in this community which stand at least half empty. Pushing for and allowing more to be built now would be reckless. We haven't yet realized the full impact of the additional parking and traffic issues that will ensue once the already existing developments have filled in.

I think we need to slow down. New zoning should not be implemented or even considered until these buildings are fully occupied.

What disturbs me the most is that the Lyn-Lake Small Area Plan did not emerge as something the community felt a need for but, rather, was initiated and orchestrated by CPED because it was needed as the final piece of the puzzle to fit in neatly with the formerly completed Small Area Plans (the Midtown & the Uptown). And the question of zoning changes came up a number of times during that process. One neighborhood representative asked specifically about zoning changes and was told that no zoning changes were needed to implement the plan. And, in fact, in Chapter 11 in the Mpls. Plan under "Implementation" it is clearly stated that "there are no major changes needed at this time" in reference to Short term Code and related regulatory framework related to Housing & related to Urban Design, it clearly states "no major changes are needed to ensure the ordinances are consistent with the comprehensive plan" in reference to Zoning and subdivision ordinances.

If people had actually been informed in the true sense of the word regarding potential zoning changes in their area, you can bet there would have been a much greater turnout. There was never any emphasis on the critical nature of the LLSAP as it related to the "Grand Plan" which I believe we were kept in the dark about until now when we are hit with these massive zoning changes (SUPRISE!) which we didn't see coming. Something is wrong with that.

I get the distinct impression that these zoning changes were something that CPED intentionally kept under wraps during the drafting of the LLSAP to deter the residents with a very real stake in the matter from attending. We were never ever really properly informed of the critical nature and serious repercussions of this plan.

When I attended the public Open House held by CPED on Sept. 1 & 2, Amanda Arnold of CPED reiterated how many meetings were held, how many flyers were sent out, how many people were informed by mail, but none of those communicated to us anything about potential rezoning.

Here in the Whittier neighborhood, we were definitely aware that the Lyn-Lake SAP was being developed, but in NO WAY was it ever articulated how crucial it was for us to be a part of that. Knowledge of impending zoning changes would have resulted in a much greater turnout and much greater representation of the affected residents and strong opposition to this massive rezoning.

A zoning change and the impending development it would allow would COMPLETELY change the nature of my neighborhood. My neighborhood would change from a place where I love to live to a place that I dread. All that my neighbors and I have worked for over the years would be lost.

9/18/2009

Date: October 2, 2009

To: Amanda Arnold, Principal Planner
Minneapolis Community Planning & Economic Development Staff

Re: Proposed rezoning of Midtown Greenway—Whittier section

From: Marian Biehn, Executive Director
Whittier Alliance

A few notes to assure you that we understand the purpose of the proposed Midtown Greenway Rezoning

We acknowledge that the city needs to plan for the future and further development

We acknowledge that the existing zoning/use would be “non conforming” until or unless a development parcel was proposed, a building sold, a rebuild from a fire, vacancy, etc did not happen within one year

We acknowledge that there will be development, transit, land use alteration that will occur that might not be preferred but is part of the growth of a City

We acknowledge that Lake and Lyndale are transit and commercial corridors

We are not advocating for no change, we are advocating for a less impactful change that transitions the housing and retains the businesses

We request that:

1. The proposed rezoning public hearing and decision be postponed until a more thorough review, response and recommendations from the neighborhoods can be developed.
2. The Whittier Alliance asks that you reconsider the proposed up zoning/rezoning of the area north of the Lake Street commercial strip, south side of 28th St and the east side of Lyndale Ave to Stevens Ave.

The request will be supported by general, policy and specific goals outlined in the Minneapolis Plan for Sustainable Growth

General Comments—Specific to the Whittier neighborhood and the proposed zoning changes bound by the north side of Lake St, the south side of 28th St, east side of Lyndale and Stevens Ave.

There are several areas that the proposed rezoning is inconsistent with the Minneapolis Plan for Sustainable Growth. Acknowledging that change and growth will happen, there is also value in the counter balance of retaining some of the existing grid, architecture, private green space, living wage neighborhood employment centers. The proposed blanket rezoning of the Midtown Greenway between Lake and 28th and Lyndale and Stevens does not recognize or incorporate that balance.

On a whole, the blanket up-zoning will wipe out many single family homes, duplexes and 4plexs and medium density apartments as well as approximately 20 small centers of employment of the Whittier neighborhood and removes "neighborhood character" a valued component of the Mpls texture of housing choice.

In the 1990s the City was begging for people to buy and reclaim homes south of 28th St. to Lake St. Individuals and families did just that. A tour of the area now reveals single family homes that have been restored, duplexes that are solid rental, businesses that are quiet, clean and high wage employers. The homes are modest and affordable. Families with children live in them and send their kids to the neighborhood school. They are not rich, they are not demanding, they are not high profile. They are interesting, blue and white color workers who make up the middle class of the City. They invested in a delinquent area. They now have comfortable modest homes. The up-zoning sends a message that they have done their job for the city, stabilized the area and now they are disposable. They are no longer valued or valuable as single family homes. A higher tax revenue R5 or R6 is preferred.

In a neighborhood such as Whittier with 90% rental, the neighborhood and the city need these modest single family homes and duplexes—to support the schools, to weave long term stability into an area, to give political will to an area, to offer housing choice. Families do not move into 1-2 bdrm condos and rentals. Density exists in Whittier—housing choice doesn't. The proposed rezoning further limits the housing choice.

A similar message is being sent to the low impact businesses that are a transition from the commercial uses of Lake Street. Burnomatic Plumbing & Heating has 12 high paying jobs. The small business incubator at 2845 Harriet houses a cluster of artists, a nationally known hand made tile manufacturer and a self storage facility. All are low impact. The storage facility is inconspicuous and serves an urban need for residents of the multiple apartments and condos that are too small to accommodate storage of personal items.

It is also true that in some pockets of this 16 block area development is needed and would be welcome. At this time though, the rezoning proposal is aggressive and unconditional. The wisdom of a wide swath of rezoning then back tracking to grandfather or make non-conforming is cumbersome. There has to be a more thoughtful way of proceeding.

We appreciate you taking our comments into consideration and hope for further discussion.

The proposed rezoning is inconsistent with the Minneapolis Plan For Sustainable Growth in the following areas:

General Land Use Policy

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.

1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

With the exception of the down-zoning from R5 to R3 between Garfield and Harriet Aves and R5 to R3 at Pleasant & 28th and Pillsbury & 28th St the proposed up-zoning of the balance of the area does not support 1.1.5. The up zoning is not compatible with the nearby properties and particularly the neighborhood character. Even with transit options and promotion, the added density would increase traffic on residential streets.

The rezoning on the south side of 29th St (which could be vacated) between Blaisdell & Nicollet (currently I1) should be transitioned down to R3 at the corner of Blaisdell and 29th. The C3A and with an R5 moving to an R3 on the corner would be less impactful.

Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

The proposed rezoning does not offer a transition from Lake ST to 28th St. – it is solid, solid mass of building and density. There is no transition of uses, scale or intensity.

General Commercial

Policy 1.6: Recognize that market conditions and neighborhood traditions significantly influence the viability of businesses in areas of the city not designated as commercial corridors and districts.

1.6.1 Allow for retention of existing commercial uses and zoning districts in designated Urban Neighborhood areas, to the extent they are consistent with other city goals and do not adversely impact surrounding areas.

The out-zoning of the light industrial with no transition to accommodate other non-impactful employment centers zones out employment in favor of housing. As stated in my general comments, the low key businesses employ residents with living wage jobs and services that are part of a holistic neighborhood and city. Even operating as non-conforming uses, does not imply long term security for valuable businesses. Many of the old RR buildings are potential reuse-rehab sites for a variety of businesses & institutions.

Response to Midtown Greenway Rezoning Proposal October 2, 2009
Whittier Alliance 10 E. 25th St. Minneapolis, MN

Recommendation: Create new zoning class, rezone from I3 to I1 or keep at I1 Harriet Ave Grand Ave and Pleasant Ave between Lake ST and to just north of Greenway to foster unique building adaption, creative business occupancy, job retention and job creation.

General Residential and Other Uses

The many residential neighborhoods of Minneapolis – with their access to many urban amenities and tree-lined streets, sidewalks, and front yards that contribute to traditional urban form – are an attractive and valuable community asset. Like the rest of the city, these residential areas must sometimes change to accommodate shifts in market demand and increases in population. Change may include not only new residential development, but various public and semi-public uses that support this development. These policies intend to guide the balancing of two values: maintaining the character of these residential areas while allowing for their growth and change.

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.

The proposed rezoning delegates nearly the entire 16 block area as high density, multi-housing. There is no transition to 28th St, there is no diversity in housing choice. Families live in the homes, duplexes and 4plexes in this area now. They are stable. Families will not move into multi-unit R5 & R6. The rezoning proposal is counter to the goal of attracting and retaining long-term residents and businesses. It exists now. It is an urban neighborhood offering density, housing choice, stability, diversity with tree canopy and green lawns—not cement plazas with potted plants.

Land Use Maps

There are seven main categories shown on the future land use map:

└ Urban Neighborhood (UN)— Predominantly residential area with a range of densities, with highest densities generally to be concentrated around identified nodes and corridors. May include undesignated nodes and some 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. Not generally intended to accommodate significant new growth, other than replacement of existing buildings with those of similar density.

Commercial Corridor info (pg 13)

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.

1.9.5 Encourage the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.

As stated the rezoning contradicts this goal. The rezoning proposes solid high impact, high density into the surrounding neighborhood—there is no transition.

Policy 1.10: Support development along Commercial Corridors that enhances the street's character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

1.10.5 Encourage the development of high-density housing on Commercial Corridors.
The high density housing is seeping into the low & medium density area

1.10.6 Encourage the development of medium-density housing on properties adjacent to properties on Commercial Corridors.
For the most part, only high density housing of R5 & 6 is proposed.

Policy 1.14: Maintain Industrial Employment Districts to provide appropriate locations for industrial land uses.

1.14.1 Develop regulations for the Industrial Employment Districts that promote compatible industrial development and the efficient use of land.

1.14.4 Strongly discourage new residential uses in Industrial Employment Districts.

The existing Industrial should be retained, re-classified or possibly given a alternative commercial zoning to encourage the retention of low impact businesses as a transition from Lake St as well as a diversity of use along the Greenway

Growth Centers

┆ **Wells Fargo/Hospitals area.** This area, located just south of Downtown, is home to several large institutional campuses including Wells Fargo Home Mortgage, Abbott Northwestern Hospital, and Children's Hospital. Although these are not contiguous, together they form a large concentration of employment and a cluster of supporting uses – such as various other medical clinics and offices. The surrounding area includes a mix of residential densities, typical of neighborhoods close to the Downtown core. The character and scale of the surrounding area should be factored into any planned expansions of the institutional campuses or other complementary high intensity development.

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

1.15.1 Support development of Growth Centers through planning efforts to guide decisions and prioritize investments in these areas.

1.15.2 Support the intensification of jobs in Growth Centers through employment generating development.

As an alternative to rezoning the existing employment nodes and the former RR buildings to an R status offering living wage jobs to city and neighborhood residents, and an alternative to housing. Jobs are being zoned out. If housing replaces everything, where will people work—will they drive from the suburbs??

3. Housing

Housing Growth, Density and Location

Support for greater density must be balanced against the importance for new housing to be compatible with nearby existing development, and with the character of the area in which it is being built.

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

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

More of this is needed before a final decision is made. A rezoning was anticipated as a future step while doing the Small Area Plans. However, the dramatic rezoning was unexpected.

Housing Choice

Policy 3.6: Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.

3.6.2 Promote housing development in all communities that meets the needs of households of different sizes and income levels.

3.6.4 Provide and maintain moderate and high-density residential areas, as well as areas that are predominantly developed with single and two family structures.

The proposed rezoning is totally contradictory to these 2 goals.

Policy 3.7: Maintain the quality, safety and unique character of the city's housing stock.

3.7.2 Encourage and support innovative programs and practices that reduce foreclosure, tax forfeiture, and demolition of the city's housing stock.

3.7.4 Utilize decision-making criteria when considering possible demolitions that recognize the value that the original housing stock typically has for surrounding properties and the community.

The proposed rezoning does not support either of these 2 statements. The city is sponsoring a supporting the demolition of the City's housing stock and is not valuing the original housing stock.

4. Economic Development

Minneapolis recognizes that a healthy, sustainable economy depends on supporting its businesses, the people employed by those businesses, and the places in which businesses are located. The following chapter provides policy framework to grow and protect the health of these features.

Policy 4.8: Continue to pursue the removal of barriers that prevent residents from holding living wage jobs and achieving economic self-sufficiency.

Removal of living wage jobs via rezoning is adding a barrier

Global Warming, Climate Change, Resource Conservation, and Air Quality

Policy 6.2: Protect and enhance air quality and reduce greenhouse gas emissions.

Response to Midtown Greenway Rezoning Proposal October 2, 2009
Whittier Alliance 10 E. 25th St. Minneapolis, MN

The development of R5-6 Lyndale to Stevens up to lake St will increase traffic & congestion and is counter to this goal even with the encouragement of biking and walking. Increase housing=increase vehicles

Urban Tree Canopy

Policy 6.8: Encourage a healthy thriving urban tree canopy and other desirable forms of vegetation.

6.8.2 Achieve, at a minimum, no net loss of the urban tree canopy by maintaining and preserving existing trees and planting new trees on public and private property.

6.8.4 Protect the city's critical ecosystems.

The development of multi-housing will reduce the urban tree canopy and increase storm water runoff. Even with city requirements for minimum landscaping and run off mitigation, nothing can replace yards with trees, grass and gardens. The blanket rezoning would basically cement over what is left of the natural green. Very few 40-60ft canopy trees are planted or survive in a mix-use development or med to height density housing

6.8.6 Continue to recognize the functions and values of the urban forest and tree canopy which provide many economic and ecological benefits such as reducing storm water runoff and pollution, absorbing air pollutants, providing wildlife habitats, absorbing carbon dioxide, providing shade, stabilizing soils, increasing property values and increasing energy savings.

People's yards do this. Parks and the Greenway can not do it all.

7. Open Space & Parks

Residents should not be required to go to a park to enjoy a family baseball game, go outside to play or to enjoy an open space. The eventual development of Lyndale to Stevens up to 28th to R5-6, would result in the loss of open green space for residents other than at public places.

8. Heritage Preservation

Policy 8.2: Continue to evaluate potential historic resources for future studies and designation as the city ages.

8.2.1 Future surveys should focus on completion of a basic or reconnaissance survey of the entire city which incorporates nominations of potential landmarks or historic districts.

8.2.2 Identify and document the city's 20th century and post-war resources as part of the city's heritage. These resources may be increasingly threatened due to lack of awareness or the information necessary to evaluate their significance.

The Whittier Alliance is in the process of completing a Historic Context Study of the entire neighborhood. The study is due to be complete by late October. The proposed rezoning should not be considered until the Context Study is complete and has been reviewed and considered in relation to the proposed zoning changes. This step will prevent potential future conflict and expense.

Future Preservation Goals

Over time, new ways to view our shared history become noticeable. Previously undervalued resources are pushed into the spotlight because of an emergence of new ways of thinking about the built and natural environment. One example of this is neighborhoods that reflect a

certain era of housing. Preservationists have started to examine whether historic districts are possible for these intact neighborhoods. This reflects a change from only designating the grandiose homes of prominent city and business leaders to recognizing the importance of the character of neighborhoods with vernacular housing.

Conservation Districts

Policy 8.8: Preserve neighborhood character by preserving the quality of the built environment.

8.8.1 Preserve and maintain the character and quality of residential neighborhoods with regulatory tools such as the zoning code and housing maintenance code.

Several RR buildings along the Greenway

Preservation & Land Use Planning

Policy 8.9: Integrate preservation planning in the larger planning process.

8.9.1 Incorporate preservation at the earliest stage of comprehensive planning, small area plans, and neighborhood revitalization strategies.

The Whittier neighborhood has taken this on independently. The proposed rezoning is a "state of comprehensive planning" and the Historic Context Study should be considered and incorporated into the proposal.

Revitalization and Preservation

Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.

10. Urban Design

Traditional urban form in commercial and mixed-use structures and areas

Good design must be used to ensure that mixed-use developments are functional, attractive, and withstand the test of time. Successful mixed-use buildings and areas attract pedestrians by bringing their storefronts to the sidewalk's edge, orienting building design to the street and respecting traditional urban form by providing transitions to adjacent structures, *keeping building heights to a scale compatible with the surrounding neighborhood.*

Multi-Family Residential

Policy 10.4: Support the development of residential dwellings that are of high quality design and compatible with surrounding development.

10.4.2 Promote the development of new housing that is *compatible* with existing development in the area and the best of the city's existing housing stock.

Policy 10.5: Support the development of multi-family residential dwellings of appropriate form and scale.

10.5.1 *Smaller-scale*, multi-family residential development is more appropriate along Community Corridors and Neighborhood Commercial Nodes.

Policy 10.6: New multi-family development or renovation should be designed in terms of traditional urban building form with pedestrian scale design features at the street level.

Response to Midtown Greenway Rezoning Proposal October 2, 2009
Whittier Alliance 10 E. 25th St. Minneapolis, MN

10.6.3 Provide appropriate physical transition and separation using green space, setbacks or orientation, stepped down height, or ornamental fencing to improve the compatibility between higher density and lower density residential uses.

Presuming some adjustments to the proposed up-zoning, this goal needs to be part of the planning.

Single-Family and Two-Family Residential

Policy 10.7: Maintain and preserve the quality and unique character of the city's existing housing stock.

The size, scale and materials of new housing are vital to compatibility with existing homes and neighborhoods. The desirability of Minneapolis neighborhoods is enhanced when new homes are incorporated with the design of their neighborhoods.

Marian Biehn, Executive Director
Whittier Alliance
10 E. 25th St.
Minneapolis, MN 55404

612-871-7756
marian@whittieralliance.org

Arnold, Amanda T.

From: Nancy Wold [nawold@msn.com]
Sent: Tuesday, September 01, 2009 3:20 PM
To: Arnold, Amanda T.
Cc: Steen, Jacob W.
Subject: RE: rezoning

Amanda Arnold
AICP, Principle City Planner
Community Planning and Economic Development

This is a petition from James R. Wold concerning the rezoning of the commercial building and properties at 2831 and 2835 Stevens Avenue South from light industrial district to R-5 multiple family district.

This building has been a successful metal fabricating business since 1926 when my uncles started the business until the end of 2008. After running the business for 35 years I retired. I liquidated the business of all equipment and inventory, painted and remodeled the interior. I contracted with Welsh Companies to find a tenant for commercial leasing who would continue to use this building for similar light manufacturing.

An R-5 zoning designation would make it totally impossible to place a good tenant in this facility. When talking to Eric Batiza from Welsh Companies he cited property that received this same designation and, because it was a commercial building similar to mine, has been vacant and not rented for three years. My concern is that once a property is designated R-5 it would be very difficult to ever get it back to light commercial use. I do not want to be in the situation where the property has no other use than to sit vacant.

Please consider a variance or some other type of reconsideration of the R-5 proposal for this property as it would very negatively impact any future use of this property.

Please send a confirmation that you have received this message and forwarded it to all concerned.

Sincerely,
James R. Wold
Wold Weather Strip Co. Inc.
2831 and 2835 Stevens Ave. S.
Minneapolis, MN 55408

Property ID# 3402924430125

Property ID# 34029224430123

CC Jacob W. Steen

9/1/2009

**MIDTOWN GREENWAY REZONING STUDY
COMMUNITY MEETING
COMMENT CARD**

Please take time to give us your opinions on what you saw at the meeting tonight.

Please be specific and thorough in order to assist the City Planning Commission with their work.

Place in comment box before you leave or mail by September 17, 2009.

Mailing address: Amanda Arnold, CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415

Name: Liz McLemore

Address: 3825 11th Ave. S.

City: Minneapolis MN Zip: 55407

E-mail address: mclemore@bitstream.net

Address of property referred to in comment (if any): 2845 ^{Ave. S.} Fairfield (So. Line Comm. Garden)

Our preference is that the city adopt a specific zoning category for green/open spaces that would be used for community gardens. Until such a zoning category can be developed & adapted, ^{at So. Line St} we're OK with the proposed rezoning of ~~the~~ R1A with the understanding that this is the best way to preserve the entire space as a community garden (consistent with its use for the last 18 years - we pre-date the Greenway!). [In other words, we're trusting that the city's recommendation has been made with the interest of preserving the entire area as a community garden.]

**MIDTOWN GREENWAY REZONING STUDY
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*Please be specific and thorough in order to assist the City Planning Commission with their work.
Place in comment box before you leave or mail by September 17, 2009.*

Mailing address: Amanda Arnold, CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415

Name: Russell Raczkoowski

Address: 3825 114th Ave S.

City: Minneapolis MN Zip: 55407

E-mail address: RRACZ@EARTHLINK.NET

Address of property referred to in comment (if any): 2845 Garfield Ave S.

(500 Line Community Garden) 500 Line Community Garden is pursuing a transfer of its location from tax-forfeited land administered by Hennepin Co to park board administered land, thereby securing its future. The best zoning for this parcel would be designated open space, a designation that does not currently exist under the Mpls zoning categories. We (500 Line community gardeners) believe that the city should develop an "open space" zoning category. Until this zoning category comes to be, we are comfortable with proposed RIA zoning, assuming that this provides the best protection from development threats to the garden.

**MIDTOWN GREENWAY REZONING STUDY
COMMUNITY MEETING
COMMENT CARD**

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Place in comment box before you leave or mail by September 17, 2009.

Mailing address: Amanda Arnold, CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415.

Name: Jennifer Buege

Address: 2739 Grand Ave S #204

City: MPLS Zip: 55408

E-mail address: jlbuege@yahoo.com

Address of property referred to in comment (if any): I'd like to voice my support (as a Soa line garden~~er~~) of the creation of a new zoning category for open space use (that would be applied to Soa line, etc.).

In the interim, I do support classification of R1A for Soa line.

Thank you for your support of our & the neighborhood's gardening this process!

**MIDTOWN GREENWAY REZONING STUDY
COMMUNITY MEETING
COMMENT CARD**

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Please be specific and thorough in order to assist the City Planning Commission with their work.

Place in comment box before you leave or mail by September 17, 2009.

Mailing address: Amanda Arnold, CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415

Name: Sarah Claassen

Address: 32-- Portland Ave. S

City: Mpls Zip: 55407

E-mail address: Sarah.claassen@gmail.com

Address of property referred to in comment (if any): _____

I support the parcels where the Soo Line
Community Garden is located to be rezoned to
RIA. I also strongly urge ^{that a} ~~that a~~ zoning code for
open ^{space} zoning be adopted. We need greenspace, we
need bike infrastructure, and we need land for
Community gardens and urban agriculture.

The Soo Line Garden is an asset to our
city, our neighborhoods, and our lives. Let's
protect it!

Thank you!

**MIDTOWN GREENWAY REZONING STUDY
COMMUNITY MEETING
COMMENT CARD**

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Please be specific and thorough in order to assist the City Planning Commission with their work.

Place in comment box before you leave or mail by September 17, 2009.

Mailing address: Amanda Arnold, CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415

Name: Corinne Segal

Address: 3027 Colfax Ave S #309

City: Mpls Zip: 55408

E-mail address: csegal-ncsp@yahoo.com

Address of property referred to in comment (if any): Soo Line Garden

I just want to say thank you for keeping the Soo Line Garden in the Greenway. I support a zoning for this area of R1A.

Also, I just want to say that I understand that change happens, but please! Limit - or no more ~~large~~ apt bldg + condos + town houses. The Greenway area/Uptown is too crowded now. It is not improving the quality of life + traffic has become stressful.

**MIDTOWN GREENWAY REZONING STUDY
COMMUNITY MEETING
COMMENT CARD**

Please take time to give us your opinions on what you saw at the meeting tonight.

Please be specific and thorough in order to assist the City Planning Commission with their work.

Place in comment box before you leave or mail by September 17, 2009.

Mailing address: Amanda Arnold, CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415

Name: JCA DUNTEMANN

Address: 3545 ELLIOT AVENUE

City: Mpls Zip: 55407

E-mail address: MARY.JCA.D@GMAIL.COM

Address of property referred to in comment (if any): _____

1) SUPPORT REZONING AT 2845 GARFIELD, SOO
LINE COMMUNITY GARDEN AS BEST PROTECTION
AGAINST FUTURE DEVELOPMENT

2) SUPPORT CREATION OF OPEN SPACE ZONING
CATEGORY TO ZONING FOR INTERIOR
USE LIKE THE SOO LINE COMMUNITY
GARDEN

3) THANKS FOR CITY SUPPORT IN REGARDS
TO SOO LINE COMMUNITY GARDEN

Joyce Uptown Food Shelf

1219 West 31st Street • Minneapolis MN 55408
612.825.4431

- serving hungry residents of southwest Minneapolis for nearly 40 years
- providing clients with a 3-day supply of food once a month
- helping approximately 1,338 people each month, many of them families and elderly neighbors
- using donated money to purchase food at less than 20 cents per pound
- giving 368,329 lbs. of food to 18,061 people in 2008, a 47% increase in clients from just four years ago
- partnering with the Emergency Foodshelf Network, Second Harvest Heartland Food Bank, Hunger Solutions Minnesota, and Hope for the City
- inviting you to visit the food shelf or our web site:
www.joyceuptownfoodshelf.org
- Your donation is tax deductible. Joyce Uptown Food Shelf is a community outreach program of Joyce United Methodist Church and is therefore included in its 501(c)(3) status with the Internal Revenue Service.

September 1, 2009

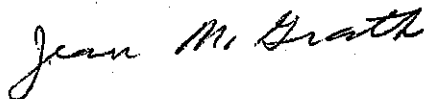
Minneapolis City Zoning Commission
City Hall
Minneapolis, MN.

Commission members,

Joyce Uptown Food Shelf which serves 24,000 people a year supports the maintenance of the Soo-Line Community Garden as a green and open space on the Midtown Greenway. This open space provides food shelves with over 700 pounds of fresh organic vegetables each summer from the various gardeners who raise vegetables on their own plots and donate vegetables to us.

Having fresh produce in a wide variety to distribute to our families in need is important to their nutrition. Our families look forward each summer to the variety of fruits and vegetables that come through from the Soo-Line gardens .
Thank you for your attention to this matter.

Sincerely yours,



Jean McGrath
Director
Becky Bellefeuille
Assistant Director
joyce@visi.com

**MIDTOWN GREENWAY REZONING STUDY
COMMUNITY MEETING
COMMENT CARD**

SEP - 4 2009

Please take time to give us your opinions on what you saw at the meeting tonight.

Please be specific and thorough in order to assist the City Planning Commission with their work.

Place in comment box before you leave or mail by September 17, 2009.

Mailing address: Amanda Arnold, CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415

Name: Jennifer Zator

Address: 3908 W 28th St #1

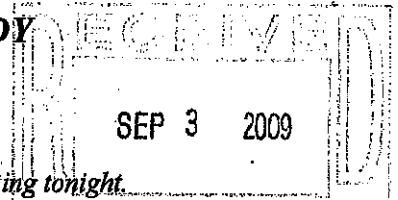
City: St Louis Park Zip: 55416

E-mail address: silverstwerl@msn.com

Address of property referred to in comment (if any): Soo Line Community Garden

I have been a member of Soo Line for 4 years, and ^{an} admirer for several years before that. It is a great resource and should be protected in any way possible. As I understand it, the current zoning for the area is split into 1/2 R2B & 1/2 I1. I also understand that it is now proposed that the entire area be re-zoned to R1A, because there is no current open space zoning category. This seems acceptable, but I would like to see the City create an open space category so that the zoning code will reflect the actual use of the land. There need to be spaces like this in the city, and they should be protected in perpetuity from development.

**MIDTOWN GREENWAY REZONING STUDY
COMMUNITY MEETING
COMMENT CARD**



Please take time to give us your opinions on what you saw at the meeting tonight.

Please be specific and thorough in order to assist the City Planning Commission with their work.
Place in comment box before you leave or mail by September 17, 2009.

Mailing address: Amanda Arnold, CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415

Name: GREG JOHNSON

Address: 3908 W. 28TH ST. #1

City: SANT LOUIS PARK Zip: 55416

E-mail address: GREGORY.M.JOHNSON@CHASE.COM

Address of property referred to in comment (if any): 500 LINE COMMUNITY GARDEN (SLC)

AS A GARDENER AT 500 LINE COMMUNITY GARDEN,
I WOULD LIKE TO SEE THE CITY ADOPT AN
OPEN SPACE ZONING CATEGORY SO THAT ZONING CODE
CAN REFLECT THE INTENDED USE OF THE
LAND. UNTIL SUCH A CATEGORY CAN BE CREATED
I SUPPORT THE REZONING TO R1A AS THE
OPTION WHICH OFFERS THE BEST PROTECTION
AGAINST ANY FUTURE DEVELOPMENT THREAT.
I THANK THE CITY OFFICIALS & STAFF FOR
THE SUPPORT THE SLCG HAS RECEIVED &
THEIR TIME FOR THESE MEETINGS.

Statement of Martha C. Brand

Proposed Zoning Change for Soo Line Gardens

My name is Martha Brand. I am a Minneapolis resident and share a garden plot in the Soo Line Community Gardens. I am here to 1) support the proposed change in the zoning for the Soo Line Gardens to R1A; and 2) emphasize that these gardens directly support the recommendations of "Homegrown Minneapolis" a report recently presented to the Health, Energy and Environment Community of the Minneapolis City Council, and Resolution 2009R-283 adopted on June 26, 2009.

Both the City of Minneapolis and the citizens of Minneapolis lucky enough to have garden plots at the Soo Line Community Gardens recognize the importance of access to affordable, fresh vegetables to general health (including decreased rates of obesity and associated conditions). There is also an acknowledgement that the presence of gardeners working their plots increases public safety in the surrounding area.

In addition to these public benefits, is the satisfaction that many of us receive from having a garden in the middle of a dense urban area and meeting people from different neighborhoods and backgrounds who share our love for fresh food, community, and digging in the dirt. These conversations and interactions are very important to the fabric of urban life and building community.

As an urban gardener, Minneapolis citizen, and an attorney, ultimately I support the adoption of an open space zoning designation for the Soo Line Community Garden as this designation will reflect the intended use of the land. Until such a category can be created, however, I urge you to support the re-zoning of the Soo Line Community Garden to R1A as this option offers the best protection against any future development threat to this area.

Thank you for your support of community gardens and the preservation of the Soo Line Community Garden.

Comment Card

Please give us your comments. All comments will be forwarded to the Planning Commission and City Council for their consideration.

Please leave your comments with a staff member.

Comments can also be sent via e-mail to mgrs@ci.minneapolis.mn.us

Name Mary Grazia

Address 2634 Harriet Ave S.

Comment _____

I support the establishment of a zoning category for ~~an~~ open/green spaces to protect those precious spaces to keep balance in urban/high density spaces like where SoLo Line Is.

Comment Card

Please give us your comments. All comments will be forwarded to the Planning Commission and City Council for their consideration.

Please leave your comments with a staff member.

Comments can also be sent via e-mail to mgrs@ci.minneapolis.mn.us

Name Leslie Madrosch

Address 2845 Colfax Ave S, #404

Comment Upt, MN 55408

The Soo Line Garden is an
important component of the
uptown area. we love it - it
promotes safety & community
building.

We wish there was an open space
zoning category that would better
reflect its use but in the meantime
we support the R1A option.

Thanks for all of your support
in protecting this
special amenity!

Comment Card

Please give us your comments. All comments will be forwarded to the Planning Commission and City Council for their consideration.

Please leave your comments with a staff member.

Comments can also be sent via e-mail to mgrs@ci.minneapolis.mn.us

Name Jenny Mcaab
Address 3131 Girard Ave S Mpls, MN 55408
Comment I agree with the RIA status
for the Soo-Line Garden between
Garfield & Harriet along the Greenway
I would like to see this space continue
to be designated as Parks, open space

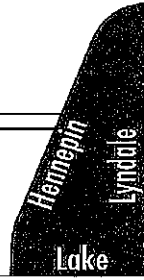
Thank you!

THE WEDGE

LOWRY HILL EAST

NEIGHBORHOOD ASSOCIATION

1200 West 26th Street, Suite 107, Minneapolis, MN 55405 (612) 377-5023 lhena@thewedge.org



November 24, 2009

Amanda Arnold
Principal City Planner
City of Minneapolis
250 South Fourth Street
Minneapolis, MN 55415

Dear Ms. Arnold,

At their September 9, 2009 meeting, the Lowry Hill East Neighborhood Association (LHENA) Zoning and Planning Committee considered the proposed zoning recommendations made in the Midtown Greenway Rezoning Study. The Committee reviewed every parcel proposed to be rezoned within the Lowry Hill East neighborhood. Concerns were expressed over high-density zoning north of the Greenway as well as changes in zoning for properties located along Lyndale Avenue South, between 24th and 26th Streets. The Committee voted to generally support the Midtown Greenway Rezoning Study recommendations within Lowry Hill East with the exception of the parcels zoned R5 immediately north of the Greenway. The Committee recommended the following:

1. That the parcels immediately north of the Greenway labeled R5 be zoned R4 or lower, and
2. That the Lehmann Center parcel (1006 West Lake Street) remain zoned OR2.

This motion passed with three votes in favor and two opposed, and was forwarded to the LHENA Board of Directors.

The LHENA Board of Directors considered the Midtown Greenway Rezoning Study recommendations at their September 16, 2009 meeting. The Lehmann Center continued to be a point of discussion, as many consider this an important landmark worthy of preservation, and view zoning as a method of ensuring its continued operation as a public amenity for educational or cultural use. Others supported the zoning recommendations as presented for curbing density in certain areas and limiting increases in density to the perimeter of the neighborhood. **The LHENA Board of Directors unanimously voted to support the Midtown Greenway Study recommendations within Lowry Hill East; however, in keeping with requests made in LHENA position statements on the Uptown and Lyn-Lake Small Area Plans, as well as the Midtown Greenway Land Use and Development Plan, the Board recommends reducing the zoning of parcels immediately north of the Greenway to a medium density level (R4 or lower).**

At their November 18, 2009 meeting, **the LHENA Board of Directors unanimously voted to clarify their previously approved motion and to support the Midtown Greenway Study recommendations within Lowry Hill East, with the exception of the following parcels proposed to be rezoned R5. The LHENA Board recommends these parcels be zoned at a medium density level (R4 or lower) in order to provide a transitional buffer to the residential neighborhood core:**

(From east to west)

1. 711 West 28th Street
2. 717 West 28th Street

3. 2808-2850 Aldrich Avenue South (Track 29 Development Block)
4. 2813-2851 Bryant Avenue South (Track 29 Development Block)

5. 2824-2850 Bryant Avenue South (Midtown Lofts Development Block)
6. 2825-2851 Colfax Avenue South (Midtown Lofts Development Block)

7. 2824 Colfax Avenue South
8. 2828 Colfax Avenue South
9. 2836 Colfax Avenue South
10. 2821 Dupont Avenue South
11. 2825 Dupont Avenue South

12. 2812 Dupont Avenue South
13. 2820 Dupont Avenue South
14. 2828 Dupont Avenue South

15. 2828 Emerson Avenue South
16. 2825 Fremont Avenue South

17. 2800 Fremont Avenue South
18. 2804 Fremont Avenue South
19. 2808 Fremont Avenue South
20. 2812 Fremont Avenue South
21. 1309 West 28th Street
22. 2801 Girard Avenue South
23. 2809 Girard Avenue South
24. 2813 Girard Avenue South
25. 2817 Girard Avenue South
26. 2821 Girard Avenue South

If you have any questions, please contact our office at 612-377-5023.

Sincerely,

Katherine Himes
LHENA Board President

Cc: Ward 10 Councilmember Ralph Remington
Ward 9 Councilmember Gary Schiff
David Motzenbecker, City Planning Commission President

KEH:cgg

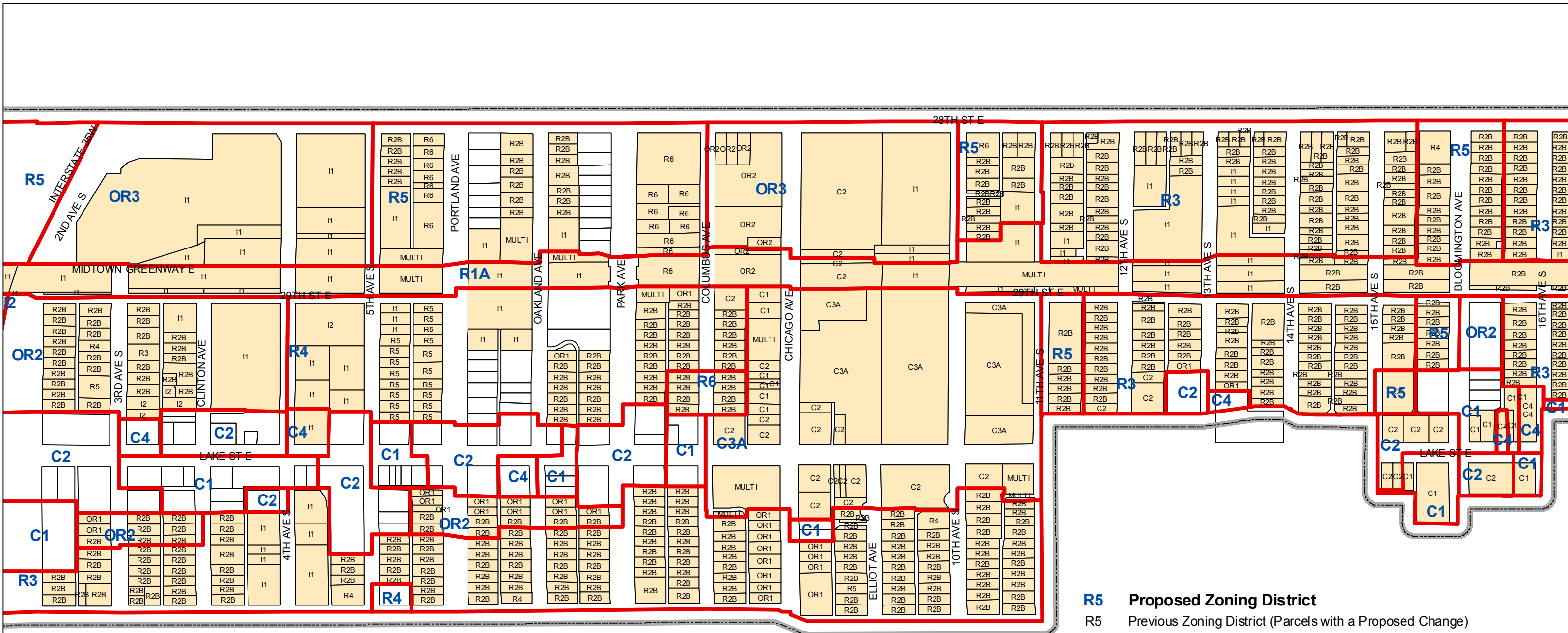
Midtown Greenway Rezoning Study

Summary of Written Public Comments and Testimony Regarding Specific Properties or Geographic Areas
November 19, 2009

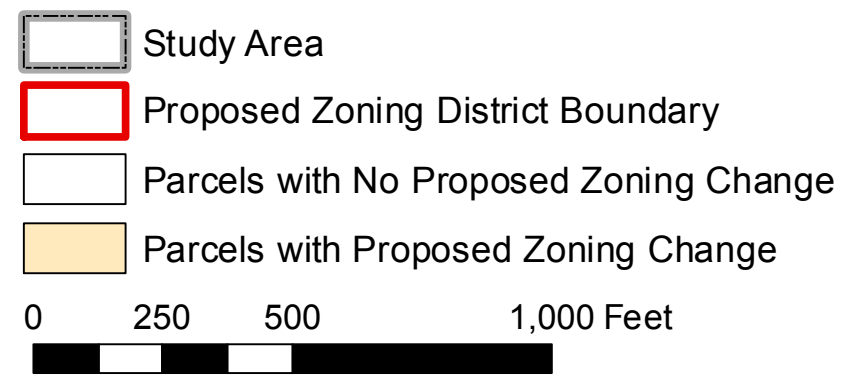
I-35W to Bloomington Avenue

Issue or Area of Concern	Concerned Party	Existing Zoning	Staff Rec.	Alternate Zoning Suggested Through Public Comment	Adopted policy	Additional Context/Options
Central, Powderhorn Park, and Midtown Phillips properties with a staff recommendation of R3	Ellie, 3628 15th Avenue S; David Piehl, Property Owner; Sunshine Sevigny, 2917 14th Avenue S; Shirley Heyer; Matt and Kelly Kley, 3136 3rd Ave S; Shari Albers; Jon Norblom and Shawne FitzGerald, 1508 E 37 th St; Susan Taylor	R2B, I1, OR1	R3	Keep existing zoning	Land Use: Medium Density Housing Dev. Intensity: Neighborhood Oriented	<p>The primary concern expressed in public comments is that R3 allows multiple-family dwellings, and that property owners would have the option of adding a basement or attic unit to existing homes in such a manner that would detract from neighborhood quality of life. Page 4 of the staff report, as well as the October 26 addendum, outline a number of reasons why staff does not anticipate low-quality conversions as a result of this zoning change, and points out that high-quality housing investments that incrementally increase density are fully consistent with the policies of the Comprehensive Plan in areas which the City Council has designated as medium-density housing.</p> <p>Keeping the existing zoning for all properties with this policy combination in this geographic area will leave intact some industrial-zoned property, with most of the area remaining R2B. New and expanded industrial uses would continue to be allowed on the I1 properties. In all cases, property owners would still have the option of applying for a rezoning, and the City's response to such a request would need to be based on the adopted policy of medium-density neighborhood-oriented housing.</p>
2900 block of 11th Ave S, east side	Sue Anne Martinson (condo owner), 2900 11th Avenue S	R2B	R5	Keep existing zoning/no increased density	Land Use: High Density Housing Dev. Intensity: Urban Oriented Other Policy: Adjacent to Activity Center in comprehensive plan	
2906-2916 Bloomington Ave	Jenny Lion/Steve Matheson, 2910 Bloomington Avenue	R2B	R5	Keep existing zoning	Land Use: High Density Housing Dev. Intensity: Urban Oriented Other Policy: Community Corridor in comprehensive plan	

Issue or Area of Concern	Concerned Party	Existing Zoning	Staff Rec.	Alternate Zoning Suggested Through Public Comment	Adopted policy	Additional Context/Options
Midtown Phillips	Joseph Spangler; Del Holmes, 1015 E 28 th Street	multiple	multiple	Suggests that staff reevalutate zoning recommendations in Midtown/East Phillips on a parcel by parcel basis	As shown in the Midtown Greenway Land Use and Development Plan	Such an exercise would be new policymaking. The policy guidance provided in the plans is applicable to each individual parcel with a particular land use designation, and each parcel with a particular land use designation is entitled to the same rights as another with the same designation. To make zoning decisions that deviate from this principle would be arbitrary and capricious.



R5 Proposed Zoning District
 R5 Previous Zoning District (Parcels with a Proposed Change)



Midtown Greenway Rezoning Study

Proposed Zoning: I-35W to Bloomington Avenue

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009





- Existing Transitional Parking (TP) Overlay District
- Existing Pedestrian Oriented (PO) Overlay District
- Existing Industrial Living (IL) Overlay District
- Proposed Transitional Parking (TP) Overlay District
- Proposed Pedestrian Oriented (PO) Overlay District
- Proposed Industrial Living (IL) Overlay District
- Parcels
- Study Area



*No changes are proposed for Overlay Districts not displayed on this map



Midtown Greenway Rezoning Study

Existing and Proposed Overlay Districts: I-35W to Bloomington Avenue

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009



Midtown Greenway Rezoning Study
Comments for:
I-35W to Bloomington Ave.
As of 11/19/09

Ms. Susan Taylor

3616 13th Ave S

Minneapolis, MN 55407

staylor@visi.com

Minneapolis Planning Commission

Council Member Gary Schiff

Council Member Elizabeth Glidden

Re: Proposed Rezoning of the Midtown Greenway

October 16, 2009

Dear Minneapolis Planning Commission and City Council Members,

As a Powderhorn Park resident, I am deeply opposed to the proposed re-zoning of our already-densely populated neighborhood for the purpose of even greater density. Single family houses, owned and occupied by long-term family residents, create safer, more stable neighborhoods—and in the long term, better, more livable cities. From discussions with my neighbors, it is apparent that there is considerable opposition to the idea of rezoning for more rental properties in our already rental-choked neighborhood, and a look around as you travel through many parts of the city will show you vacant and half-empty condominium projects—Minneapolis, and south Minneapolis in particular, does not need yet another multi-unit project, and Powderhorn does not need any fewer stable, property-tax paying, home-owning families.

I hope you will take my opinion, and those of my neighbors, into serious consideration and keep the Greenway area in question zoned as it currently is. Part of what makes the Greenway so attractive, and our area increasingly livable, is affordable single family homes and the space for parks, pathways and bike trails.

Thank you,

Susan Taylor

Shawne Fitzgerald & John Norblom
1508 East 37th Street
Minneapolis, Minnesota 55407

October 22, 2009

Minneapolis Planning Commission
c/o Council Member Gary Schiff
Planning Commissioner
350 S 5th Street
City Hall, Room 307
Minneapolis, MN 55415

Re: Comment on Midtown Greenway Proposed Rezoning

Dear Planning Commissioners:

We urge you to oppose the addition of R3 zoning in the Powderhorn Park neighborhood between Lake Street and 31st Street.

The Powderhorn Park neighborhood has had a long-term goal and strategy of increasing homeownership. Our homeownership rate is above the City average. This appears to contribute to our success as a financially and ethnically diverse neighborhood. The proposed zoning change is contrary to the long-term strategy of the neighborhood.

The proposed zoning change will encourage creation of attic and basement apartments in Victorian and arts-and-crafts homes. The quality of our older homes is another desirable feature of the Powderhorn Park neighborhood. The proposed zoning has the potential to harm dozens of attractive buildings.

There has been no consideration of the increased traffic and on-street parking that would result from converting single family homes to tri-plexes and four-plexes. Parking at the Bloomington-Lake node already encroaches into residential blocks when the nearby market, theater and churches have simultaneous weekend events. The proposed zoning change would likely increase use of residential blocks for commercial on-street parking.

Protect our housing stock and help us maintain a stable diverse midtown community. Please do not add R3 zoning to the Powderhorn Park neighborhood.

Sincerely,

John Norblom and Shawne FitzGerald
(Submitted electronically)

Mogush, Paul R

From: Quezada, Heidi P. on behalf of Schiff, Gary
Sent: Wednesday, November 18, 2009 4:04 PM
To: Baldwin, Lisa M.
Subject: FW: R3 zoning

From: Shari Albers [mailto:shari.albers@gmail.com]
Sent: Friday, October 16, 2009 12:38 PM
To: Schiff, Gary
Subject: R3 zoning

Hello Gary,

Thanks for attending the Powderhorn land use meeting this week. I'm sorry I was not able to attend, but I appreciate the communication from people who did attend.

I oppose the proposed R3 zoning in our neighborhood along the 3000-3100 blocks lining Lake Street. I understand that R3 zoning allows landlords to make apartments in basements and attics. I opposed one proposal at 3200 15th (southwest corner of 15th Ave. S. and 32nd St.) a few years ago. I wrote that the landlord already did little upkeep for the building, and another unit (or two) would result in more deterioration. I don't remember who solicited input, but I never heard anything back.

Well the egress windows went in anyway, and today there is always trash around the yard. A tree that died and fell down in the front yard still has a 6-8' stump standing. The house is even uglier than it was before, despite a paint job.

I can't imagine that identical situation replicating in those houses along Lake Street. Some are kept up nicely. Others are already looking crappy, and we don't need more of that. The homeowners and landlords who do keep up their property will have more ugliness to contend with. Please vote no.

Shari Albers

Arnold, Amanda T.

From: Wittenberg, Jason W.
Sent: Monday, September 28, 2009 10:44 AM
To: Arnold, Amanda T.
Cc: Baldwin, Lisa M.
Subject: FW: letter for Sept 28 planning commission meeting

FYI

From: Murphy, Suzanne
Sent: Monday, September 28, 2009 10:13 AM
To: Wittenberg, Jason W.
Subject: FW: letter for Sept 28 planning commission meeting

This is for the public record for the Planning Commission today. I'm not sure who the planner is for this project.

Suzanne Murphy
 Minneapolis City Council Office Associate
 Council Member Gary Schiff
 Ward Nine
 City Hall, Room 307
 350 South 5th Street
 Minneapolis, MN 55415
 (612) 673-2209
 suzanne.murphy@ci.minneapolis.mn.us

From: Jenny Lion [mailto:lion@macalester.edu]
Sent: Monday, September 28, 2009 12:46 AM
To: Schiff, Gary
Cc: Murphy, Suzanne
Subject: letter for Sept 28 planning commission meeting

Dear Gary Schiff,

I am a constituent of yours, and spoke last week with one of your staff members, Suzanne. Please find below a letter my partner and I wrote for the planning meeting tomorrow, since we are out of town. If you could please have it read, we would VERY much appreciate it. Also, any information from you about what we can do regarding this issue would be very much appreciated. If you have any questions, I can be reached on my cell -- 612-751-1842.

Many thanks!
 Jenny

 September 27, 2009

Dear City Planning Commission,

We are residents of 2910 Bloomington Ave, which is on the block just north of Lake St. We are currently out of state for several weeks, and thus unable to attend the public hearing meeting tomorrow. We ask that this letter be read in our absence.

We are very concerned about the new proposed changes to the zoning of our block, as well as other parts of the area near the Greenway. Please don't misunderstand us, we very much favor increasing density of the city, support low-income housing, and have chosen to live in an urban neighborhood, near a busy intersection. So this is not a "not-in-my-backyard" appeal to reject badly needed housing solutions. Rather, we are quite afraid that our block (and others) will suffer unnecessary and unhelpful gentrification with the proposed high density proposal, and will lose its' current mixed-use, busy but still neighborhood feel, and diverse character.

We purchased our home one year ago. Directly across from us, at 2909 Bloomington, was a new and very large (34 unit) rent controlled development called East Phillips Commons. We chose to move right nearby, and we have enjoyed meeting people living in that building. However, that development takes up half of the block. With that building, the commercial buildings closer to Lake Street, and the grocery store and it's parking, there are only five houses left (duplexes and single family) on both sides of this entire block between the Greenway and Lake Street. These five houses (including ours) are all located on the west side and the north end of the block. They constitute a small but very important micro-neighborhood for this entire block. They are the only buildings on either side with front yards, gardens, and porches. They keep this stretch of Bloomington feeling neighborhood-y and residential. While they are not all fancy homes, most of them are from the turn of the last century, unlike the commercial or newer housing developments on the block, which are all much more contemporary. For example, our duplex dates from 1909, it

9/28/2009

has two large front porches and third story gable porch, and was at one time quite grand. We have just spent the last year repairing it and fixing the exterior structure and porches.

It seems from the maps of the proposed changes, that for these five houses in particular, a shift to encouraging high-density (instead of maintaining residential 1 or 2 unit, as is currently zoned) would constitute a very significant change. Conversely, apart from this little stretch of lots (2906 to 2916 Bloomington), the rest of both sides of the block are already zoned commercial or high density (for the 2909 development).

Further, if the small area where these houses are located was also to become high density, as proposed, it would likely displace a number of hard working and primarily low-income families, including ourselves. In the two homes north of us towards the Greenway, several renting families reside. There are a number of children, the families maintain a large vegetable garden in the front yard and spend a lot of time outdoors, and are very stable and friendly and good for the block. To the south, right next to us is a single story Baptist Church, again providing stability and variety to the block, and just past that are the remaining two other homes, also housing several working families. We have not yet met everyone in these houses, but we believe that at least some of the other 4 homes are rental homes, and as such we feel you may be less likely to hear from their residents, although their displacement would be equally unfortunate.

Specifically, we would like to request that you do not rezone the six lots on the west side of Bloomington closest to the Greenway. Generally, not just in our block, we would like to advocate careful zoning which looks at smaller parts of blocks and looks at each block individually, instead of treating entire sweeps along busier streets such as Bloomington all the same. We believe any approved re-zoning should ensure that each block has a good mix of uses, does not lose its residential character, and continues to feel welcoming to working class people.

Additionally, we don't really understand the exact ramification of the proposal on already commercially zoned areas, but the corner grocery store (and its parking lot) and small restaurants at the intersection of Lake and Bloomington are also very important to our neighborhood. Were they to be replaced by taller commercial buildings or condo developments, it would be a huge shame. We and many people in the neighborhood shop and eat at these small businesses, and appreciate their current scale and character.

Thank you very much for your time and consideration in reading our letter.

Sincerely,

Jenny Lion and Steven Matheson

2910 Bloomington Ave

Minneapolis, MN 55407

(612) 751-1842

Jenny Lion/Steven Matheson
2910 Bloomington Ave
Minneapolis, MN 55407

September 27, 2009

Dear City Planning Commission,

We are residents of 2910 Bloomington Ave, which is on the block just north of Lake St. We are currently out of state for several weeks, and thus unable to attend the public hearing meeting tomorrow. We ask that this letter be read in our absence.

We are very concerned about the new proposed changes to the zoning of our block, as well as other parts of the area near the Greenway.

Please don't misunderstand us, we very much favor increasing density of the city, support low-income housing, and have chosen to live in an urban neighborhood, near a busy intersection. So this is not a "not-in-my-backyard" appeal to reject badly needed housing solutions. Rather, we are quite afraid that our block (and others) will suffer unnecessary and unhelpful gentrification with the proposed high density proposal, and will lose its' current mixed-use, busy but still neighborhood feel, and diverse character.

We purchased our home one year ago. Directly accross from us, at 2909 Bloomington, was a new and very large (34 unit) rent controlled development called East Phillips Commons. We chose to move right nearby, and we have enjoyed meeting people living in that building. However, that development takes up half of the block. With that building, the commercial buildings closer to Lake Street, and the grocery store and it's parking, there are only five houses left (duplexes and single family) on both sides of this entire block between the Greenway and Lake Street.

These five houses (including ours) are all located on the west side and the north end of the block. They constitute a small but very important micro-neighborhood for this entire block. They are the only buildings on either side with front yards, gardens, and porches. They keep this stretch of Bloomington feeling neighborhood-y and residential. While they are not all fancy homes, most of them are from the turn of the last century, unlike the commercial or newer housing developments on the block, which are all much more contemporary. For example, our duplex dates from 1909, it has two large front porces and third story gable porch, and was at one time quite grand. We have just spent the last year repairing it and fixing the exterior structure and porches.

Arnold, Amanda T.

From: seasnun@gmail.com
Sent: Tuesday, October 13, 2009 10:46 AM
To: mgrs
Subject: --Need for open and community space. 10/13 hearing

I very much regret that I am unable to attend this hearing in person but I will be at work.

I live at 2900 11th Ave So in the condo building, Midtown Condos on the Greenway. I purchased my condo when the building opened. My windows all face east. I am on the second floor. I do not wish to have more housing built across the street for several reasons. First it would block my view of the tree line and sky. But beyond my personal reasons are concerns for the neighborhood and quality of life.

Already we are surrounded by monolithic buildings: the Sears/Midtown building, Abbott Hospital and medical complex, as well as Anderson school on the one side and Lake Street on the other. We do not need more buildings. Especially high density housing buildings.

We know we are the reason for the reduction of crime in this area. Adding high density housing would greatly increase the chance of crime rates again increasing. Even town homes would not be desirable. I see the buildings going up in the Lyn-Lake area and cringe at how close they are to each other. We do not need more buildings in Midtown.

Instead we need a community garden or a tot park where the many small children who live in the neighborhood (including our building) will have a place to play without crossing busy streets. I see them walk by often with a parent holding a hand or in a stroller.

Just because we live in the "inner" city does not mean we should be packed together like sardines. We have as much right to green and blue sky and places to walk and play and enjoy some quality of life as people who live in any other part of Minneapolis where I have seen parks and community gardens in areas where the property is more valuable.

I can live with the parking lot currently across the street from me--even the snow dumpers at one in the morning--although I would much prefer a park or a community garden. But to put more housing in would clearly cause a deterioration of the quality of living in the neighborhood.

I and others would most likely leave for more desirable locations and it would be difficult to replace us, forcing our building to become rental property and prompting a gradual but general deterioration of the building and neighborhood.

Sue Ann Martinson
2900 11th Ave So
Minneapolis Minnesota 55407
612.296.6796

Sent on the Sprint® Now Network from my BlackBerry®

Arnold, Amanda T.

From: Mogush, Paul R
Sent: Friday, October 23, 2009 2:33 PM
To: Arnold, Amanda T.
Subject: FW: FEEDBACK FORM RE: Midtown Rezoning

For the record.

Paul Mogush
(612) 673 - 2074

From: Glidden, Elizabeth A.
Sent: Friday, October 23, 2009 2:08 PM
To: Kari Neathery; Schiff, Gary; Hollingshead, Anissa
Cc: Sporlein, Barbara L.; Mogush, Paul R; Jenkins, Andrea D.
Subject: FEEDBACK FORM RE: Midtown Rezoning

Thank you for this, Kari.

I'm forwarding so this can be part of the public record.

ELizabeth

From: Kari Neathery [mailto:kari@ppna.org]
Sent: Fri 10/23/2009 1:36 PM
To: Glidden, Elizabeth A.; Schiff, Gary
Subject: Midtown Rezoning

Gary and Elizabeth,

The Board of Directors of PPNA passed a motion at the Oct 8 board meeting asking that any action on the proposed Midtown rezoning be postponed until after such a time that the board and affected neighbors have an opportunity to study the issue and make informed recommendations. This issue was largely unknown until recently and the board did not feel they have adequate information to make any decisions regarding such a large scale change to the zoning, particularly in the areas surrounding Powderhorn Park Neighborhood.

Thank you for your attention to this matter.

Kari Neathery

Arnold, Amanda T.

From: Baldwin, Lisa M.
Sent: Thursday, October 22, 2009 10:15 AM
To: Arnold, Amanda T.
Subject: FW: Feedback Form

-----Original Message-----

From: Schiff, Gary
Sent: Wednesday, October 21, 2009 2:11 PM
To: Baldwin, Lisa M.
Subject: FW: Feedback Form

For the record

Gary Schiff
Minneapolis City Council
Ward Nine
(612) 673-2209

Sign up for the Ninth Ward E-News! [Click here to subscribe.](#)

-----Original Message-----

From: ellie@kingsburypictures.com [mailto:ellie@kingsburypictures.com]
Sent: Tuesday, October 20, 2009 7:50 AM
To: Schiff, Gary
Subject: Feedback Form

This is an email generated from the City of Minneapolis' web site.

Zip Code : 55407

Phone_Number :

Name : Ellie

email : ellie@kingsburypictures.com

Address : 3628 15th Ave. S.

City : Minneapolis

Message : I do not want to see the R3 rezoning happen in Powderhorn Park.
We need home ownership, not homes turned into triplexes. Thank you

Email from page : <http://www.ci.minneapolis.mn.us/council/ward9/>

Arnold, Amanda T.

From: Arnold, Amanda T.
Sent: Friday, September 25, 2009 12:22 PM
To: mgrs
Subject: FW: Lake Street Re-zoning east of 35W

From: Piehl, David [mailto:David.Piehl@unilever.com]
Sent: Friday, September 25, 2009 11:12 AM
To: Arnold, Amanda T.
Cc: Mogush, Paul R
Subject: RE: Lake Street Re-zoning east of 35W

Central neighborhood was not included in the process. Please forward my comments to everyone involved in the process. If you haven't already seen it, please check out the news piece Tom Leyden did on Fox 9. I agree with the perspectives in that piece whole-heartedly as do my neighbors. I live on the 3100 block (17 years) and am appalled by the way this whole issue has been handled, and even more appalled with the outcome. We are working with a number of organizations that fight against those who would take advantage of those of lesser economic means and racial minorities to ensure that if this passes in its present form, lawsuits will follow.

Regards,

David Piehl

Ph. 952-942-2491

From: Piehl, David [mailto:David.Piehl@unilever.com]
Sent: Friday, September 25, 2009 10:52 AM
To: Arnold, Amanda T.
Subject: Lake Street Re-zoning east of 35W

Hello,

I am appalled with the proposed increase in zoning for the 3000 blocks from 35W and eastward. I would like all of these blocks to have the same neighborhood heritage protection that the 3000 blocks west of Lyndale have. Anything less is not equitable, and a blatant display of the economic and racial discrimination already so pervasive in Minneapolis city government. Why else would there be such an inconsistent approach? Why else would there be such a disparity of neighborhood involvement between west and east? Clearly, you have chosen to exclude the people who won't be a part of whatever new development might occur. Please change the proposed 3000 block zoning to reflect the Neighborhood Heritage/Cultural resource status as west of Lyndale Ave.

Regards,

David Piehl

Unilever North America
601 Carlson Parkway, Suite 1400
Minnetonka, MN 55305

Phone: 952-942-2491 or 800-666-7627
Fax: 952-941-4977

9/25/2009

Arnold, Amanda T.

From: Sunshine Sevigny [sunshinsevigny@comcast.net]
Sent: Tuesday, October 13, 2009 7:57 AM
To: mgrs
Subject: Midtown rezoning

Hi,
I recently received a letter making me aware of the city's initiative to rezone my neighborhood. Having just put considerable resources and countless hours into remodeling my house this year, I'm more than a little concerned about any plans to make this area multi-family zoning and I strongly discourage this rezoning. There are many well-established families in the area and seemingly many other unused lots and vacant locations along lake street that would be far less disruptive to the fabric of the community.

¹Of the 513 residential parcels recommended for an upzoning to R3, about half are existing single- and two- family homes that meet the minimum lot area for a multiple-family dwelling.²

Why should the city adopt a policy that will encourage basement and attic units? I do not believe this will stabilize our neighborhoods, nor do I think this will provide quality affordable housing.

Please note my concerns as a resident.
Thank you.

Sunshine Sevigny
612-245-3015
2917 14th Ave So: Mpls, MN 55407

Arnold, Amanda T.

From: Shirley Heyer [shirleymidtownphillips@msn.com]
Sent: Tuesday, October 13, 2009 10:49 AM
To: mgrs
Subject: FW: CXS - Midtown Phillip's position on rezoning Item #7 at today's Planning Commission meeting?
Attachments: MPNAI_rezoning.pdf

Hi again, a few errors, see newly corrected attached file.

Please forward this corrected letter to the Planning Commissioner members re: document I just sent you - I have attached a corrected pdf. My proofreading...

Thanks,
Shirley Heyer, MPNAI

Cxs that are on new attached letter (in red type):

I am enclosing excerpts from this document because it demonstrates the importance Midtown Phillips places on retaining our affordable housing stock in the Plan area (E. 28th St. to Lake St./Chicago Ave. to Bloomington Ave.) as well as developing higher density housing/commercial in what is now the Midtown Exchange project area (Chicago to 11th Ave. S) and R5 along Bloomington Ave., E. Lake Street and on a few selected locations located within Midtown Phillips still used as industrial from their historical context as adjacent to the Greenway when it was a railroad corridor. These properties would become possible residential in the future.

MPNAI continues to want to save the major portion (should be "portion") of the Plan area within our neighborhood as R1 and R2 status and not the R3 which the city's planning staff recommends. Because there are limited development possibilities within this area, rezoning to R3 lends itself to "creating" slum housing and more encouragement of developers coming in and demolishing this "now inferior" housing for quote "higher density housing." As you can see there are some indications on how to increase development in this area of East and Midtown Phillips through such methods as well as recognizing that this area is currently the site of some of the most affordable housing in the city.

Midtown Phillips Neighborhood Association, Inc. (MPNAI)

2426 13th Ave. S. • Minneapolis, MN 55404

shirleymidtownphillips@msn.com

Tuesday, Oct. 13, 2009

Minneapolis Planning Commission – October 13, 2009

Re: **7. Midtown Greenway Rezoning Study (Wards: 2, 6, 7, 8, 9, 10 and 13)** on today's Planning Commission agenda.

Good afternoon President Motzenbecker and fellow Commission members:

Attached are a few pages from the Aug. 2006 Final Midtown Greenway Land Use Development Plan Draft for Public Review which culminates now in this rezoning hearing of matching zoning to the Plan. (*underlining in the attached document is my emphasis*)

I am enclosing excerpts from this document because it demonstrates the importance Midtown Phillips places on retaining our affordable housing stock in the Plan area (E. 28th St. to Lake St./Chicago Ave. to Bloomington Ave.) as well as developing higher density housing/commercial in what is now the Midtown Exchange project area (Chicago to 11th Ave. S) and R5 along Bloomington Ave., E. Lake Street and on a few selected locations located within Midtown Phillips still used as industrial from their historical context as adjacent to the Greenway when it was a railroad corridor. These properties would become possible residential in the future.

MPNAI continues to want to save the major portion of the Plan area within our neighborhood as R1 and R2 status and not the R3 which the city's planning staff recommends. Because there are limited development possibilities within this area, rezoning to R3 lends itself to "creating" slum housing and more encouragement of developers coming in and demolishing this "now inferior" housing for quote "higher density housing." As you can see there are some indications on how to increase development in this area of East and Midtown Phillips through such methods as well as recognizing that this area is currently the site of some of the most affordable housing in the city.

MPNAI's approved Joseph Spangler's reports at our Sept. 8, 2009 regular monthly members meeting. We congratulate him on a job well done and hope the city Planning Commission can likewise find in favor of the R1 and R2 designation instead of rezoning (to R3 for most of the current single-family housing).

Sincerely,

Shirley Heyer, MPNAI Housing/NRP-Visioning Task Force Chair
and MPNAI Board Member

Note: the document excerpts below include both the Central and Eastern sub-areas of the Plan because the Chicago-Lake intersection is in the Central Subarea and the rest of Midtown Phillips is in the Eastern Subarea

From the
Midtown Greenway Land Use Development Plan
Draft for Public Review
The City of Minneapolis
Community Planning and Economic Development Department
August 2006

Report Prepared by:
Short Elliott Hendrickson Inc.
Cunningham Group
Quam Sumnicht & Associates
Maxfield Research

On p. 13

Central Subarea (Lyn-Lake to Chicago-Lake)

Demographic Trends

The demographic analysis identified a young household base in the central subarea of the Greenway, with a median age of only 27.3 years. A more moderately priced housing stock has attracted a significant number of young people, both renters and owners, to the mid-section of the Greenway.

Redevelopment at the Midtown Exchange and other proposed projects are expected to impact the area's demographic profile. This area is expected to continue to attract a variety of immigrant households and sustain a sizeable base of white and black households. New housing developments in this subarea of the Greenway and in the immediate vicinity are primarily attracting younger households looking for moderate pricing and an eclectic neighborhood.

Redevelopment is pushing to the east along the Greenway, which is considered to be a catalyst for new development. The redevelopment of Lake Street and the Midtown Greenway from Nicollet Avenue to the Midtown Exchange was recently assessed through a planning analysis that considered primarily residential reuses along the Greenway and focusing on commercial retail uses on Lake Street. Industrial and commercial office uses are considered to be the most challenging due to limited sites, high land prices and difficult access.

Land Use and Development Plan summary of research | page 13

On p. 17

Eastern Subarea (Chicago-Lake to Hiawatha-eastward)

The eastern subarea is experiencing the least amount of redevelopment, except for the area immediately adjacent to the Hiawatha-Lake Light Rail Transit station where there has been some interest in developing housing. The eastern subarea, while the most likely to benefit from housing close to public transit connections, is also the area where the greatest challenges are likely to occur regarding matching housing demand and needs with financial feasibility.

Investment in single-family homes has increased substantially during the recent housing boom. As a result, home values have risen dramatically. Housing values, however, have also risen substantially in other areas of the City. Homes still remain relatively affordable in this area of the City.

There are limited development opportunities evident along the Greenway in the eastern subarea.

There is likely to be some expansion of the redevelopment that is occurring at the Midtown Exchange. We believe that additional expansion may be likely to move to the east. This expansion will also likely require some financial support to achieve strong market acceptance of new products. Opportunities exist in the eastern subarea to better connect the Greenway to Lake Street and to take advantage of the strong commercial district that exists adjacent to Hiawatha Avenue. To encourage more redevelopment within the eastern subarea, it may be necessary to consider specific projects closer to Hiawatha Avenue and then build over toward the west.

On p. 20

Current Land Use

Residential

Residential land uses dominate the area of analysis, representing 50 percent of the total land area. With notable exceptions, the majority of residential uses exist outside of the primary study area, between one and three blocks from the Greenway. Housing most directly addresses the Greenway in the far western and eastern parts of the study area, in the West Calhoun, Cedar-Isles-Dean and East Phillips neighborhoods.

There are a wide variety of housing types and densities in the analysis area, (see Chapter II. Summary of Research for further information), including single-family homes, duplexes, townhomes, condominiums and apartments. Taller residential buildings are currently concentrated west of the Lakes, while the highest residential densities lie in the Uptown area between the lakes and Hennepin Avenue. Well-established, single-family neighborhoods abound throughout the corridor, especially along the Greenway near the lakes and in the Phillips Community.

On p. 20

Land/Property Value

Land value varies widely in the study area depending on parcel size and proximity to the transit network and various commercial, recreational and natural amenities. In general, the average total property value (land + building) per square foot of land is greater in the western subarea of the project (west of Hennepin Avenue), and decreases in an easterly direction to Hiawatha (see table below). The increased property value in the western subarea is due to the presence of Lake Calhoun and Lake of the Isles, which has a positive effect on land value. Additionally, the Uptown area centered on Hennepin and Lake has benefited from significant and long-standing stability or rising of land values over the past two decades.

On average, property values are lower between Lyndale Avenue and I-35W, and lower still east of Chicago Avenue to Hiawatha Avenue. However, land values in this eastern subarea have experienced a recent rise over the past several years due to increased investment in the Wells Fargo campus area, the Midtown Exchange, Lake Street redevelopment and the Hiawatha LRT line.

Total Property Value per Square Foot by Subarea

Total Value Per Sq Ft

West of Hennepin Ave.	\$68
Hennepin Ave. to Chicago Ave.	\$50
<u>East of Chicago Ave.</u>	<u>\$27</u>

Arnold, Amanda T.

From: Matthew Kley [nebuchadnezzar28@hotmail.com]
Sent: Monday, September 21, 2009 1:19 PM
To: mgrs
Subject: Regarding the possible Rezoning of the Midtown Area

~To-whom it may concern

My wife and I moved into 3136 3rd Ave. south in November of 2008. When we first were looking at the home we were told by many in the neighborhood that the area was changing, and that home ownership was on the rise. We loved the historic value of our 1889 victorian home, and have put in around \$23,000 in the last year. We love the area! My wife and I pick up trash all the time, and I have organized the children on the block to pick up trash as well. Both of us have put considerable time and effort into our home and community in little over a year, and do not want to see our hard work reversed due to the continued problems that multi-unit house brings. Many of these home are in horrible condition, and the owners seemingly either don't care and or don't even live in the state. We are both concerned about what this possible change might bring to the neighborhood, and would like those in power to reconsider the possible changes that could affect the current rebirth that is taking place.

Matt and Kelly Kley

Microsoft brings you a new way to search the web. [Try Bing™ now](#)

Joseph Spangler
2920 15th Avenue South
Minneapolis, Minnesota - 55407-1428

AUG 31 2009

August 27, 2009

Barbara Sporlein, Planning Director
350 South Fifth Street - Room 210
Minneapolis, Minnesota 55415-1385

Dear Director Sporlein:

The proposed blanked rezoning of the entire neighborhood-oriented district to a multiple family district of Midtown and East Phillips is contrary to my understanding of the Midtown area plan and to representations made during the formation of the plan.

Maintaining a core single family district, partly to provide housing options and promote home ownership has long been a Neighborhood policy and is recognized in the plan. Millions of dollars and extensive time has been spent to build new single-family homes and renovate existing stock in the past 15 years.

Plan Text - Development intensity - Neighborhood Oriented (compatible with existing residential neighborhoods).

Plan Text - Land Use - compatible with existing development in the surrounding neighborhoods.
- Future Land Use map provides general guidance for residential density

Plan Text - The Neighborhood- Oriented District is intended to support new development that is compatible with the existing density and pattern of adjacent lower density residential neighborhoods.

Public Meeting #6 Summary: November 2005 - Midtown Greenway Design/Development Guidelines - Neighborhood Development District is designated to maintain/preserve existing use and character.

Public Meeting #7 Summary: February 2006 - Neighborhood-Oriented - This development district supports development that is compatible with the existing, established residential. Mike also discussed the importance of preserving existing single-family neighborhoods and transition to these within and adjacent to the Neighborhood-Oriented development district.

I personally asked the direct question regarding zoning classification within the neighborhood-oriented section at the Midtown YWCA meeting and it was represented that a diverse zoning from R2B to R4 would fall into the neighborhood-oriented section. Also I received communications from planning department staff recognizing the importance of preserving the single family character of the neighborhood. Additionally the realignment of the urban-oriented

section of Midtown and East Phillips from initial proposals to the final plan was made in part in recognition of the established single-family core.

It is difficult finding justification for eliminating the single-family district from this entire section of the City. Since the last study in 1985 the population of the City has only increased 1.5%, extensive multiple family housing has been built across the City. This part of town for years has had open land in the urban-oriented section. Apparently, since an entire future major growth area at the west end of the current overall Greenway study area was eliminated in the current Minneapolis Plan from the last comprehensive Minneapolis Plan explosive population expansion is not currently forecast. During the Greenway planning process a lobbyist was advocating R6 zoning for the entire study area; his group strongly supports light rail/trolley in the historic trench. The last professional light rail/trolley study for the trench had a high cost for benefit equation; this transit node appears many years down the road if at all. Rezoning along the current light rail area in the City has recognized and preserved single family in appreciate locations.

It is my understanding that the neighborhoods are in the course of bringing forward a comprehensive preferred zoning plan that takes numerous factors into consideration. I pray that the Planning Department will work on presenting to the Planning Commission a rezoning recommendation that recognizes the legitimate rights and concerns of all stake holders.

Sincerely,



Joseph Spangler

Enc. Letter - Gary Schiff, Council Member Ward 9

Cc. Gary Schiff, Council Member Ward 9

Shirley Heyer, Chair Person Midtown Phillips House Committee
Carol Pass, President East Phillips Improvement Coalition

Neighborhood Zoning Alert

Good Day Council Member Gary Schiff,

The City is proposing action that in my opinion will adversely affect and radically change the neighborhood character of 1/3 of the Midtown and East Phillips neighborhood. This action will destroy the effects of stabilizing the owner occupied single family housing stock we have all worked hard to improve the last 15 years.

The Greenway area plan completed in 2007 recommended two broad general housing designations for the area between Chicago and Cedar Avenues. Neighborhood-Oriented of medium density housing of (10-50 DU/acre) and Urban-Oriented of high-density housing (40-120 DU/acre).

The Urban-Oriented after extensive discussion and a reworking of the drift plan is on the block faces of Bloomington and Cedar Avenues and block faces associated with the Midtown Exchange complex.

Neighborhood-Oriented was represented to encompass the single family stock that exists and on most block faces is primarily the structure. The current industrial lots of large size especially adjacent to the Greenway would be given a R3 or R4.

The City is proposing that this entire Neighborhood-Oriented area be given a blanket R3 Zoning. This on 28 block faces and over 250 lots in the two neighborhoods.

Development that can occur on R3 but not in R2B - Multiple-family dwelling, three (3) and four (4) units; Multiple-family dwelling, five (5) units or more; Planned residential development; Community residential facility serving seven (7) to sixteen (16) persons; Bed and breakfast home; Parking lot, serving multiple-family dwellings.

R3, lot size – without variance; cluster - developments and smaller multiple-family developments on lots with a minimum of five thousand (5,000) square feet and at least one thousand five hundred (1,500) square feet of lot area per dwelling unit. In addition to residential uses, institutional and public uses and public services and utilities may be allowed.

Home owners, residents and the neighborhood deserve not to have this vast amount of our single family core designated multiple-family in this wholesale manner. We need to look at each block and keep the R2B where appropriate and assign R3 or R4 on the warrant parcels.

Regards,

Joseph Spangler
2920 15th Avenue South
Minneapolis, Minnesota 55407
612-722-9082
jspangler99@aol.com

**Neighborhood Preferred Plan
for
Targeted Growth
and
Sustainable Zoning**

Submitted pursuant to and in support of resolutions adopted
by
Midtown Phillips Neighborhood Association
and
East Phillips Improvement Coalition.

Neighborhood-Oriented District

Request for comprehensive parcel zoning and the continuance of single-family zoning

Midtown Phillips and East Phillips

CPC
10-26-09
#8

Minneapolis Planning Commission – October 26, 2009

Neighborhood-oriented district of Midtown and East Phillips

Staff report addendum – zoning study neighborhood group comments

Midtown Phillips Neighborhood Association
East Phillips Improvement Coalition

Additional units in existing structures –

The staff analysis of 2,300 currently eligible structures with a ten year averaging omits how many structures were candidates for the ten year period, note that a zoning text amendment of March 2009 reduced the lot area requirement for each unit by 37.5% in R3 and 17% in R4. Many properties have only been able to add units for just over 6 months and may not even know, with the housing market during this time you would not expect any change. The staff analysis may also show that people in a stable R2B zoned area are willing to invest more in their home and convert it to a true single-family building.

The economic incentives for a conversion in our area where staff is recommending R3 zoning for 224 of our single family homes, 96% of our residual structures and where 123 have the sq. ft. area eligibility to add at least one additional unit with R3, with 55 more that would only need a variance of less than 10% may have little significance to the City wide conditions.

In our area the economics most of the time might well make sense for a rental unit addition. A comparison of over a dozen property values on like properties shows that each unit adds over \$50,000 to the property value. We also have so many landlords that are now maxing out there units on occupancy – the best known are the ones who put 3 sex offenders up and 3 sex offenders down, and landlords that also max the renters by advertising in the Stillwater Prison paper/bulletin board for renters to share units.

The real troubling part of this is putting this opening in such a small area and doing it on so many properties; the possibility of a downward domino on the desire for people to want a single family home here that they live in is real.

Additional unit conversion requirements -

A large number of our housing structures have the floor area, physical layout and bathroom availability to ease conversion, many have basement egress windows. The application of one or two layers of 5/8" gypsum wallboard to existing plaster/wallboard ceiling surface or new 2x4 wall dividers and a solid wood door appears to address fire and noise code requirements. Addition of shrubbery to a car parking area is not a large financial commitment.

Under City code - Dwelling unit one or more rooms, designed, occupied or intended for occupancy as a separate living quarter, with a single complete kitchen facility, sleeping area and

bathroom provided within the unit for the exclusive use of a single household. The minimum gross floor area of efficiency units shall be three hundred fifty (350) square feet. Not less than eighty (80) percent of the habitable floor area shall have a minimum width of twenty-two (22) feet.

Mandate to blanket zone R3 --

This current staff proposal is assuming a City Council action that did not take place. The adopted plan calls for a density of 10 to 50 units per acre for our area. The current R3 zoning is assigning a 20 to 50 range for the entire area and the beforehand noted March text amendment affirms that fact. The staff recommendation is relying on the term "medium-density" as mandating above 20 for our entire area without sufficient support to make this leap. The staff is also giving overriding significance to the future land uses map that is not alleged to be absolute.

Future Residential Uses page 53 plan

The following considerations were used to determine areas that should be guided residential in the Future Land Use map, along with the appropriate level of development intensity.

The Future Land Use map provides general guidance for residential density in the MGLUD study area.

The general guidance modifier is found at least twice in the plan and is reinforced with written communication from Planning Department staff at the time of the plan's formation "general purpose of the plan guidance and its maps". This map qualifier clearly is purposely inserted and appears to be limited to this plan of the 5 plans in the zoning study.

After the plan's formation two categories within the 10 to 50 range were created and incorporated into the Minneapolis Plan, fewer than 20 dwelling units per acre and 20 to 50 dwelling units per acre. Text language exists within the plan giving guidance as to which of the two designations would be most appropriate at specific locations.

The blanket R3 (29 D/U acre) dismisses extensive single-family text that indicate an appropriate assignment of under 20 zoning for a majority portion of our area. Additionally the current recommendation fails to consider R4 (35 D/U acre) areas, exemplified in the plan's case study treatment area.

Attachment – Conversions or Alterations of Single-Family Dwelling to Duplex, Minneapolis Construction Code Services Information Bulletin, Revised January 2009

Note – currently under R2B zoning true new duplex construction can take place in this area on a 4,500 sq. ft. lot with a variance.



CONVERSIONS OR ALTERATIONS OF SINGLE-FAMILY DWELLING TO DUPLEX

Minneapolis Construction Code Services
Informational Bulletin

Revised January 2009

UNIT SEPARATION

IRC Section R317: Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than 1-hour fire-resistance rating when tested in accordance with ASTM E 119.

IRC Section R317.4.1: Walls and floor-ceiling assemblies separating dwelling units from each other and common areas such as stairway, corridors, dwelling unit entrance doors, etc. shall meet Airborne Sound Transmission Class (STC) rating of STC 45 when tested in accordance with ASTM E 90.

NOTE: Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating, or exhaust ducts shall be sealed, lined, insulated, or otherwise treated to maintain the required ratings.

IRC Section R317.4.2: Floor-ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within a structure shall have an Impact Insulation Class (IIC) rating of not less 45 when tested in accordance with ASTM E492.

New construction or removal of existing plaster/wallboard requires installation of an approved design/assembly.

Where existing walls and floor-ceiling assemblies are to remain intact, the following upgrade will be permitted.

Floor-ceiling: Apply one (1) layer of 5/8" Type "X" gypsum wallboard to resilient channels, 24" o.c., over existing plaster/wallboard ceiling surface.

Walls: Apply one (1) layer of 5/8" Type "X" gypsum wallboard to resilient channels, 24" o.c. on one side. On opposite side, apply one layer 5/8" gypsum wallboard to existing plaster/wallboard wall surface.
Note: If walls are existing stair walls, apply one (1) layer of 5/8" Type "X" gypsum wallboard to resilient channels @ 24" O.C. to interior side of dwelling unit wall.

FLOOR AREA

IRC Section R304.1:

Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet of gross floor area.

IRC Section R304.2:

Other habitable rooms shall have a floor area of not less than 70 square feet.

Exception: Kitchens

IRC Section R304.3:

Habitable room shall not be less than seven (7) feet in any horizontal dimension.

Exception: Kitchens

Minneapolis Code of Ordinance Section 244.40 requires the following:

Each dwelling unit must have a kitchen with a sink, and a bathroom with a water closet, lavatory, and either a tub or shower, with both hot and cold running water.

Minneapolis Code of Ordinance Section 244.810

Room exclusively for sleeping must have a minimum of

70 sq. ft. for one person

90 sq. ft for two persons

50 sq. ft for each additional person (maximum 4)

Other habitable rooms must have a minimum floor area of 70 square feet, except kitchens, baths, closets and other similar rooms.

No habitable rooms can be less than 7 feet in width, except kitchens. (Baths are not considered habitable rooms.)

Efficiency units must have a living room of not less than 220 square feet of superficial floor area, with 100 square feet for each additional occupant in excess of two. An efficiency unit must have a separate closet and a private bathroom.

Minneapolis Code of Ordinance Section 244.830

An occupant of a dwelling unit cannot be required to pass through any bedrooms or bathrooms to get to their bedroom or bathroom, or to any other room in the unit.

Dwelling Unit Continuity:

In buildings with two or more dwellings, unit continuity is required. Dwelling unit design shall be such that access to all portions of a dwelling unit is provided without passing through common areas.

CEILING HEIGHTS

2006 IRC Section R305:

All ceiling heights must have a minimum height of seven (7) feet including kitchens, baths, halls, closets, etc.

For a sloping ceiling, the seven (7) foot dimension must be at least 50% of the floor area. The floor area is measured from where the ceiling is at least 5 feet high.

EGRESS

2006 IRC Section R310:

Every sleeping room must have at least one operable window or approved door to the exterior. A window must have **MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET**. Within this total figure, the minimum height of the opening has to be 24 inches; the minimum width, 20 inches. The sill height of the window shall not exceed 44 inches above the finished floor.

LIGHT AND VENTILATION

2006 IRC Section R303:

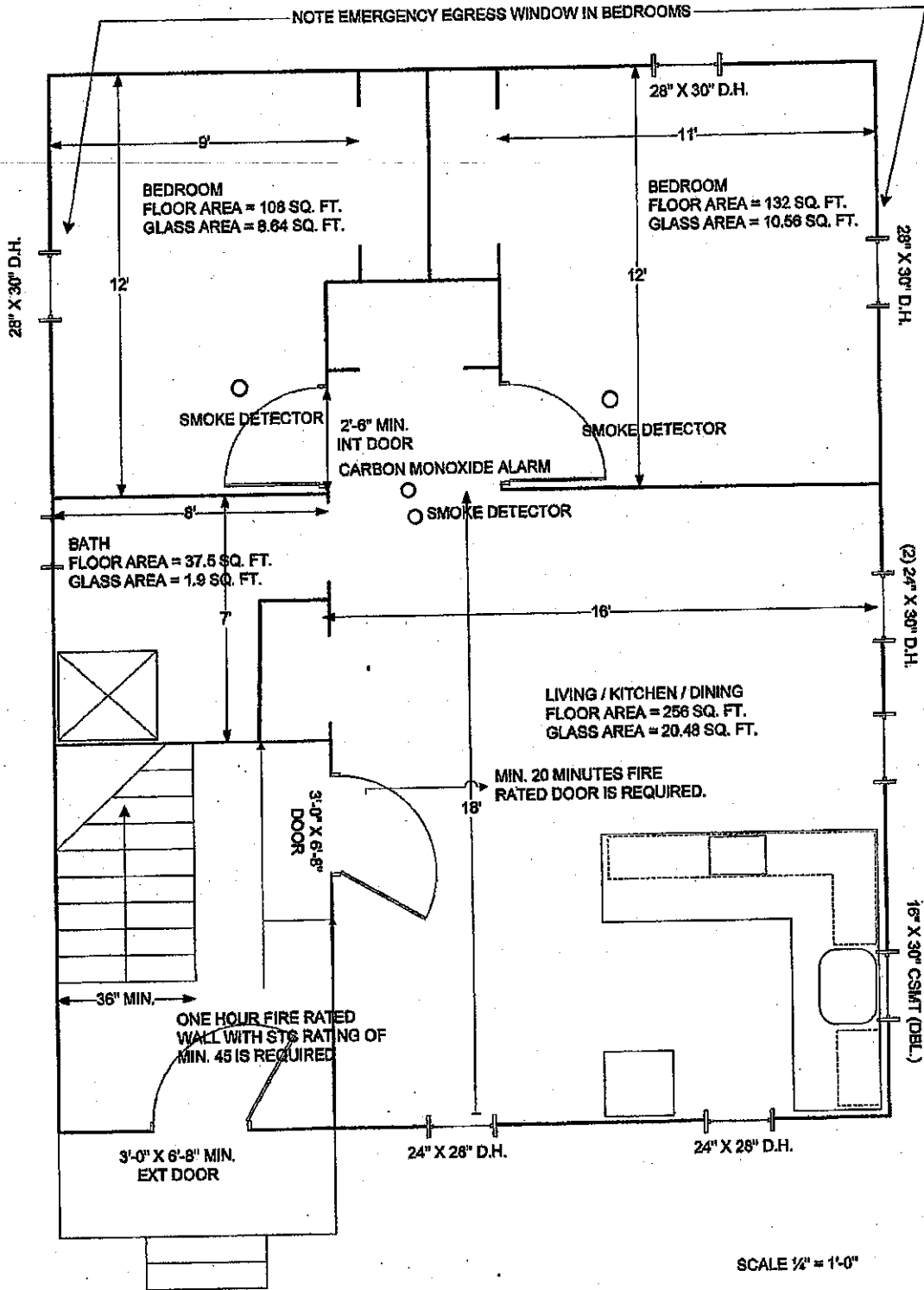
For light, there must be glass totaling 8% of the floor area in every habitable room of the dwelling unit.

For ventilation, an amount equal to half (1/2) of the total area of the glass must be operable (4% of the floor area). Bathrooms, laundries, and similar rooms must be provided with exterior openings of an area not less than three (3) square feet, unless there is an adequate mechanical ventilation system.

For purposes of light and ventilation, if rooms adjoin, they can be considered a room if one half of the area of the common wall is open and unobstructed and is 10% of the floor area of the interior room or 25 square feet, whichever is greater.

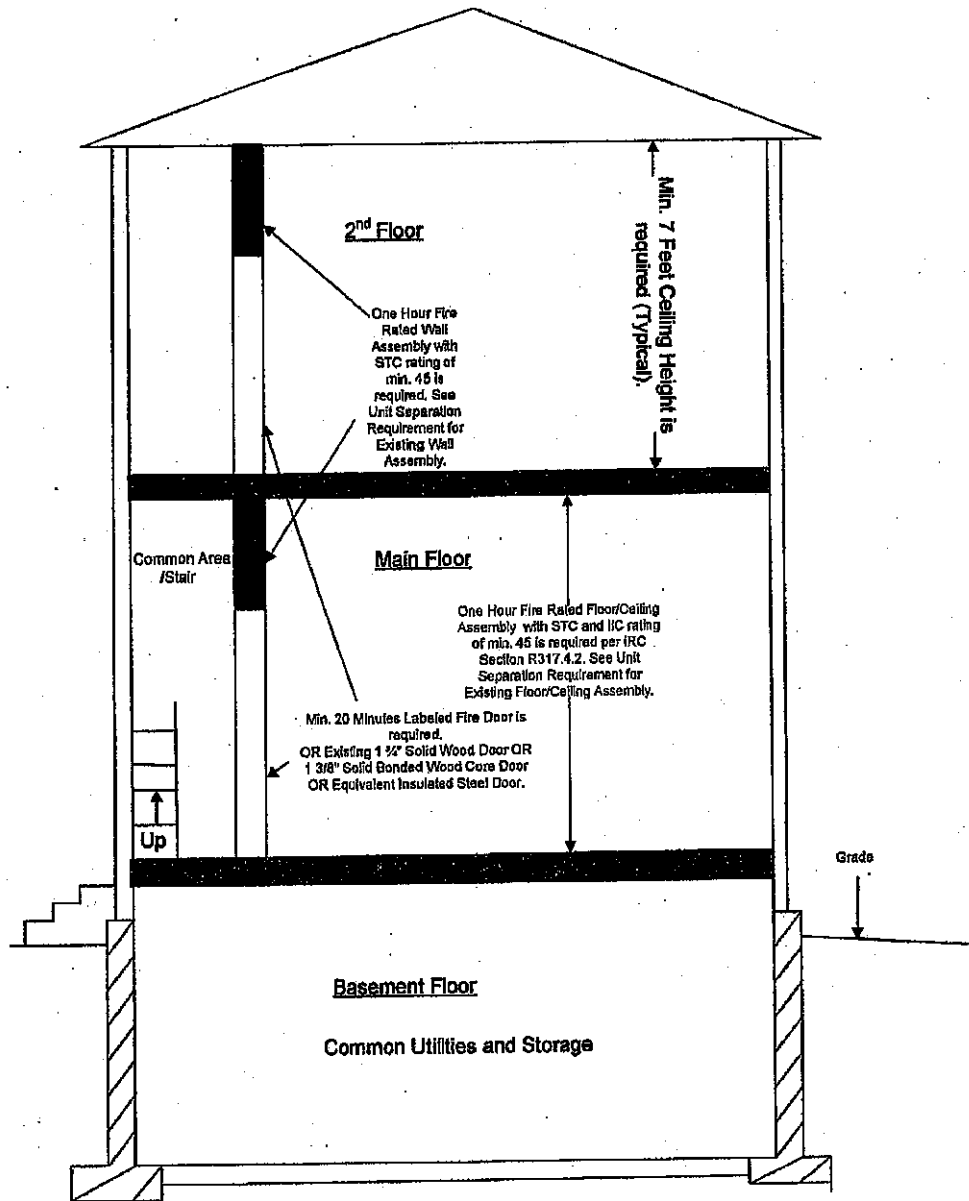
NOTE: A sewer availability charge (SAC) will be added to the permit cost at the current adjusted calendar rate.

Floor Plan



(Include Plans for all other floors).

Typical Dwelling Unit Section Plan with Fire and Sound Separations.



(Not to scale).

Arnold, Amanda T.

From: JSpangler99@aol.com
Sent: Thursday, October 22, 2009 7:37 AM
To: Arnold, Amanda T.
Cc: shirleymidtownphillips@msn.com; cpass@runbox.com
Subject: Correction to submittal on Midtown Greenway Zoning

From: Joseph Spangler

To: Amanda T. Arnold

Subject: Correction to submittal on Midtown Greenway Zoning

Date: October 22, 2009

Typing error on page 4 on the Neighborhood Preferred Plan for Targeted Growth and Sustainable Zoning dated September 24, 2009

"The character of the structures in the neighborhood-orientated district of Midtown Phillips and East Phillips is that of a single family house on a lot of its own, with ~~334~~ 234 residential structures 224 are of a single family type and currently zoned R2B."

Minneapolis Planning Commission – October 13, 2009

Good afternoon President Motzenbecker, I am Joseph Spangler residing at 2920 15th Avenue South.

These comments are related to the neighborhood-oriented district of Midtown and East Phillips. Our previous submitted comments are contained in the neighborhood preferred plan for targeted growth and sustainable zoning. A revised parcel zoning request is also being submitted today.

We contend that for the vast majority of single-family homes a zoning change is not mandated or warranted and may be detrimental.

The current housing stock is 96% single-family in classification and the plan states that we are “an established single-family neighborhood”. As to satisfying the future land use designation of the plan, our current housing stock now and at the time of the plan’s formation falls within the plans definition of medium-density of 10 to 50 dwelling units per acre. Additionally the area will substantially increase the housing unit per acre equation with the development of industrial/commercial properties to housing stock.

This plan and the Midtown Minneapolis Land Use and Development Plan used a 10 to 50 DU/acre for medium-density districts. With the application of this range the plans were accepted as meeting the neighborhood goals and adopted. Although latter plans in the rezoning area used a different number, additionally latter plans to a great extent subdivide the neighborhood-oriented district’s future land use map with a low density contingent. During the plans formation’s, the only dialogue of that option was that it would only be relevant to the large concentration of chiefly R1 housing around Lake of the Isles. The Midtown and East Phillips neighborhood is entitled to the range within the plan and consideration is warranted as to the neighborhood organization’s understanding as to its anticipated application.

The current housing stock is 70% owner occupied -- this is an extraordinary accomplishment for our area and is a key element of our recent stabilization. The blanket R3 rezoning threatens what we have all invested resources in. The effects of blanket rezoning of current properties should not be marginalized.

In response to the mailing of our working group the first responder was very concerned of the effects of multi-family zoning and expressed that she had considerable resources of money and time in her home. The second person said she had recently moved from her home – a converted single-family built house, now a legal duplex and she wanted to know how to get approval for a 3rd housing unit in the structure’s finished basement.

In this process, when permissible, we should not be allowing complicated and in some cases conflicting in appearance wording prohibit this zoning plan from obtaining the greatest benefit while doing the least damage. We must ensure positive development and protect existing stake holders.

The Midtown Greenway Land Use and Development Plan process was a substantial undertaking and the planning department staff should be commended for their work, especially under strong pressure from lobbyists for the highest possible development densities during the process.

In more recent plans a number of single-family areas in the neighborhood-oriented districts the same or very similar to our area are retaining R2B zoning; a number of the areas are closer to activity centers and transit stations than our area.

I participated extensively in the formation of the plan, it was absolutely clear that our neighborhood-oriented district would include diverse zoning classifications; a reading of the full plan document also makes this clear. We contend that our area with the benefit of the greater refinement accorded later plans clearly is entitled to R2B through R4 zoning in the neighborhood-oriented district.

Commissioners your attention to our plea is appreciated.

Parcel Zoning Requests

“ensure continued economic viability, enhance neighborhood livability and minimize the negative impacts that are sometime associated with change.”

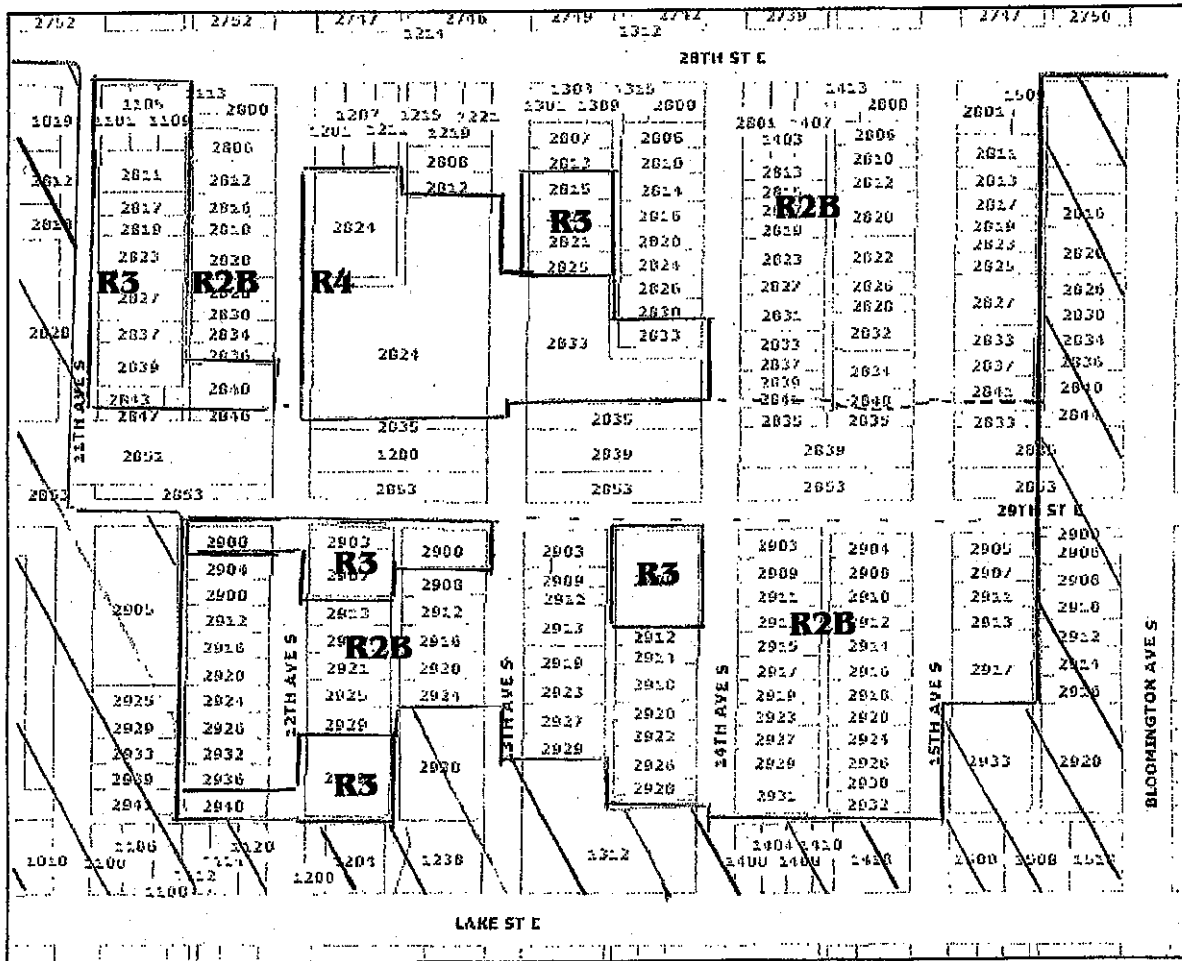
Zoning Option One – complete area R2B – this zoning would presume a follow-up small area zoning study for this area applying the same standards used in The Lyn-Lake Small Area Plan, The Uptown Small Area Plan and The Seward Longfellow Area Land Use and Predevelopment Study to the area.

Zoning Option Two – zoning to maps proposed in Neighborhood preferred plan for targeted growth and sustainable zoning revised October 12, 2009 – based on compliance to the future land use map density range and considerations to character, geographical location/relevance and plan language.

Revised October 12, 2009

Neighborhood preferred plan for targeted growth and sustainable zoning

Midtown Phillips neighborhood- oriented district



The Midtown Greenway Land Use and Development Plan is the applicable document for the Midtown Phillips neighborhood- oriented district, under this plan the area is designated as a medium-density district with a housing density range of 10 to 50 housing units per acre.

The current residential housing density of this area is 12.93 housing units per acre and is in compliance of the future land use element of the plan. The density number through the change of use on industrial/commercial parcels as slated in the plan to housing and future infill housing will substantially increase the housing unit per acre equation.

- 11th Avenue South -

Sq. footage taken from county information

1101 E28th - R3 change from R2B - 4,318 sq. ft. -
Vacant Land

1105 E28th - R3 change from R2B - 4,425 sq. ft. -
Vacant Land

1109 E28th - R3 change from R2B - 4,071 sq. ft. -
Vacant Land City of Minneapolis

2811 11th - R3 change from R2B - 8,384 sq. ft. -
Multi-Family Apartment 3 one bed room 1 four bed
room

2817 11th - R3 change from R2B - 4,464 sq. ft. -
Vacant Land

2819 11th - R3 change from R2B - 4,169 sq. ft. -
Multi-Family Residential - duplex (outward
appearance single family)

2823 11th - R3 change from R2B - 6,652 sq. ft. -
Single Family Detached

2827 11th - R3 change from R2B - 10,104 sq. ft. -
Multi-Family Residential - triplex

2837 11th - R3 change from R2B - 4,369 sq. ft. -
Single Family Detached

2839 11th - R3 change from I1 - 8,559 sq. ft. -
building with open land

2843 11th - R3 change from I1 - 3,203 sq. ft. - same
owner as 2839 11th building with open land

- 12th Avenue South -

1201 E28th - R2B no change - 6,130 sq. ft. - Single
Family Detached

1207 E28th - R2B no change - 5,826 sq. ft. - Single
Family Detached

1211 E28th - R2B no change - 4,946 sq. ft. - Single
Family Detached

2901 12th - R3 change from R2B - appears with
Islamic Center parking lot

2903 12th - R3 change from R2B - 3,712 sq. ft. -
Islamic Center parking lot

2907 12th - R3 change from R2B - 9,005 sq. ft. -
Multi-Family Apartment 4 two bed room units

2913 12th - R2B no change - 5,415 sq. ft. - Single
Family Detached

2917 12th - R2B no change - 5,221 sq. ft. - Multi-
Family Residential - duplex (appears built as duplex)

2921 12th - R2B no change - 5,393 sq. ft. - Multi-
Family Residential - duplex (appears built as duplex)

2925 12th - R2B no change - 5,253 sq. ft. - Single
Family Detached

2929 12th - R2B no change - 5,371 sq. ft. - Single
Family Detached

2939 12th - R3 change from C2 - 15,465 sq. ft. - St.
Vincent Se Paul Store -

1113 E28th - R2B no change - 1,930 sq. ft. - Single
Family Detached

2800 12th - R2B no change - 6,504 sq. ft. -
Minneapolis Public Schools Anderson School
parking lot

2806 12th - R2B no change - 6,149 sq. ft. - Multi-
Family Residential - duplex

2912 12th - R2B no change - 6,049 sq. ft. - Multi-
Family Residential - duplex

2816 12th - R2B no change - 4,257 sq. ft. - Single
Family Detached

2818 12th - R2B no change - 4,057 sq. ft. - Multi-
Family Residential - duplex

2820 12th - R2B no change - 8,111 sq. ft. - Multi-
Family Residential - duplex

2828 12th - R2B no change - 4,341 sq. ft. - Single
Family Detached

2830 12th - R2B no change - 3,897 sq. ft. - Single
Family Detached

2834 12th - R2B no change - 4,288 sq. ft. - Multi-
Family Residential - duplex

2836 12th – R2B no change – 3,984 sq. ft. – Public Works Department City of Minneapolis vacant land

2840 12th – R3 change from R2B – 8,379 sq. ft. – Multi-Family Apartment 4 one bed room units

2900 12th – R3 change from R2B – 5,123 sq. ft. – Multi-Family Apartment 4 one bed room units

2904 12th – R2B no change – 5,013 sq. ft. – Single Family Detached

2908 12th – R2B no change – 5,060 sq. ft. – Multi-Family Residential – duplex (appears built as duplex)

2912 12th – R2B no change – 5,133 sq. ft. – Single Family Detached

2916 12th – R2B no change – 5,212 sq. ft. – Single Family Detached

2920 12th – R2B no change – 5,149 sq. ft. – Multi-Family Residential – duplex (appears built as duplex)

2924 12th – R2B no change – 5,221 sq. ft. – Multi-Family Residential – duplex (outward appearance single family)

2926 12th – R2B no change – 5,040 sq. ft. – Multi-Family Residential – triplex

2932 12th – R2B no change – 4,901 sq. ft. – Multi-Family Residential – duplex (outward appearance single family)

2936 12th – R2B no change – 5,096 sq. ft. – Single Family Detached

2940 12th – R3 change from C2 – 4,973 sq. ft. – current use as a body shop

– 13th Avenue South –

1301 E28th – R2B no change – 2,627 sq. ft. – Single Family Detached

1303 E28th – R2B no change – 2,623 sq. ft. – Single Family Detached

1309 E28th – R2B no change – 2,386 sq. ft. – Single Family Detached

2807 13th – R2B no change – 4,949 sq. ft. – Single Family Detached

2813 13th – R2B no change – 4,729 sq. ft. – Single Family Detached

2815 13th – R3 change from I1 – 4,953 sq. ft. – Wentworth site open land

2817 13th – R3 change from I1 – 5,213 sq. ft. – Wentworth site open land

2821 13th – R3 change from I1 – 4,810 sq. ft. – Wentworth site open land

2825 13th – R3 change from I1 – 4,653 sq. ft. – Wentworth site open land

2833 13th – R4 change from I1 – 39,266 sq. ft. – Wentworth site old Sears service center brick building and open land – this also includes a parcel noted on 14th avenue map north of the ally fronting 14th avenue

2903 13th – R2B no change – 6,987 sq. ft. – Single Family Detached

2909 13th – R2B no change – 3,808 sq. ft. – Multi-Family Residential – duplex (single front door)

2911 13th – R2B no change – 3,506 sq. ft. – Single Family Detached

2913 13th – R2B no change – 7,330 sq. ft. – Single Family Detached

2919 13th – R2B no change – 5,502 sq. ft. – Single Family Detached

2923 13th – R2B no change – 5,520 sq. ft. – Single Family Detached

2927 13th – R2B no change – 5,523 sq. ft. – Single Family Detached

2929 13th – R2B no change – 4,790 sq. ft. – Single Family Detached

1215 E28th – R2B no change – 4,080 sq. ft. – Single Family Detached

1219 E28th – R2B no change – 4,116 sq. ft. - Single Family Detached

1221 E28th – R2B no change – 4,094 sq. ft. - Single Family Detached

2808 13th – R2B no change – 5,000 sq. ft. - Single Family Detached

2812 13th – R2B no change – 4,999 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2824 13th – R4 change from I1 – 91,343 sq. ft. – Islamic Center, open land and old Dayton Roger building – building is included in the National Historic District as the south wall defines the trench – open land 2824 on 12th Avenue map north of ally is part of tract

2900 13th – R3 change from R2B – 7,335 sq. ft. – catering company use one story brick external building open surface north and east of building

2908 13th – R2B no change – 5,432 sq. ft. - Single Family Detached

2912 13th – R2B no change – 5,611 sq. ft. - Single Family Detached

2916 13th – R2B no change – 5,408 sq. ft. - Single Family Detached

2920 13th – R2B no change – 5,372 sq. ft. - Single Family Detached

2924 13th – R2B no change – 5,393 sq. ft. - Multi-Family Residential – duplex

– 14th Avenue South –

2801 14th/2803 14th – R2B no change – 5,080 sq. ft. - Q1R Condo living unit – structure information – no rental license history - side-by-side with shared wall with 2803 14th

1403 E28th – R2B no change – 4,728 sq. ft. - Multi-Family Residential – duplex

1407 E28th – R2B no change – 5,524 sq. ft. - Multi-Family Residential – duplex

2813 14th – R2B no change – 3,933 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2815 14th – R2B no change – 3,685 sq. ft. - Single Family Detached

2817 14th – R2B no change – 3,651 sq. ft. - Single Family Detached

2819 14th – R2B no change – 4,126 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2823 14th – R2B no change – 7,038 sq. ft. - Single Family Detached

2827 14th – R2B no change – 3,892 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2831 14th – R2B no change – 7,407 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2833 14th – R2B no change – 3,752 sq. ft. - Vacant Land City of Minneapolis

2837 14th – R2B no change – 4,020 sq. ft. - Single Family Detached

2839 14th – R2B no change – 3,523 sq. ft. - Vacant Land City of Minneapolis

2841 14th – R2B no change – 1,680 sq. ft. - Vacant Land City of Minneapolis

2903 14th – R2B no change – 5,652 sq. ft. - Multi-Family Residential – duplex

2909 14th – R2B no change – 4,699 sq. ft. - Single Family Detached

2911 14th – R2B no change – 4,816 sq. ft. - Single Family Detached

2913 14th – R2B no change – 4,740 sq. ft. - Single Family Detached

2915 14th – R2B no change – 4,806 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2917 14th -- R2B no change -- 4,666 sq. ft. - Single Family Detached

2919 14th -- R2B no change -- 4,515 sq. ft. - Single Family Detached

2923 14th -- R2B no change -- 4,344 sq. ft. - Single Family Detached

2927 14th -- R2B no change -- 4,410 sq. ft. - Single Family Detached

2929 14th -- R2B no change -- 4,369 sq. ft. - Single Family Detached

2931 14th -- R2B no change -- 8,207 sq. ft. - Multi-Family Residential -- duplex (outward appearance single family)

1315 E28th -- R2B no change -- 2,394 sq. ft. - Multi-Family Residential -- duplex

2800 14th -- R2B no change -- 5,287 sq. ft. - Multi-Family Apartment -- 4 Registered Dwellings

2806 14th -- R2B no change -- 4,786 sq. ft. - Single Family Detached

2810 14th -- R2B no change -- 4,856 sq. ft. - Single Family Detached

2814 14th -- R2B no change -- 5,285 sq. ft. - Multi-Family Residential -- duplex (outward appearance single family)

2816 14th -- R2B no change -- 4,720 sq. ft. - Single Family Detached

2820 14th -- R2B no change -- 4,740 sq. ft. - Single Family Detached

2824 14th -- R2B no change -- 4,735 sq. ft. - Single Family Detached

2826 14th -- R2B no change -- 4,348 sq. ft. - Single Family Detached

2830 14th -- R2B no change -- 4,367 sq. ft. - Single Family Detached

2900 14th -- R3 change from R2B -- 18,145 sq. ft. - Challman & Company -- older building with

additions a number of times and open lot - current industrial use

2912 14th -- R2B no change -- 3,683 sq. ft. - Single Family Detached

2914 14th -- R2B no change -- 3,698 sq. ft. - Single Family Detached

2918 14th -- R2B no change -- 7,078 sq. ft. - Single Family Detached

2920 14th -- R2B no change -- 3,567 sq. ft. - Single Family Detached

2922 14th -- R2B no change -- 4,761 sq. ft. - Single Family Detached

2926 14th -- R2B no change -- 6,244 sq. ft. - Single Family Detached

2928 14th -- R2B no change -- 3,402 sq. ft. - Multi-Family Residential -- duplex (one front door)

-- 15th Avenue South -

1509 E28th -- R2B no change -- 3,244 sq. ft. - Single Family Detached

2801 15th -- R2B no change -- 6,828 sq. ft. - Multi-Family Residential -- duplex (outward appearance single family)

2811 15th -- R2B no change -- 5,995 sq. ft. - Single Family Detached

2813 15th -- R2B no change -- 3,983 sq. ft. - Single Family Detached

2817 15th -- R2B no change -- 5,221 sq. ft. - Multi-Family Residential -- duplex (outward appearance single family)

2819 15th -- R2B no change -- 2,676 sq. ft. -- Community Garden

2823 15th -- R2B no change -- 4,115 sq. ft. -- Community Garden

2825 15th -- R2B no change -- 3,985 sq. ft. - Multi-Family Residential -- duplex (outward appearance single family)

2827 15th -- R2B no change -- 9,411 sq. ft. - Single Family Detached

2833 15th – R2B no change – 4,726 sq. ft. - Multi-Family Residential – duplex (built as duplex)

2837 15th – R2B no change – 4,799 sq. ft. - Single Family Detached

2841 15th – R2B no change – 4,823 - Single Family Detached

2905 15th – R2B no change – 4,474 sq. ft. - Single Family Detached

2907 15th – R2B no change – 4,491 sq. ft. - Single Family Detached

2911 15th – R2B no change – 4,657 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2913 15th – R2B no change – 4,336 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2917 15th – R2B no change – 13,562 sq. ft. – Historic 1905 brick church building

1413 E28th – R2B no change – 2,343 sq. ft. Hennepin County vacant Land should be combined with 2800 15th

2800 15th – R2B no change – 5,384 sq. ft. - Single Family Detached

2806 15th – R2B no change - 4,590 sq. ft. - Single Family Detached

2810 15th – R2B no change – 4,462 sq. ft. - Multi-Family Residential – duplex (one front door)

2812 15th – R2B no change – 4,462 sq. ft. - Single Family Detached

2820 15th – R2B no change – 8,561 sq. ft. – Vacant Land

2822 15th – R2B no change – 7,197 sq. ft. – Vacant Land

2826 15th – R2B no change – 4,041 sq. ft. - Multi-Family Residential – duplex (one front door)

2828 15th – R2B no change – 3,359 sq. ft. - Multi-Family Residential – duplex (one front door)

2832 15th – R2B no change – 7,245 sq. ft. - Multi-Family Residential – duplex (one front door)

2834 15th – R2B no change – 7,635 sq. ft. - Multi-Family Residential – triplex

2840 15th – R2B no change – 3,339 sq. ft. - Single Family Detached

2904 15th – R2B no change – 4,593 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2908 15th – R2B no change – 4,637 sq. ft. - Single Family Detached

2910 15th – R2B no change – 4,682 sq. ft. - Multi-Family Residential – duplex (built as duplex)

2912 15th – R2B no change – 4, 862 sq. ft. - Single Family Detached

2914 15th – R2B no change – 4,704 sq. ft. - Single Family Detached – City of Lakes Community Land Trust

2916 15th – R2B no change – 4,585 sq. ft. - Single Family Detached

2918 15th – R2B no change – 4,547 sq. ft. - Single Family Detached

2920 15th – R2B no change – 4,224 sq. ft. - Single Family Detached with 5 legal licensed single occupancy shared bath rental rooms second floor (outward appearance single family)

2924 15th – R2B no change – 4,396 sq. ft. - Single Family Detached

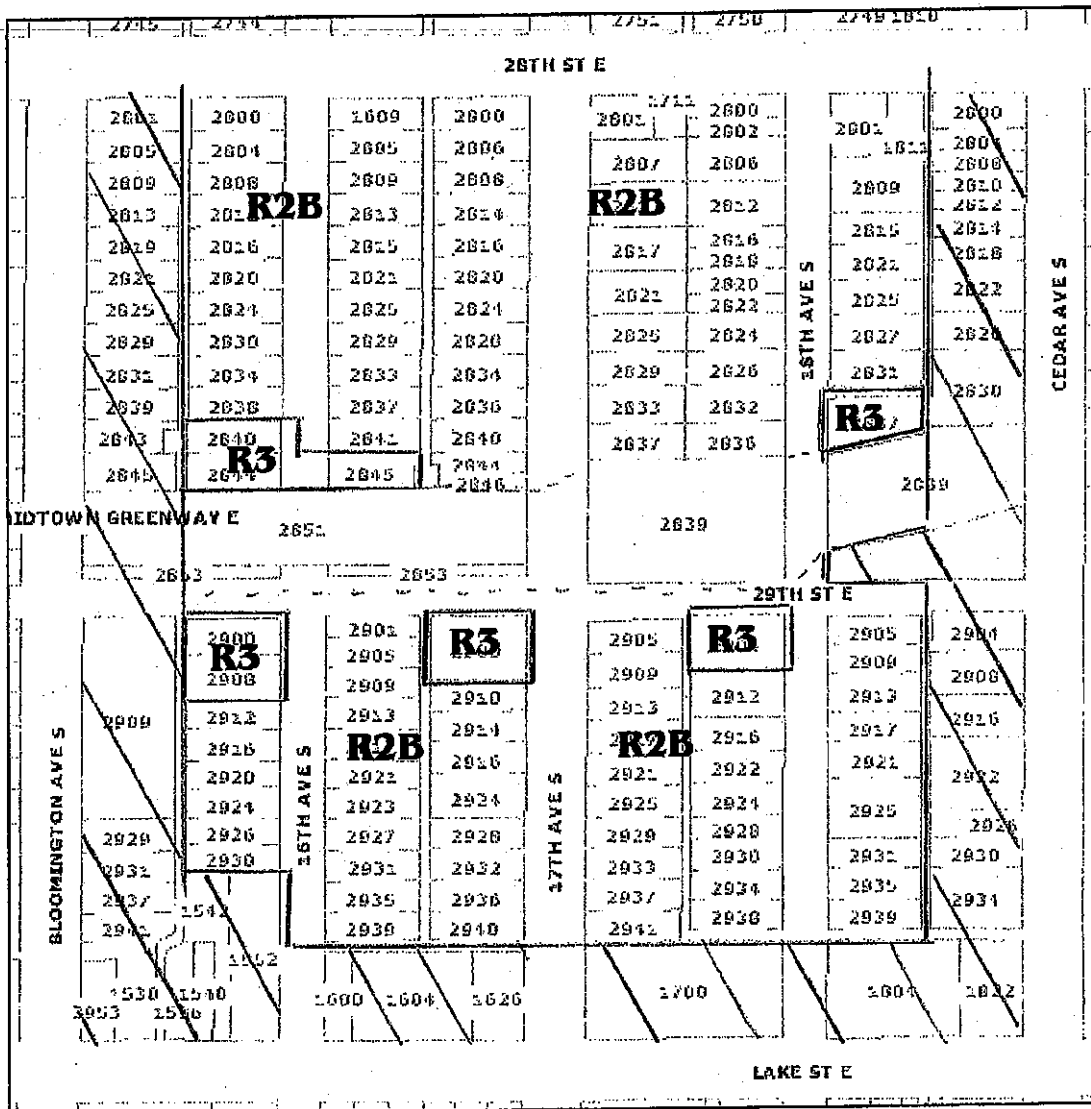
2926 15th – R2B no change – 4,279 sq. ft. - Single Family Detached

2930 15th – R2B no change – 4,076 sq. ft. - Single Family Detached

2932 15th – R2B no change – 4,173 sq. ft. - Multi-Family Residential – duplex (one front door)

Neighborhood preferred plan for targeted growth and sustainable zoning

East Phillips neighborhood- oriented district



The Midtown Greenway Land Use and Development Plan is the applicable document for the East Phillips neighborhood- oriented district, under this plan the area is designated as a medium-density district with a housing density range of 10 to 50 housing units per acre.

The current residential housing density of this area is 12.18 housing units per acre and is in compliance of the future land use element of the plan. The density number through the change of use on industrial/commercial parcels as slated in the plan to housing and future infill housing will measurably increase the housing unit per acre equation.

- 16th Avenue South -

Sq. footage taken from county information

1609 E28th- R2B no change - 5,092 sq. ft. - Single Family Detached

2805 16th- R2B no change - 5,148 sq. ft. - Single Family Detached

2809 16th- R2B no change - 5,053 sq. ft. - Multi-Family Residential - duplex (built as duplex)

2813 16th- R2B no change - 5,275 sq. ft. - Single Family Detached

2815 16th- R2B no change - 5,159 sq. ft. - Multi-Family Residential - duplex

2821 16th- R2B no change - 4,968 sq. ft. - Single Family Detached

2825 16th- R2B no change - 5,268 sq. ft. - Multi-Family Residential - duplex (outward appearance single family)

2829 16th- R2B no change - 5,131 sq. ft. - Single Family Detached

2833 16th- R2B no change - 5,272 sq. ft. - Single Family Detached

2837 16th- R2B no change - 5,037 sq. ft. - Vacant Lot (Transitional Parking Overlay Dist)

2841 16th - R2B no change - 5,301 sq. ft. - parking lot for car repair shop at 2845 16th (Transitional Parking Overlay Dist)

2845 16th - R3 change from I1 - 5,626 sq. ft. - car repair shop

2901 16th- R2B no change - 3,208 sq. ft. - Single Family Detached

2905 16th- R2B no change - 4,917 sq. ft. - Single Family Detached

2909 16th- R2B no change - 4,762 sq. ft. - Multi-Family Residential - duplex (outward appearance single family)

2913 16th- R2B no change - 4,990 sq. ft. - Multi-Family Residential - duplex (outward appearance single family)

2917 16th- R2B no change - 4,990 sq. ft. - Single Family Detached

2921 16th- R2B no change - 4,511 sq. ft. - Single Family Detached

2923 16th- R2B no change - 4,870 sq. ft. - Multi-Family Residential - duplex

2927 16th- R2B no change - 4,969 sq. ft. - Single Family Detached

2931 16th- R2B no change - 5,046 sq. ft. - Single Family Detached

2935 16th- R2B no change - 4,914 sq. ft. - Single Family Detached

2800 16th - R2B no change - 5,522 sq. ft. - Single Family Detached

2804 16th - R2B no change - 5,068 sq. ft. - Single Family Detached

2808 16th - R2B no change - 5,108 sq. ft. - Multi-Family Residential - duplex

2812 16th - R2B no change - 5,245 sq. ft. - Single Family Detached

2816 16th - R2B no change - 5,261 sq. ft. - Single Family Detached

2820 16th- R2B no change - 5,114 sq. ft. - Single Family Detached

2824 16th- R2B no change - 5,196 sq. ft. - Single Family Detached

2830 16th- R2B no change - 5,250 sq. ft. - Single Family Detached

2834 16th- R2B no change - 5,187 sq. ft. - Multi-Family Residential - duplex (outward appearance single family)

2838 16th - R2B no change - 5,215 sq. ft. - Single Family Detached

2840 16th - R3 change from R2B - 5,225 sq. ft. - Vacant Land (Part of accumulated lot development - 2840 16th, 2844 16th Avenue, 2839 Bloomington, 2843 Bloomington and 2845 Bloomington Avenue South total 21,337 sq. feet) (Planning Department has indicated probable R5 zoning for this lot)

2844 16th - R3 change from R2B - 6,006 sq. ft. - Vacant Land (Part of accumulated lot development - 2840 16th, 2844 16th Avenue, 2839 Bloomington, 2843 Bloomington and 2845 Bloomington Avenue South total 21,337 sq. feet) (Planning Department has indicated probable R5 zoning for this lot)

2900 16th - R3 change from R2B - 5,928 sq. ft. - Multi-Family Apartment current configuration 7 one bed room units

2908 16th - R3 change from R2B - 6,991 sq. ft. - Multi-Family Apartment current configuration 7 one bed room units - reportedly planning department stated 4 dwelling units to be appropriate - recently underwent loss of non-conforming rights for 7 units at Z & P hearing and Council action

2912 16th - R2B no change - 4,984 sq. ft. - Vacant Lot City of Minneapolis owned

2916 16th - R2B no change - 5,107 sq. ft. - Multi-Family Residential - triplex (Structure information appears not to support triplex use) (building is in a decayed condition)

2920 16th - R2B no change - 4,186 sq. ft. - Single Family Detached

2924 16th - R2B no change - 5,140 sq. ft. - Single Family Detached

2926 16th - R2B no change - 3,975 sq. ft. - Single Family Detached

2930 16th - R2B no change - 4,355 sq. ft. - Multi-Family Residential - duplex (built as duplex)

- 17th Avenue South -

1711 E28th - R2B no change - 2,462 sq. ft. - Single Family Detached

2801 17th - R2B no change - 4,704 sq. ft. - Multi-Family Residential - duplex - old corner store and house connected to it

2807 17th - R2B no change - 7,340 sq. ft. - Multi-Family Residential - duplex (built as duplex)

2813 17th - R2B no change - 7,113 sq. ft. - Single Family Detached

2817 17th - R2B no change - 7,389 sq. ft. - Single Family Detached

2821 17th - R2B no change - 7,369 sq. ft. - Single Family Detached

2825 17th - R2B no change - 6,065 sq. ft. - Single Family Detached

2829 17th - R2B no change - 5,812 sq. ft. - Single Family Detached

2833 17th - R2B no change - 6,224 sq. ft. - Single Family Detached

2837 17th - R2B no change - 5,897 sq. ft. - Single Family Detached

2905 17th - R2B no change - 5,146 sq. ft. - Single Family Detached

2909 17th - R2B no change - 5,501 sq. ft. - Single Family Detached

2913 17th - R2B no change - 5,403 sq. ft. - Multi-Family Residential - duplex (built as duplex)

2917 17th - R2B no change - 5,418 sq. ft. - Single Family Detached

2921 17th - R2B no change - 5,016 sq. ft. - Multi-Family Residential - duplex (built as duplex)

2925 17th - R2B no change - 5,207 sq. ft. - Single Family Detached

2929 17th - R2B no change - 4,804 sq. ft. - Single Family Detached

2933 17th - R2B no change - 5,148 sq. ft. - Single Family Detached

2937 17th - R2B no change - 5,021 sq. ft. - Single Family Detached

2941 17th- R2B no change - 4,880 sq. ft. - Multi-Family Residential - duplex (outward appearance single family)

2800 17th- R2B no change - 5,254 sq. ft. - Single Family Detached

2806 17th- R2B no change - 5,160 sq. ft. - Single Family Detached

2808 17th- R2B no change - 5,096 sq. ft. - Single Family Detached

2814 17th- R2B no change - 5,220 sq. ft. - Multi-Family Residential - duplex

2816 17th- R2B no change - 5,130 sq. ft. - Single Family Detached

2820 17th- R2B no change - 4,975 sq. ft. - Single Family Detached

2824 17th- R2B no change - 5,414 sq. ft. - Single Family Detached

2828 17th- R2B no change - 4,996 sq. ft. - Multi-Family Residential - duplex

2834 17th- R2B no change - 5,344 sq. ft. - Single Family Detached

2836 17th- R2B no change - 5,053 sq. ft. - Single Family Detached

2840 17th- R2B no change - 5,302 sq. ft. - Single Family Detached

2844 17th- R2B no change - 3,260 sq. ft. - Single Family Detached

2846 17th- R2B no change - 2,235 sq. ft. - Single Family Detached

2900 17th- R3 change from R2B - 10,133 sq. ft. - block commercial building type on site

2910 17th- R2B no change - 4,968 sq. ft. - Single Family Detached

2914 17th- R2B no change - 4,934 sq. ft. - Single Family Detached

2916 17th- R2B no change - 5,053 sq. ft. - Multi-Family Residential - duplex (address on building 2918)

2924 17th- R2B no change - 7,015 sq. ft. - Single Family Detached

2928 17th- R2B no change - 4,822 sq. ft. - Single Family Detached

2932 17th- R2B no change - 5,121 sq. ft. - Single Family Detached

2936 17th- R2B no change - 4,894 sq. ft. - Single Family Detached

2940 17th- R2B no change - 4,673 sq. ft. - open parking lot same owner as 1626 East Lake Street also open land

- 18th Avenue South -

1811 E28th- R2B no change - 4,050 sq. ft. - Multi-Family Residential - duplex

2801 18th- R2B no change - 6,141 sq. ft. - Single Family Detached

2809 18th- R2B no change - 8,915 sq. ft. - Multi-Family Residential - duplex (outward appearance single family)

2815 18th- R2B no change - 5,292 sq. ft. - Single Family Detached

2821 18th- R2B no change - 5,733 sq. ft. - Multi-Family Residential - duplex (outward appearance single family)

2825 18th- R2B no change - 5,419 sq. ft. - Multi-Family Residential - duplex (outward appearance single family)

2827 18th- R2B no change - 5,998 sq. ft. - Single Family Detached

2831 18th- R2B no change - 5,810 sq. ft. - Single Family Detached

2837 18th- R3 change from R2B - 7,789 sq. ft. - block commercial building with lot

2905 18th- R2B no change - 4,581 sq. ft. - Single Family Detached

2909 18th- R2B no change - 4,505 sq. ft. - Single Family Detached

2913 18th- R2B no change - 6,189 sq. ft. - Multi-Family Apartment current configuration 4 dwelling of two bed room each 3,597 sq. ft. building area

2917 18th- R2B no change - 4,855 sq. ft. - Single Family Detached

2921 18th- R2B no change - 5,556 sq. ft. - Multi-Family Residential - duplex (outward appearance single family) (structure information appears to show this is a single family home)

2925 18th- R2B no change - 9,674 sq. ft. - Single Family Detached

2931 18th- R2B no change - 4,818 sq. ft. - Single Family Detached

2935 18th- R2B no change - 5,055 sq. ft. - Multi-Family Residential - duplex

2939 18th- R2B no change - 4,847 sq. ft. - Multi-Family Residential - duplex

2800 18th- R2B no change - 3,982 sq. ft. - Single Family Detached

2802 18th- R2B no change - 3,286 sq. ft. - Single Family Detached

2806 18th- R2B no change - 7,399 sq. ft. - Single Family Detached

2812 18th- R2B no change - 7,364 sq. ft. - Single Family Detached

2816 18th- R2B no change - 3,708 sq. ft. - Single Family Detached

2818 18th- R2B no change - 3,699 sq. ft. - Single Family Detached

2820 18th- R2B no change - 4,004 sq. ft. - Vacant land City of Minneapolis

2822 18th- R2B no change - 3,513 sq. ft. - Multi-Family Residential - duplex (one front door)

2824 18th- R2B no change - 6,153 sq. ft. - Single Family Detached

2826 18th- R2B no change - 6,027 sq. ft. - Multi-Family Residential - duplex (outward appearance single family)

2832 18th- R2B no change - 6,127 sq. ft. - Single Family Detached

2836 18th- R2B no change - 6,129 sq. ft. - Single Family

2904 18th- R3 change from R2B - 8,605 sq. ft. - Multi-Family Apartment current configuration 12 dwellings 2 one bed room 10 two bed room building area 11,520 sq. ft.

2912 18th- R2B no change - 7,617 sq. ft. - Single Family Detached

2916 18th- R2B no change - 5,274 sq. ft. - Single Family Detached

2922 18th- R2B no change - 5,215 sq. ft. - Multi-Family Residential - duplex (outward appearance single family)

2924 18th- R2B no change - 4,164 sq. ft. - Block commercial building to the side walk

2928 18th- R2B no change - 3,533 sq. ft. - Vacant Land City of Minneapolis

2930 18th- R2B no change - 4,925 sq. ft. - Single Family Detached

2934 18th- R2B no change - 4,726 sq. ft. - Single Family Detached

2938 18th- R2B no change - 4,723 sq. ft. - Multi-Family Residential - duplex

**Neighborhood Preferred Plan
for
Targeted Growth
and
Sustainable Zoning**

Submitted pursuant to and in support of resolutions adopted
by
Midtown Phillips Neighborhood Association
and
East Phillips Improvement Coalition.

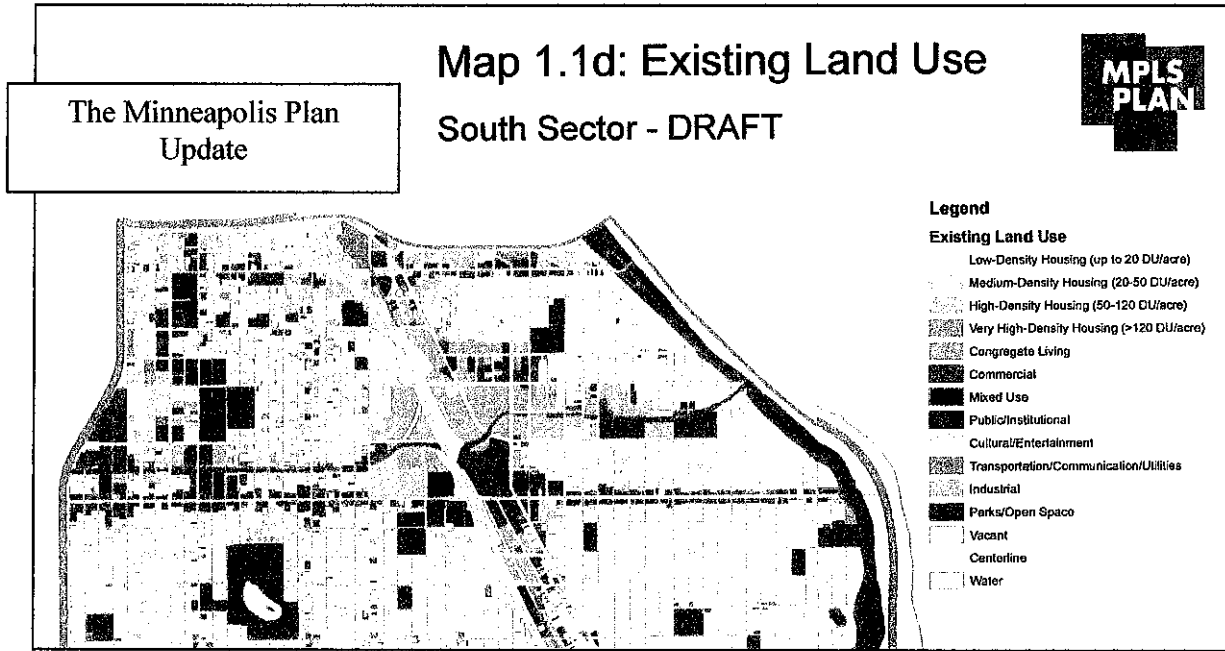
Neighborhood-Oriented District

Request for comprehensive parcel zoning and the continuance of single-family zoning

Midtown Phillips and East Phillips

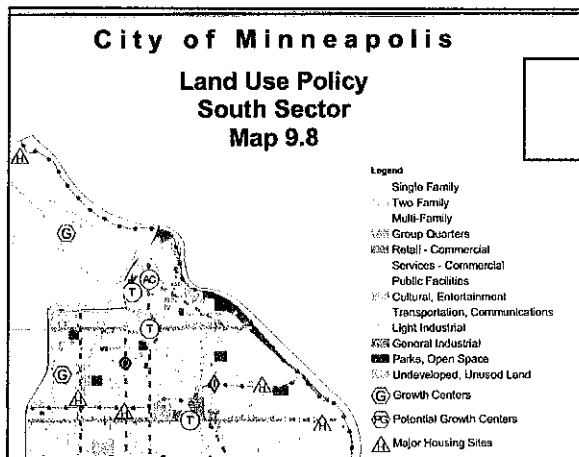
This Neighborhood-preferred plan contends that the continuance of single-family zoning for a substantial portion of the neighborhood-oriented district of Midtown Phillips and East Phillips is supported by current policy and existing conditions.

The Minneapolis Plan 9.20 “Minneapolis will maintain and annually update maps which are consistent with the requirements of the Metropolitan Council, including an existing land use map and maps of future land use, with the latter showing changes from current land uses including (a) staged development and infill within the urban area and (b) designated redevelopment areas”.



The current land use map above indicates neighborhood-oriented district of Midtown Phillips and East Phillips is principally low-density housing.

The current inventory of this area registers 224 single-family structures, 4 triplexes, 4 apartments of 4 units each, one apartment of 7 units and one apartment of 12 units.



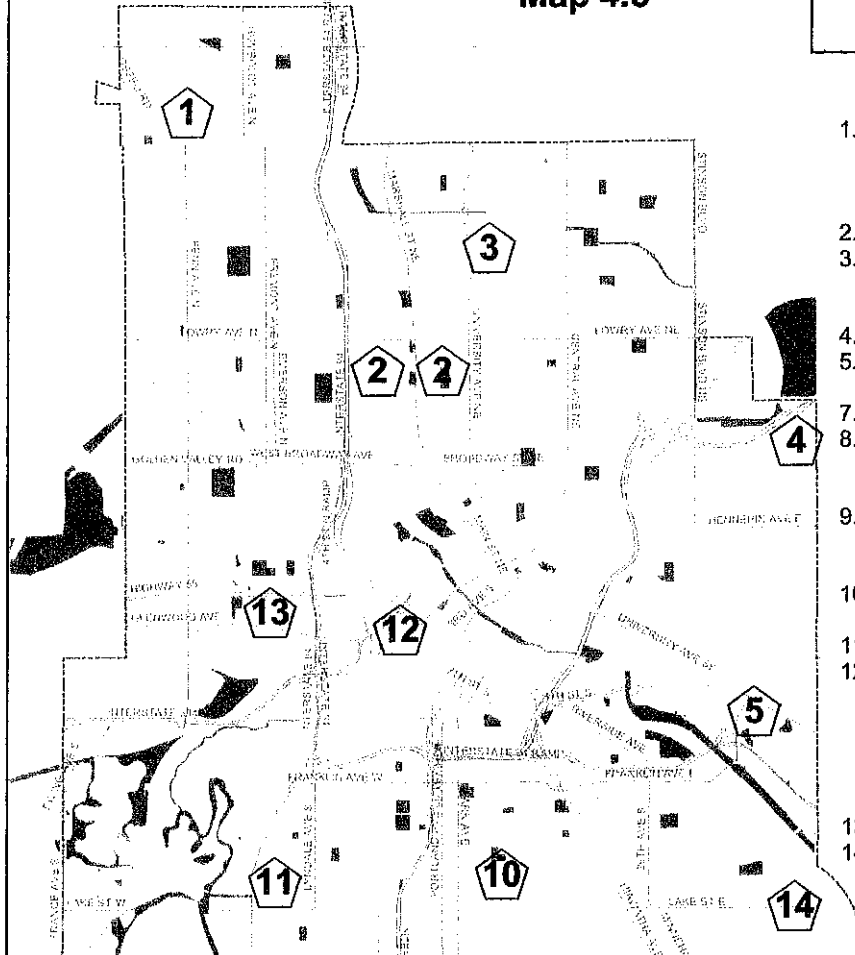
The Minneapolis Plan Current

Map 9.8 – The neighborhood-oriented district of Midtown Phillips and East Phillips is predominantly single-family and two family lot zoning, as land use policy.

City of Minneapolis

Major Housing Sites Map 4.5

The Minneapolis Plan
Current



1. Humboldt Yards/
Hennepin Community Works
(component of potential
Growth Center)
2. Upper River
3. Shoreham Yards/Columbia Park
(component of potential
Growth center)
4. Mid-City
5. University of Minnesota Area
(component of Growth Center)
7. Hiawatha/Minnehaha
8. VA Hospital/Airport
(component of potential
Growth Center)
9. Lyndale Gateway
(component of potential
Growth center)
10. Wells Fargo/Hospital Area
(component of Growth Center)
11. Midtown Greenway Corridor
12. Downtown
(component of Growth Center)
 - Warehouse District
 - Loring Park
 - Elliot Park
 - Central Riverfront
13. Sumner Glenwood
14. East Lake Street

Midtown Greenway Corridor as a major housing site, the Minneapolis Plan indicates this designation for the entire area. The current rezoning proposal of the planning department includes R1, R1A, R2B, R3 and R4 at a number of locations throughout the corridor in the neighborhood-oriented districts.

The Minneapolis Plan – “Minneapolis will promote housing development that supports a variety of housing types at designated Major Housing Sites throughout the city”. The continuation of a single family zoning in the neighborhood-oriented district of Midtown Phillips and East Phillips is crucial to meeting this goal.

The Minneapolis Plan – “Minneapolis will work closely with neighborhood Revitalization Program (NRP) planning and implementation to ensure that NRP plans are consistent with the City’s Housing Policy”. The Midtown Phillips Neighborhood Association and East Phillips

Improvement Coalition have expended a substantial portion of their NRP funds on new and rehabilitation of existing single family housing in the neighborhood-oriented district.

The Minneapolis Plan – “Expand Substantial Housing Choice; Minneapolis will expand the type and range of housing types for residents with substantial choice. Preserve and strengthen existing strong housing markets by encouraging an increase in property values, homesteaded properties and increased long-term residency. Provide and maintain areas that are predominantly developed with single and two family structures”. The continuation of a single family zoning in the neighborhood-oriented district of Midtown Phillips and East Phillips is crucial to meeting this goal. The addition of second and third rental units within existing single family homes and the random placement of apartments will destabilize the area depriving us of adequate light, quality air, and privacy additionally it will increase noise, disturbances and traffic congestion. The strong gains in home ownership the last few years will be reversed.

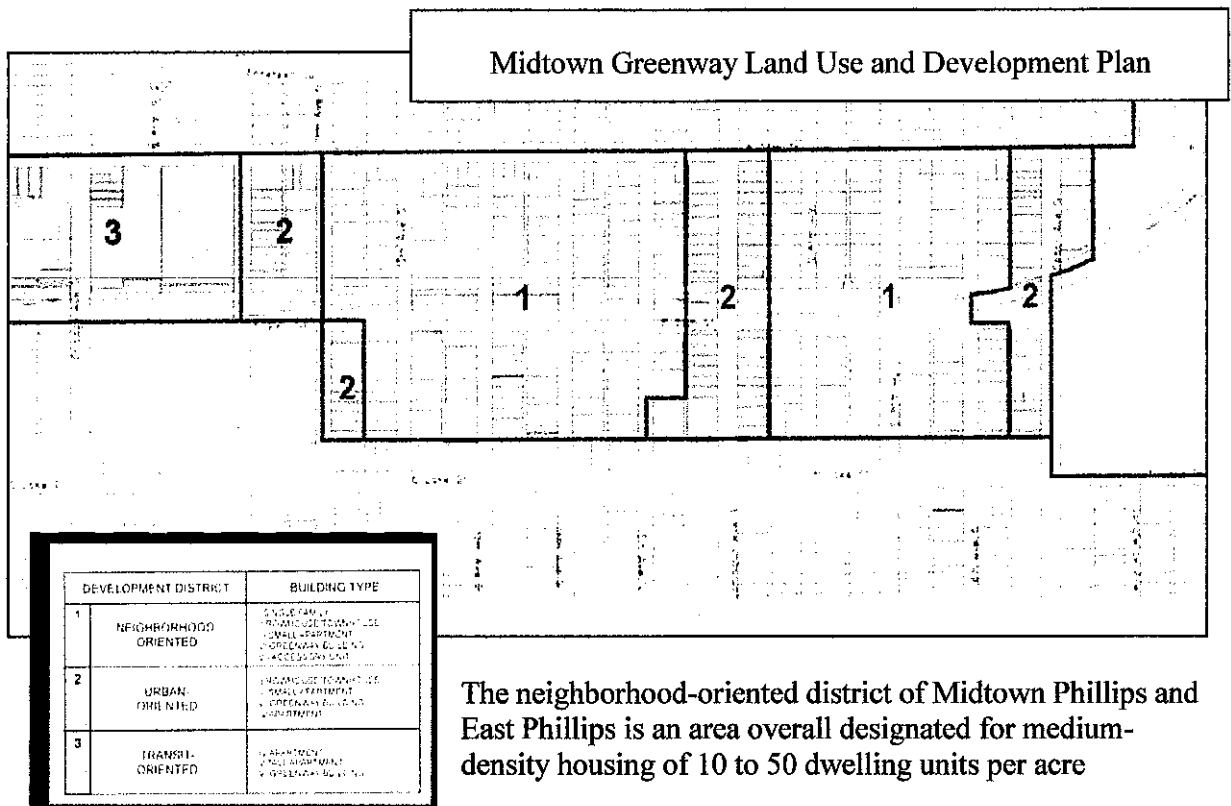
The Minneapolis Plan 9.21 “Minneapolis will preserve and enhance the quality of living in residential neighborhoods, regulate structures and uses which may affect the character or desirability of residential areas, encourage a variety of dwelling types and locations and a range of population densities, and ensure amenities, including light, air, privacy and open space”.

The Minneapolis Plan 9.9 “Minneapolis will maintain and strengthen the character of the city’s various residential areas”.

The character of the structures in the neighborhood-oriented district of Midtown Phillips and East Phillips is that of a single-family house on a lot of its own, with 334 residential structures 224 are of a single family type and currently zoned R2B.



The above photographs of block faces of 14th and 15th Avenue are representative of the housing stock. Of the 6 apartment buildings in the area, 4 are on block ends abutting the Greenway, 29th Street or 28th Street. The neighborhood-preferred plan for targeted growth and sustainable zoning calls for R3 or R4 zoning on a number of parcels adjacent to the Greenway, 29th Street or 28th Street. This targeted multi-family zoning would achieve an overall medium density increase and protect the character of the neighborhood.



The neighborhood-oriented district of Midtown Phillips and East Phillips is an area overall designated for medium-density housing of 10 to 50 dwelling units per acre

The neighborhood-preferred plan for targeted growth and zoning for sustainable is requesting parcel zoning designations of R2B, R3, R4 and R5 in the area. This differs from the preliminary planning department assignment of R3 for the entire area, although the same neighborhood-oriented district at other locations is receiving multiple zoning assignments, with R2B included.

Representations were made by planning department staff at the time of the Midtown Greenway Land Use and Development Plan formation that the neighborhood-oriented district classification was purposefully broad enough to include multiple zoning assignments.

Discussions at the time further indicated that a number of the industrial sites in the area would need zoning assignments creating significant inducements to facilitate residential development. The neighborhood-preferred plan for targeted growth and sustainable zoning would provide this and is a comprehensive zoning approach providing the incentive of protective zoning to assure developers of single-family housing as well as multi-unit housing of the stability of the residential character of the area.

Text excerpts from the planning document and public meeting summaries also support zoning to protect the single-family district zoning and existing character of the area:

“Development intensity - Neighborhood Oriented (compatible with existing residential neighborhoods)”.

“Land Use - compatible with existing development in the surrounding neighborhoods. - Future Land Use map provides general guidance for residential density”

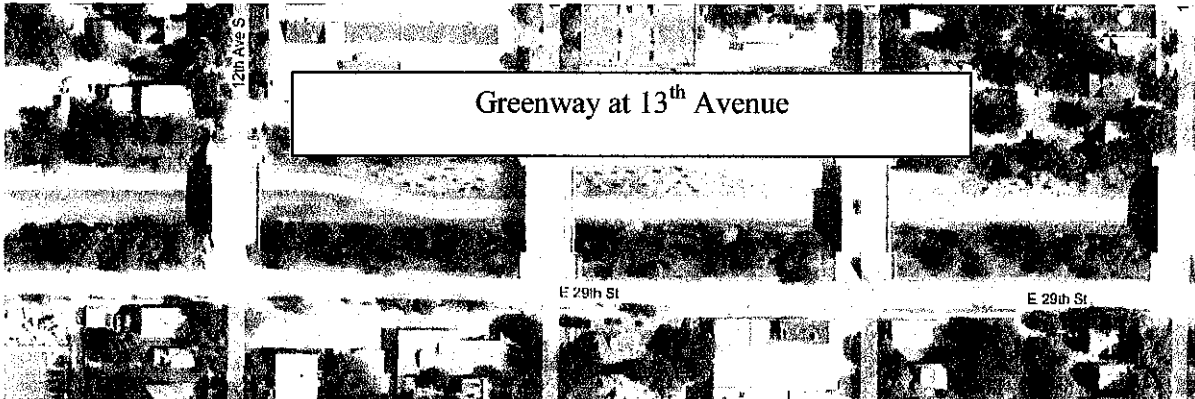
“The Neighborhood- Oriented District is intended to support new development that is compatible with the existing density and pattern of adjacent lower density residential neighborhoods”.

“Midtown Greenway Design/Development Guidelines - Neighborhood Development District is designated to maintain/preserve existing use and character”.

“Neighborhood-Oriented - This development district supports development that is compatible with the existing, established residential housing. Mike also discussed the importance of preserving existing single-family neighborhoods and transition to these within and adjacent to the Neighborhood-Oriented development district”.

The maintenance of a single-family zoning district was discussed often during the planning process and it also was represented that this plan would not detail the single-family district as such would not be captured within the plan document or maps themselves due to the more general purpose of the plan guidance.

The Minneapolis Plan – “Land use category definitions/Transit Corridors – Transit corridors are streets or areas of right-of way that can serve longer distance travel and are sometimes located on exclusive rights of way in order to travel independently of other vehicles and at and at higher speeds. Examples include light rail transit, commuter rail and high speed bus service”.



A streetcar route or light rail line through the trench of the historic district is a future possibility although significant difficulties exist as outlined in studies. They include the Federal, County and State restrictions on the area, the lack of room for a walking/bike trail and rail lines east of 13th Avenue and a complexity of connection alignments to other light rail. The Midtown Greenway Land Use and Development Plan is not a light rail corridor study and zoning densities should not be increased at the expenses of current property owners to better a cost analyzes rational for a project that may never materialize.

Residential Developments Supported by Neighborhood Policy and Actions

Community and commercial corridors and within the Midtown Exchange project



Southwest corner
Bloomington Avenue and 28th Street

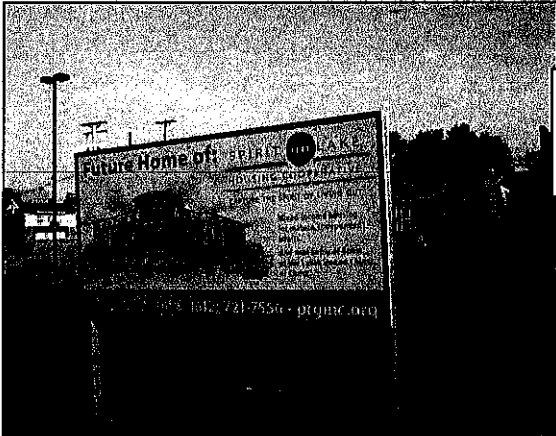
Southeast corner
Bloomington Avenue and 29th Street



Southwest corner
29th Street and 11th Avenue

Northwest corner
Lake Street and 10th Avenue





Northwest corner
Lake Street and 13th Avenue

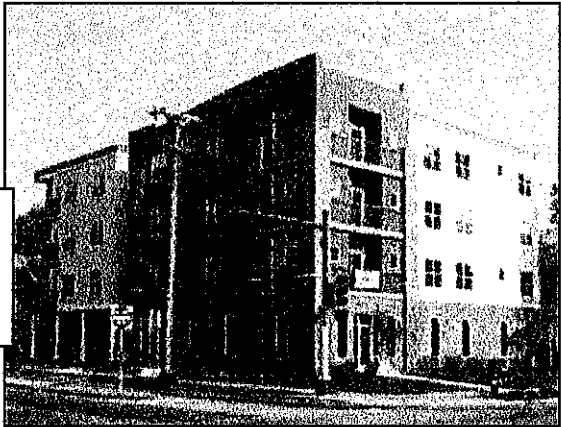


Northwest corner
Cedar Avenue and 29th Street



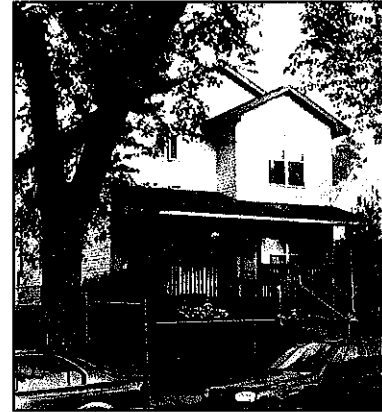
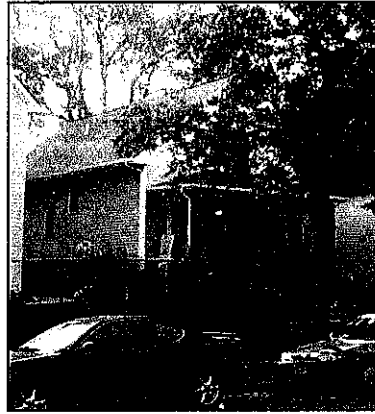
Northeast corner
21st Avenue and Lake Street

Northwest corner
Cedar Avenue and 28th Street
across street from study area



Neighborhood-oriented core single family examples of new homes

2900 block of 14th Avenue South



2800 block of 15th Avenue South



Single family homes of this type have been built throughout the neighborhood-oriented area the past 15 years – to our knowledge no request for duplexes, triplexes or apartments have come forward during the time period.

Ample Urban-Oriented Area Locations

Bloomington Avenue available land for development



2800 block - assembled development land 21,661 sq. ft. available over 5 years with City advising perspective developers of R5 zoning use

2800 block - open development land 10,591 sq. ft. available over 15 years



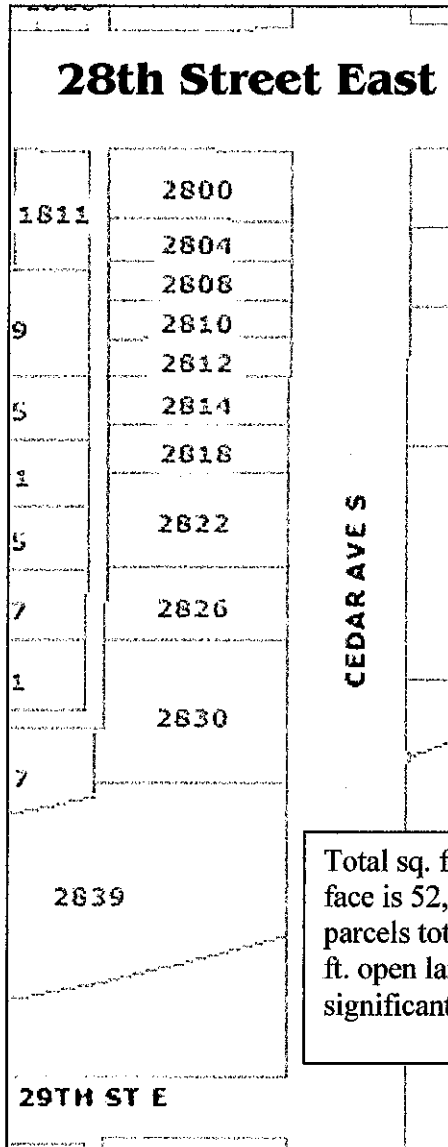
2900 block - stalled development with basement in ground 9,744 sq. ft. in the works for over 5 years



2900 block - vacant building for over 4 years with recommendation from City problem properties unit for demolition 4,586 sq. ft.



Cedar Avenue block face example available for development/redeployment



Total sq. footage of block face is 52,796 with two parcels totaling 13,955 sq. ft. open land or significantly underused

A total of ten block faces are available for development/redeployment within the Midtown Phillips and East Phillips study area with R5 zoning.

Adjacent to the neighborhood-oriented area on Lake Street is 76,187 sq. ft. of by and large open underused land.

Three sites within the neighborhood-oriented area with 84,285 sq. ft. of land for the most part open are currently used in a manner non-compatible with residential housing.

Neighborhood preferred plan for targeted growth and sustainable zoning

Considerations utilized in plan

Review of and conformance of the Neighborhood-preferred Plan to the following plans:

- The Current Minneapolis Plan,
- Updated Minneapolis Plan
- Midtown Greenway Land Use and Development Plan
- Recognized neighborhood organization policy and
- Neighborhood Revitalization Program plans with implementation actions.

The Neighborhood-preferred Plan continues groupings of R2B where that character is predominant, recognizing this will preserve the chiefly single-family home character of much of the area covered by the proposed City Rezoning Plan.

Properties adjacent to the Greenway are recommended by the Neighborhood-preferred Plan to be zoned R3, R4 and R5 in the case of two addresses on 16th Avenue, which are tied to a development site with property on Bloomington Avenue. In this last case, recommend R 5. In this and similar circumstances the higher zoning is recommended due to the nature of the lot and/or desirability of a change from current use at location, balanced with the impact on adjacent properties. A number of properties on 28th Street are recommended for R3 zoning as a circumstance of the location of the properties and the traffic conditions.

This plan upholds and enhances the quality, character and desirability of our residential areas, with an assurance of adequate light, quality air, privacy, open space and our long-standing heritage of affordable home ownership.

Additionally, the acknowledgment that parking conditions at this time on the residential avenues are not good, with little if any parking on the most congested avenues, 29th to Lake Street, coupled with the possible closing of at least ½ of the bridges on the avenues just north of 29th Street, mandates density increases only at targeted locations.

This proposed plan involves an acknowledgment that overall the housing in the area is in good to excellent condition, with a few isolated examples of housing in truly bad condition. Also it involves an appropriate response to the fact that a large number of single-family homes are newly-built or have had extensive renovation work done in the last few years, through major expenditure of NRP and/or private dollars.

This plan supports the concept that, in the absence of substantial compelling reasons, the right exists for people who chose to invest and live in a single-family district to be protected from major change regardless of their economic circumstances. The neighborhoods deserve protection for their efforts to create stability and a healthy climate for long-term home owners, as do current individual property owners.

These neighborhoods have worked hard to provide a degree of confidence for investment in single-family homes, to sustain and increase home ownership with its attendant population stability and to minimize the conversion to rental and halt the impact of the conversion of existing housing stock to low quality multiple living units.

Parcel Zoning Requests

***Consideration of zoning single family homes with a R2B requested in this plan to true use R1A zoning needs to occur.**

Neighborhood preferred plan for targeted growth and sustainable zoning

- 11th Avenue South -

Sq. footage taken from county information

1101 E28th – R3 – 4,318 sq. ft. – Vacant Land

1105 E28th – R3 – 4,425 sq. ft. – Vacant Land

1109 E28th – R3 – 4,071 sq. ft. – Vacant Land City of Minneapolis

2811 11th – R3 – 8,384 sq. ft. – Multi-Family Apartment 3 one bed room 1 four bed room

2817 11th – R3 – 4,464 sq. ft. – Vacant Land

2819 11th – R3 – 4,169 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2823 11th – R3 – 6,652 sq. ft. - Single Family Detached

2827 11th – R3 – 10,104 sq. ft. - Multi-Family Residential – triplex

2837 11th – R3 – 4,369 sq. ft. - Single Family Detached

2839 11th – R3 – 8,559 sq. ft. – building with open land – a proposal is in the works

2843 11th – R3 – 3,203 sq. ft. – same owner as 2839 11th building with open land – a proposal is in the works

2800 11th Avenue South

2748		2100	
2752			29
28th Street East			
		2205	2223
15 2019		1101 1109	
	11TH AVES		20
2012		2011	20
		2017	20
2010		2019	20
		2020	20
		2027	20
		2037	20
		2039	20
		2043	20
		2047	20
		2051	
2053		2053	
			29



Neighborhood preferred plan for targeted growth and sustainable zoning

- 12th Avenue South -

Sq. footage taken from county information

1201 E28th – R3 – 6,130 sq. ft. - Single Family Detached

1207 E28th – R3 – 5,826 sq. ft. - Single Family Detached

1211 E28th – R3 – 4,946 sq. ft. - Single Family Detached

2901 12th – R3 – appears with Islamic Center parking lot

2903 12th – R3 – 3,712 sq. ft. – Islamic Center parking lot – consider zoning R4

2907 12th – R3 – 9,005 sq. ft. - Multi-Family Apartment 4 two bed room units should consider zoning at minimum to use – consider zoning R4

2913 12th – R3 – 5,415 sq. ft. - Single Family Detached

2917 12th – R3 – 5,221 sq. ft. - Multi-Family Residential – duplex (appears built as duplex)

2921 12th – R3 – 5,393 sq. ft. - Multi-Family Residential – duplex (appears built as duplex)

2925 12th – R3 – 5,253 sq. ft. - Single Family Detached

2929 12th – R3 – 5,371 sq. ft. - Single Family Detached

2939 12th – R3 – 15,465 sq. ft. – St. Vincent Se Paul Store – discuss zoning R4

1113 E28th – R3 – 1,930 sq. ft. - Single Family Detached

2800 12th – R3 – 6,504 sq. ft. – Minneapolis Public Schools Anderson School parking lot

2806 12th – R3 – 6,149 sq. ft. - Multi-Family Residential – duplex

2912 12th – R3 – 6,049 sq. ft. - Multi-Family Residential – duplex

2816 12th – R3 – 4,257 sq. ft. - Single Family Detached

2818 12th – R3 – 4,057 sq. ft. - Multi-Family Residential – duplex

2820 12th – R3 – 8,111 sq. ft. - Multi-Family Residential – duplex

2828 12th – R3 – 4,341 sq. ft. - Single Family Detached

2830 12th – R3 – 3,897 sq. ft. - Single Family Detached

2834 12th – R3 – 4,288 sq. ft. - Multi-Family Residential – duplex

2836 12th – R3 – 3,984 sq. ft. – Public Works Department City of Minneapolis vacant land

2840 12th – R3 – 8,379 sq. ft. - Multi-Family Apartment 4 one bed room units should consider zoning at minimum to use

2900 12th – R3 – 5,123 sq. ft. - Multi-Family Apartment 4 one bed room units should consider zoning at minimum to use

2904 12th – R3 – 5,013 sq. ft. - Single Family Detached

2908 12th – R3 – 5,060 sq. ft. - Multi-Family Residential – duplex (appears built as duplex)

2912 12th – R3 – 5,133 sq. ft. - Single Family Detached

2916 12th – R3 – 5,212 sq. ft. - Single Family Detached

2920 12th – R3 – 5,149 sq. ft. - Multi-Family Residential – duplex (appears built as duplex)

2924 12th – R3 – 5,221 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2926 12th – R3 – 5,040 sq. ft. - Multi-Family Residential – triplex

2932 12th – R3 – 4,901 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2936 12th – R3 – 5,096 sq. ft. - Single Family Detached

2940 12th – R3 – 4,973 sq. ft. – current use as a body shop

2800 12th Avenue South

00	2752	2747	2214
28th Street East			
05	2800	2807	2815
11	2806	2811	2817
17	2812		2823
19	2818	2824	
23	2820		
27	2826		
31	2830		
37	2834		
39	2836	2824	
43	2840		
47	2846		
		2835	
		2800	M1
	2853	2853	
		2801	



2900 12th Avenue South

2653		2653	
29th Street East			
	2900	2901 2903	29
	2904	2907	29
	2906	2913	29
	2912	2917	29
	2916	2921	29
	2920	2925	29
	2924	2929	29
	2932		
	2936	2939	29
	2940		
06	1120	1200 1204	12
	1114		
	1112		
	1108		
LAKE ST E			



Neighborhood preferred plan for targeted growth and sustainable zoning

- 13th Avenue South -

Sq. footage taken from county information

1301 E28th – R3 – 2,627 sq. ft. - Single Family Detached

1303 E28th – R3 – 2,623 sq. ft. - Single Family Detached

1309 E28th – R3 – 2,386 sq. ft. - Single Family Detached

2807 13th – R3 – 4,949 sq. ft. - Single Family Detached (consider R2B)

2813 13th – R3 – 4,729 sq. ft. - Single Family Detached (consider R2B)

2815 13th – R3 – 4,953 sq. ft. – Wentworth site open land (need discussion R3/R4/R5)

2817 13th – R3 – 5,213 sq. ft. – Wentworth site open land (need discussion R3/R4/R5)

2821 13th – R3 – 4,810 sq. ft. - Wentworth site open land (need discussion R3/R4/R5)

2825 13th – R3 – 4,653 sq. ft. - Wentworth site open land (need discussion R3/R4/R5)

2833 13th – R4 – 39,266 sq. ft. - Wentworth site old Sears service center brick building and open land – this also includes a parcel noted on 14th avenue map north of the ally fronting 14th avenue (need discussion R4/R5)

2903 13th – R2B – 6,987 sq. ft. - Single Family Detached

2909 13th – R2B – 3,808 sq. ft. - Multi-Family Residential – duplex (single front door)

2911 13th – R2B – 3,506 sq. ft. - Single Family Detached

2913 13th – R2B – 7,330 sq. ft. - Single Family Detached

2919 13th – R2B – 5,502 sq. ft. - Single Family Detached

2923 13th – R2B – 5,520 sq. ft. - Single Family Detached

2927 13th – R2B – 5,523 sq. ft. - Single Family Detached

2929 13th – R2B – 4,790 sq. ft. - Single Family Detached

1215 E28th – R3 – 4,080 sq. ft. - Single Family Detached

1219 E28th – R3 – 4,116 sq. ft. - Single Family Detached

1221 E28th – R3 – 4,094 sq. ft. - Single Family Detached

2808 13th – R3 – 5,000 sq. ft. - Single Family Detached (consider R2B)

2812 13th – R3 – 4,999 sq. ft. - Multi-Family Residential – duplex (consider R2B) (outward appearance single family)

2824 13th – R4 – 91,343 sq. ft. – Islamic Center, open land and old Dayton Roger building – building is included in the National Historic District as the south wall defines the trench - open land 2824 on 12th Avenue map north of ally is part of tract (need discussion R4/R5)

2900 13th – R3 – 7,335 sq. ft. – catering company use one story brick external building open surface north and east of building should consider R 4

2908 13th – R2B – 5,432 sq. ft. - Single Family Detached

2912 13th – R2B – 5,611 sq. ft. - Single Family Detached

2916 13th – R2B – 5,408 sq. ft. - Single Family Detached

2920 13th – R2B – 5,372 sq. ft. - Single Family Detached

2924 13th – R2B – 5,393 sq. ft. - Multi-Family Residential – duplex

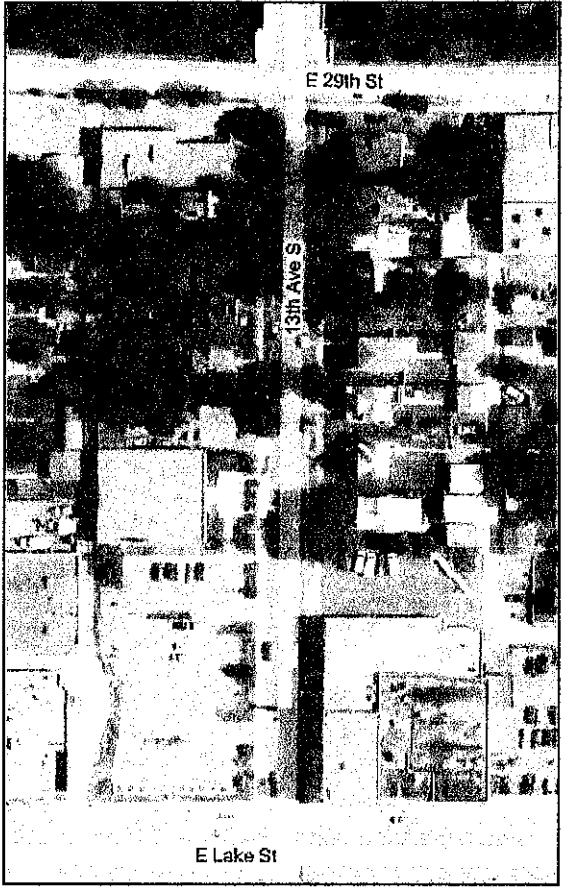
2800 13th Avenue South

	2746		2749	2812
28th Street East				2811
	2815	2821	2803	
	2819		2801 2809 2815	
	2806		2807	28
	2812		2813	28
			2815	28
			2817	28
			2821	28
			2825	28
				28
				28
			2833	28
2821				
			2825	
2835			2839	
1200	MIDTOWN GREENWAY E		2839	
2853			2853	
			29TH ST E	



2900 13th Avenue South

	2853		2853
	29th Street East		29TH ST E
01	2900	13TH AVES	2903
2	2906		2909
3	2912		2911
4	2916		2913
5	2920		2919
6	2924		2923
7	2930		2927
8			2929
9			
01	2936		
	LAKE ST E		



Wentworth and Islamic Center Sites

2815 13th – R3 – 4,953 sq. ft. – Wentworth site open land (need discussion R3/R4/R5)

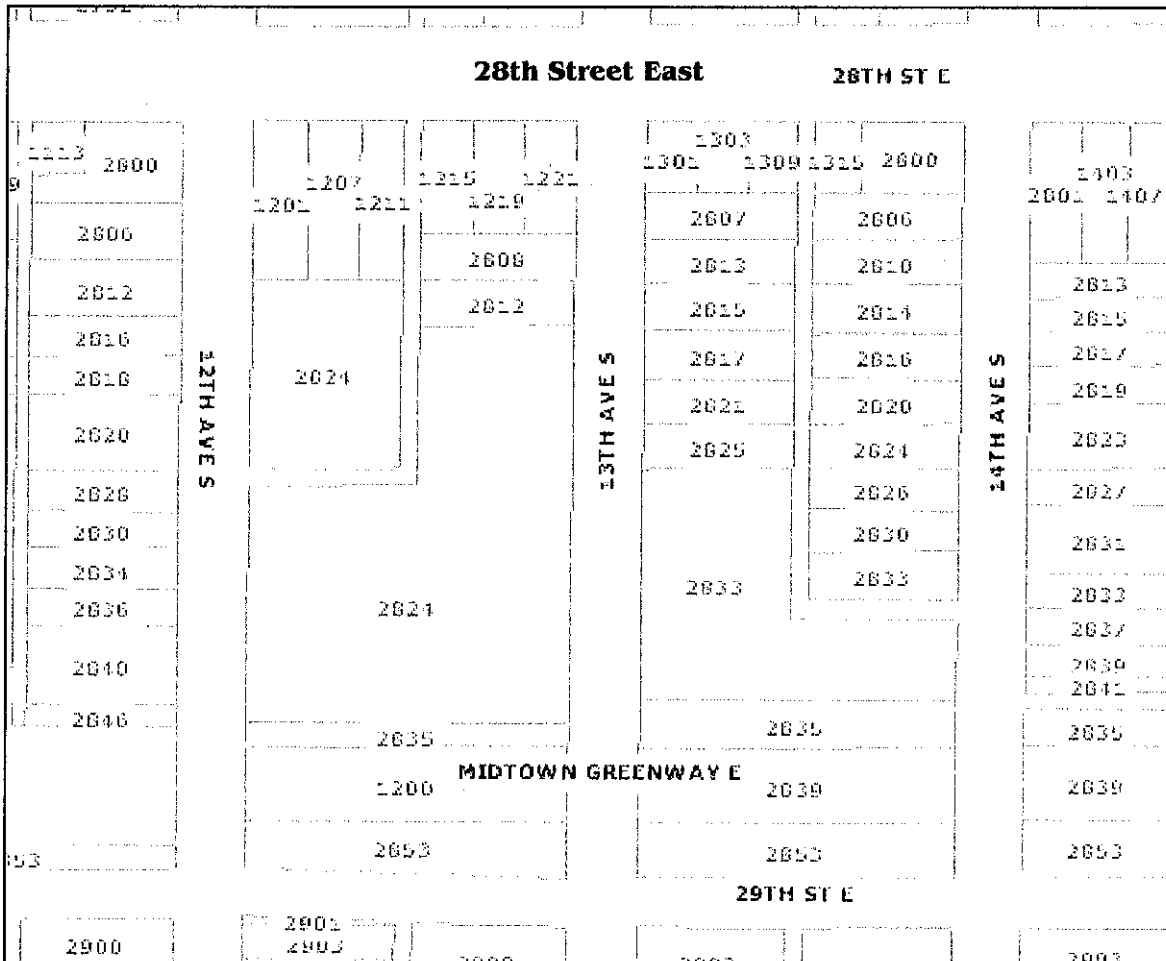
2817 13th – R3 – 5,213 sq. ft. – Wentworth site open land (need discussion R3/R4/R5)

2821 13th – R3 – 4,810 sq. ft. - Wentworth site open land (need discussion R3/R4/R5)

2825 13th – R3 – 4,653 sq. ft. - Wentworth site open land (need discussion R3/R4/R5)

2833 13th – R4 – 39,266 sq. ft. - Wentworth site old Sears service center brick building and open land – this also includes a parcel noted on 14th avenue map north of the ally fronting 14th avenue (need discussion R4/R5)

2824 13th – R4 – 91,343 sq. ft. – Islamic Center, open land and old Dayton Roger building – building is included in the National Historic District as the south wall defines the trench - open land 2824 on 12th Avenue map north of ally is part of tract (need discussion R4/R5)



Neighborhood preferred plan for targeted growth and sustainable zoning

-- 14th Avenue South -

Sq. footage taken from county information

2801 14th/ 2803 14th – R3 – 5,080 sq. ft. - Q1R Condo living unit – structure information – no rental license history - side-by-side with shared wall with 2803 14th

1403 E28th – R3 – 4,728 sq. ft. - Multi-Family Residential – duplex

1407 E28th – R3 – 5,524 sq. ft. - Multi-Family Residential – duplex

2813 14th – R2B – 3,933 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2815 14th – R2B – 3,685 sq. ft. - Single Family Detached

2817 14th – R2B – 3,651 sq. ft. - Single Family Detached

2819 14th – R2B – 4,126 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2823 14th – R2B – 7,038 sq. ft. - Single Family Detached

2827 14th – R2B – 3,892 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2831 14th – R2B – 7,407 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2833 14th – R3 – 3,752 sq. ft. - Vacant Land City of Minneapolis

2837 14th – R3 – 4,020 sq. ft. - Single Family Detached

2839 14th – R3 – 3,523 sq. ft. - Vacant Land City of Minneapolis

2841 14th – R3 – 1,680 sq. ft. - Vacant Land City of Minneapolis

2903 14th – R2B – 5,652 sq. ft. - Multi-Family Residential – duplex

2909 14th – R2B – 4,699 sq. ft. - Single Family Detached

2911 14th – R2B – 4,816 sq. ft. - Single Family Detached

2913 14th – R2B – 4,740 sq. ft. - Single Family Detached

2915 14th – R2B – 4,806 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2917 14th – R2B – 4,666 sq. ft. - Single Family Detached

2919 14th – R2B – 4,515 sq. ft. - Single Family Detached

2923 14th – R2B – 4,344 sq. ft. - Single Family Detached

2927 14th – R2B – 4,410 sq. ft. - Single Family Detached

2929 14th – R2B – 4,369 sq. ft. - Single Family Detached

2931 14th – R2B – 8,207 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

1315 E28th – R3 – 2,394 sq. ft. - Multi-Family Residential – duplex

2800 14th – R3 – 5,287 sq. ft. - Multi-Family Apartment – 4 Registered Dwellings

2806 14th – R2B – 4,786 sq. ft. - Single Family Detached

2810 14th – R2B – 4,856 sq. ft. - Single Family Detached

2814 14th – R2B – 5,285 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2816 14th – R2B – 4,720 sq. ft. - Single Family Detached

2820 14th – R2B – 4,740 sq. ft. - Single Family Detached

2824 14th – R2B – 4,735 sq. ft. - Single Family Detached

2826 14th – R2B – 4,348 sq. ft. - Single Family Detached

2830 14th – R2B – 4,367 sq. ft. - Single Family Detached

2900 14th – R3 – 18,145 sq. ft. - Challman & Company – older building with additions a number of times and open lot - current industrial use should consider R 4

2912 14th – R2B – 3,683 sq. ft. - Single Family Detached

2914 14th – R2B – 3,698 sq. ft. - Single Family Detached

2918 14th – R2B – 7,078 sq. ft. - Single Family Detached

2920 14th – R2B – 3,567 sq. ft. - Single Family Detached

2922 14th – R2B – 4,761 sq. ft. - Single Family Detached

2926 14th – R2B – 6,244 sq. ft. - Single Family Detached

2928 14th – R2B – 3,402 sq. ft. - Multi-Family Residential – duplex (one front door)

2800 14th Avenue South

	1312	2712		2739	
28TH ST E		28th Street East			
309	1315	2600			1123
			2801	2103	1107
		2606			
		2610			
		2614		2613	
		2616		2615	
		2620		2617	
		2624		2619	
		2626		2623	
		2630		2627	
		2633		2631	
				2633	
				2637	
				2639	
				2632	
				2635	
2635					
MIDTOWN GREENWAY E					
2639					2839



2900 14th Avenue South

2853		2853	
9TH ST E		29th Street East	
2900	14TH AVE S	2903	
		2909	
		2911	
		2913	
		2915	
		2917	
		2919	
		2923	
		2927	
		2929	
		2931	
		2932	
1312		1400 1404 1406 1410	
		LAKE ST E	



Neighborhood preferred plan for targeted growth and sustainable zoning

- 15th Avenue South -

Sq. footage taken from county information

1509 E28th – R3 – 3,244 sq. ft. - Single Family Detached

2801 15th – R2B – 6,828 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2811 15th – R2B – 5,995 sq. ft. - Single Family Detached

2813 15th – R2B – 3,983 sq. ft. - Single Family Detached

2817 15th – R2B – 5,221 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2819 15th – R2B - 2,676 sq. ft. – Community Garden

2823 15th – R2B – 4,115 sq. ft. – Community Garden

2825 15th – R2B – 3,985 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2827 15th – R2B – 9,411 sq. ft. - Single Family Detached

2833 15th – R2B – 4,726 sq. ft. - Multi-Family Residential – duplex (built as duplex)

2837 15th – R2B – 4,799 sq. ft. - Single Family Detached

2841 15th – R2B – 4,823 - Single Family Detached

2905 15th – R2B – 4,474 sq. ft. - Single Family Detached

2907 15th – R2B – 4,491 sq. ft. - Single Family Detached

2911 15th – R2B – 4,657 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2913 15th – R2B – 4,336 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2917 15th – R2B – 13,562 sq. ft. – Historic 1905 brick church building

1413 E28th – R3 – 2,343 sq. ft. Hennepin County vacant Land should be combined with 2800 15th

2800 15th– R3 – 5,384 sq. ft. - Single Family Detached

2806 15th – R2B - 4,590 sq. ft. - Single Family Detached

2810 15th – R2B – 4,462 sq. ft. - Multi-Family Residential – duplex (one front door)

2812 15th – R2B – 4,462 sq. ft. - Single Family Detached

2820 15th – R2B – 8,561 sq. ft. – Vacant Land one of least 5 lots 2820 15th, 2837 17th, 2834 17th, 2832 18th, 2836 18th same owner (lot with this zoning appropriate for a possible duplex or single family combined with adjacent lot, cluster development possible)

2822 15th – R2B – 7,197 sq. ft. – Vacant Land (lot with this zoning appropriate for a possible duplex or single family combined with adjacent lot, cluster development possible)

2826 15th – R2B – 4,041 sq. ft. - Multi-Family Residential – duplex (one front door)

2828 15th – R2B – 3,359 sq. ft. - Multi-Family Residential – duplex (one front door)

2832 15th – R2B – 7,245 sq. ft. - Multi-Family Residential – duplex (one front door)

2834 15th – R3 – 7,635 sq. ft. - Multi-Family Residential – triplex

2840 15th – R3 – 3,339 sq. ft. - Single Family Detached

2904 15th – R2B – 4,593 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2908 15th – R2B – 4,637 sq. ft. - Single Family Detached

2910 15th – R2B – 4,682 sq. ft. - Multi-Family Residential – duplex (built as duplex)

2912 15th – R2B – 4, 862 sq. ft. - Single Family Detached

2914 15th – R2B – 4,704 sq. ft. - Single Family Detached – City of Lakes Community Land Trust

2916 15th – R2B – 4,585 sq. ft. - Single Family Detached

2918 15th – R2B – 4,547 sq. ft. - Single Family Detached

2920 15th – R2B – 4,224 sq. ft. - Single Family Detached with 5 legal licensed single occupancy shared bath rental rooms second floor – low impact excellent owner/management operation (outward appearance single family)

2924 15th – R2B – 4,396 sq. ft. - Single Family Detached

2926 15th – R2B – 4,279 sq. ft. - Single Family Detached

2930 15th – R2B – 4,076 sq. ft. - Single Family Detached

2932 15th – R2B – 4,173 sq. ft. - Multi-Family Residential – duplex (one front door)

2800 15th Avenue South

28th Street East			
27	2803	2800	2801 2809
	2806		2811
	2810		2813
	2812		2817
	2820		2819
	2822		2823
	2826		2825
	2828		2827
	2832		2833
	2834		2837
	2840		2841
	2835		2833
	2839		2839
	2853		2853
29th Street East			
29			



2900 15th Avenue South

2850		2853	
29th Street East			
	2904	2905	2906
	2906	2907	2908
	2910	2911	2912
	2912	2913	2914
	2914		2915
	2916	2917	2918
	2918		2919
	2920		
	2921		
	2926	2933	2934
	2930		
	2932		
106 110	112	1100	1506
15TH AVE S			
LAKE ST E			



Neighborhood preferred plan for targeted growth and sustainable zoning

- 16th Avenue South -

Sq. footage taken from county information

1609 E28th-- R3 -- 5,092 sq. ft. - Single Family Detached

2805 16th-- R2B -- 5,148 sq. ft. - Single Family Detached

2809 16th-- R2B -- 5,053 sq. ft. - Multi-Family Residential -- duplex (built as duplex)

2813 16th-- R2B -- 5,275 sq. ft. - Single Family Detached

2815 16th-- R2B -- 5,159 sq. ft. - Multi-Family Residential -- duplex

2821 16th-- R2B -- 4,968 sq. ft. - Single Family Detached

2825 16th-- R2B -- 5,268 sq. ft. - Multi-Family Residential -- duplex (outward appearance single family)

2829 16th-- R2B -- 5,131 sq. ft. - Single Family Detached

2833 16th-- R2B -- 5,272 sq. ft. - Single Family Detached

2837 16th -- R3 -- 5,037 sq. ft. -- Vacant Lot discuss proper in relation to proposed R4 adjacent south and R5 across street

2841 16th - R4 -- 5,301 sq. ft. -- parking lot for car repair shop at 2845 16th

2845 16th - R4 -- 5,626 sq. ft. -- car repair shop

2901 16th-- R2B - 3,208 sq. ft. -- Single Family Detached

2905 16th-- R2B -- 4,917 sq. ft. - Single Family Detached

2909 16th-- R2B - 4,762 sq. ft. -- Multi-Family Residential -- duplex (outward appearance single family)

2913 16th-- R2B - 4,990 sq. ft. -- Multi-Family Residential -- duplex (outward appearance single family)

2917 16th-- R2B - 4,990 sq. ft. -- Single Family Detached

2921 16th– R2B - 4,511 sq. ft. – Single Family Detached

2923 16th– R2B - 4,870 sq. ft. – Multi-Family Residential – duplex

2927 16th– R2B - 4, 969 sq. ft. – Single Family Detached

2931 16th– R2B - 5,046 sq. ft. – Single Family Detached

2935 16th– R2B - 4,914 sq. ft. – Single Family Detached

2800 16th – R2B - 5,522 sq. ft. – Single Family Detached

2804 16th – R2B - 5,068 sq. ft. – Single Family Detached

2808 16th – R2B - 5,108 sq. ft. – Multi-Family Residential – duplex

2812 16th - R2B - 5,245 sq. ft. – Single Family Detached

2816 16th - R2B - 5,261 sq. ft. – Single Family Detached

2820 16th– R2B - 5,114 sq. ft. – Single Family Detached

2824 16th– R2B - 5,196 sq. ft. – Single Family Detached

2830 16th– R2B - 5,250 sq. ft. – Single Family Detached

2834 16th– R2B - 5,187 sq. ft. – Multi-Family Residential – duplex (outward appearance single family)

2838 16th – R2B - 5,215 sq. ft. – Single Family Detached

2840 16th - R5 - 5,225 sq. ft. – Vacant Land (Part of accumulated lot development - 2840 16th, 2844 16th Avenue, 2839 Bloomington, 2843 Bloomington and 2845 Bloomington Avenue South total 21,337 sq. feet)

2844 16th - R5 - 6,006 sq. ft. – Vacant Land (Part of accumulated lot development – 2840 16th, 2844 16th Avenue, 2839 Bloomington, 2843 Bloomington and 2845 Bloomington Avenue South total 21,337 sq. feet)

2900 16th– R3 – 5,928 sq. ft. – Multi-Family Apartment current configuration 7 one bed room units

2908 16th– R3 – 6,991 sq. ft. – Multi-Family Apartment current configuration 7 one bed room units– reportedly planning department stated 4 dwelling units to be appropriate – recently underwent lose of non-conforming rights for 7 units at Z & P hearing and Council action

2912 16th – R3 - 4,984 sq. ft. – Vacant Lot City of Minneapolis owned – consider zoning in relation to two parcels adjacent and north

2916 16th– R2B 5,107 sq. ft. – Multi-Family Residential – triplex (Structure information appears not to support triplex use) (building is in a decayed condition)

2920 16th– R2B 4,186 sq. ft. – Single Family Detached

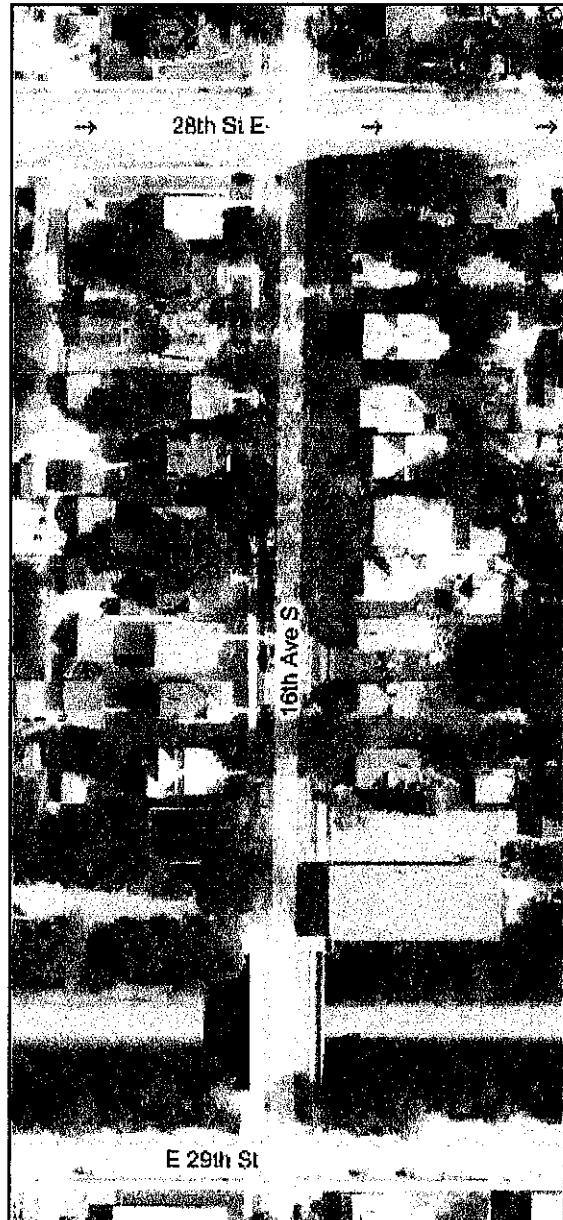
2924 16th– R2B 5,140 sq. ft. – Single Family Detached

2926 16th– R2B 3,975 sq. ft. – Single Family Detached

2930 16th– R2B 4,355 sq. ft. – Multi-Family Residential – duplex (built as duplex)

2800 16th Avenue South

2740		2743
2744		
28th Street East		
2800	16TH AVE S	2809
2804		2805
2806		2809
2812		2813
2816		2815
2820		2821
2824		2825
2830		2829
2834		2833
2838		2837
2840		2841
2844		2845
		2851
2853		2853



2900 16th Avenue South

MIDTOWN C			
2851			
2853			2855
29h Street East			
2900	26TH AVES	2901	
2906		2905	
2912		2909	
2916		2913	
2920		2917	
2924		2921	
2926		2923	
2930		2927	
		2931	
		2935	
2942		2939	
2952			
2940			
2950		2600	2604
		2605	2606



Neighborhood preferred plan for targeted growth and sustainable zoning

- 17th Avenue South -

Sq. footage taken from county information

1711 E28th- R3 - 2,462 sq. ft. - Single Family Detached

2801 17th- R3 - 4,704 sq. ft. - Multi-Family Residential - duplex -old corner store and house connected to it

2807 17th- R2B - 7,340 sq. ft. - Multi-Family Residential - duplex (built as duplex)

2813 17th- R2B - 7,113 sq. ft. - Single Family Detached

2817 17th- R2B - 7,389 sq. ft. - Single Family Detached

2821 17th- R2B - 7,369 sq. ft. - Single Family Detached

2825 17th- R2B - 6,065 sq. ft. - Single Family Detached

2829 17th- R2B - 5,812 sq. ft. - Single Family Detached

2833 17th- R2B - 6,224 sq. ft. - Single Family Detached

2837 17th- R3 - 5,897 sq. ft. - Single Family Detached - one of least 5 lots 2820 15th, 2837 17th, 2834 17th, 2832 18th, 2836 18th same owner

2905 17th- R2B - 5,146 sq. ft. - Single Family Detached

2909 17th- R2B - 5,501 sq. ft. - Single Family Detached

2913 17th- R2B - 5,403 sq. ft. - Multi-Family Residential - duplex (built as duplex)

2917 17th- R2B - 5,418 sq. ft. - Single Family Detached

2921 17th- R2B - 5,016 sq. ft. - Multi-Family Residential - duplex (built as duplex)

2925 17th- R2B - 5,207 sq. ft. - Single Family Detached

2929 17th- R2B - 4,804 sq. ft. - Single Family Detached

2933 17th- R2B - 5,148 sq. ft. - Single Family Detached

2937 17th– R2B – 5,021 sq. ft. - Single Family Detached

2941 17th– R2B – 4,880 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2800 17th– R2B – 5,254 sq. ft. – Single Family Detached

2806 17th– R2B – 5,160 sq. ft. – Single Family Detached

2808 17th– R2B – 5,096 sq. ft. – Single Family Detached

2814 17th– R2B – 5,220 sq. ft. - Multi-Family Residential – duplex

2816 17th– R2B – 5,130 sq. ft. – Single Family Detached

2820 17th– R2B – 4,975 sq. ft. – Single Family Detached

2824 17th– R2B – 5,414 sq. ft. – Single Family Detached

2828 17th– R2B – 4,996 sq. ft. - Multi-Family Residential – duplex

2834 17th– R2B – 5,344 sq. ft. - Single Family Detached - one of least 5 lots 2820 15th, 2837 17th, 2834 17th, 2832 18th, 2836 18th same owner

2836 17th– R2B – 5,053 sq. ft. - Single Family Detached

2840 17th– R2B – 5,302 sq. ft. - Single Family Detached

2844 17th– R3 – 3,260 sq. ft. - Single Family Detached

2846 17th– R3 – 2,235 sq. ft. – Single Family Detached

2900 17th– R3 – 10,133 sq. ft. – block commercial building type on site

2910 17th– R2B – 4,968 sq. ft. - Single Family Detached

2914 17th– R2B – 4,934 sq. ft. - Single Family Detached

2916 17th– R2B – 5,053 sq. ft. - Multi-Family Residential – duplex (address on building 2918)

2924 17th– R2B – 7,015 sq. ft. - Single Family Detached

2928 17th– R2B – 4,822 sq. ft. - Single Family Detached

2932 17th– R2B – 5,121 sq. ft. - Single Family Detached

2936 17th– R2B – 4,894 sq. ft. - Single Family Detached

2940 17th– R2B – 4,673 sq. ft. – open parking lot same owner as 1626 East Lake Street also open land



2800 17th Avenue South

2740		2747		
2744		2751		
28th Street East				
2800	17TH AVES	2803	2711	
2806		2807		
2808		2813		
2814		2817		
2816		2821		
2820		2825		
2824		2829		
2836		2833		
2840		2837		
2844				
2846				
GREENWAY E			2839	
53				



2900 17th Avenue South

2816		
N GREENWAY E		2823
2823		
29th Street East		
2900	17TH AVE S	2905
		2909
2910		2913
2914		2917
2916		2921
2924		2925
2928		2929
2932		2933
2936		2937
2940		2941
2926		170



Neighborhood preferred plan for targeted growth and sustainable zoning

- 18th Avenue South -

Sq. footage taken from county information

1811 E28th- R3 - 4,050 sq. ft. - Multi-Family Residential - duplex

2801 18th- R2B - 6,141 sq. ft. - Single Family Detached

2809 18th- R2B - 8,915 sq. ft. - Multi-Family Residential - duplex (outward appearance single family)

2815 18th- R2B - 5,292 sq. ft. - Single Family Detached

2821 18th- R2B - 5,733 sq. ft. - Multi-Family Residential - duplex (outward appearance single family)

2825 18th- R2B - 5,419 sq. ft. - Multi-Family Residential - duplex (outward appearance single family)

2827 18th- R2B - 5,998 sq. ft. - Single Family Detached

2831 18th- R2B - 5,810 sq. ft. - Single Family Detached

2837 18th- R4 - 7,789 sq. ft. - block building with lot

2905 18th- R2B - 4,581 sq. ft. - Single Family Detached

2909 18th- R2B - 4,505 sq. ft. - Single Family Detached

2913 18th- R2B - 6,189 sq. ft. - Multi-Family Apartment current configuration 4 dwelling of two bed room each 3,597 sq. ft. building area discuss zoning to use

2917 18th- R2B - 4,855 sq. ft. - Single Family Detached

2921 18th- R2B - 5,556 sq. ft. - Multi-Family Residential - duplex (outward appearance single family) (structure information appears to show this is a single family home)

2925 18th- R2B - 9,674 sq. ft. - Single Family Detached

2931 18th- R2B - 4,818 sq. ft. - Single Family Detached

2935 18th– R2B – 5,055 sq. ft. - Multi-Family Residential – duplex

2939 18th– R2B – 4,847 sq. ft. - Multi-Family Residential – duplex

2800 18th– R2B – 3,982 sq. ft. - Single Family Detached

2802 18th– R2B – 3,286 sq. ft. - Single Family Detached

2806 18th– R2B – 7,399 sq. ft. - Single Family Detached

2812 18th– R2B – 7,364 sq. ft. - Single Family Detached

2816 18th– R2B – 3,708 sq. ft. - Single Family Detached

2818 18th– R2B – 3,699 sq. ft. - Single Family Detached

2820 18th– R2B – 4,004 sq. ft. – Vacant land City of Minneapolis

2822 18th– R2B – 3,513 sq. ft. - Multi-Family Residential – duplex (one front door)

2824 18th– R2B – 6,153 sq. ft. - Single Family Detached

2826 18th– R2B – 6,027 sq. ft. - Multi-Family Residential – duplex (outward appearance single family)

2832 18th– R2B – 6,127 sq. ft. - Single Family Detached - one of least 5 lots 2820 15th, 2837 17th, 2834 17th, 2832 18th, 2836 18th same owner discuss zoning to R3

2836 18th– R3 – 6,129 sq. ft. - Single Family Detached - one of least 5 lots 2820 15th, 2837 17th, 2834 17th, 2832 18th, 2836 18th same owner

2904 18th– R3 – 8,605 sq. ft. - Multi-Family Apartment current configuration 12 dwellings 2 one bed room 10 two bed room building area 11,520 sq. ft. discuss zoning to use

2912 18th– R2B – 7,617 sq. ft. - Single Family Detached

2916 18th– R2B – 5,274 sq. ft. - Single Family Detached

2922 18th– R2B – 5,215 sq. ft. – Multi-Family Residential – duplex (outward appearance single family)

2924 18th– R3 – 4,164 sq. ft. - Block building to the side walk

2928 18th-- R3 -- 3,533 sq. ft. -- Vacant Land City of Minneapolis

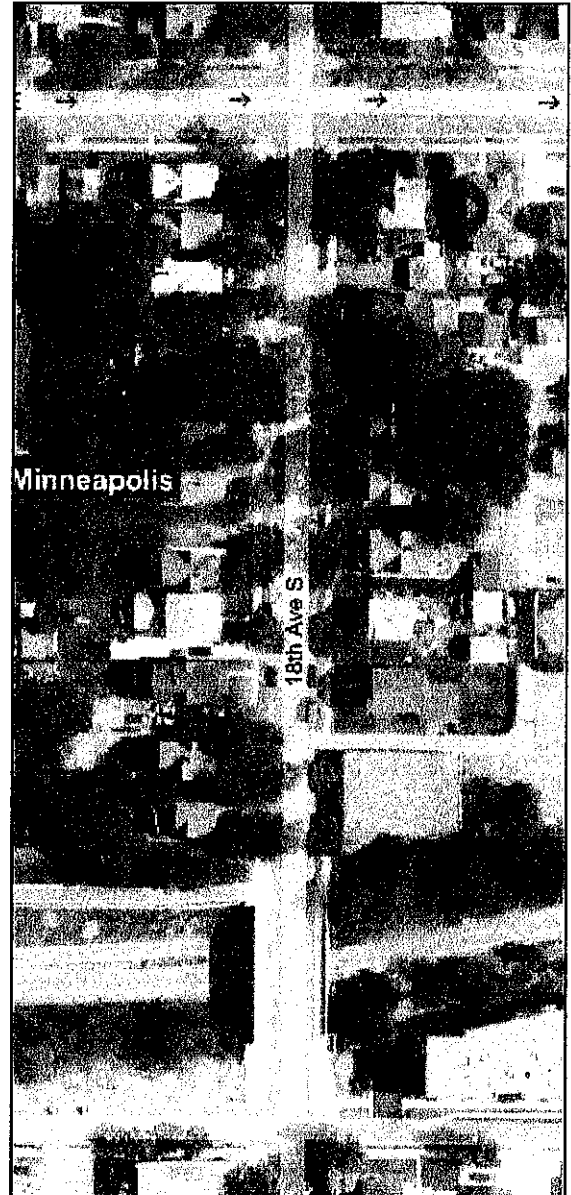
2930 18th-- R2B -- 4,925 sq. ft. - Single Family Detached

2934 18th-- R2B -- 4,726 sq. ft. - Single Family Detached

2938 18th-- R2B -- 4,723 sq. ft. - Multi-Family Residential -- duplex

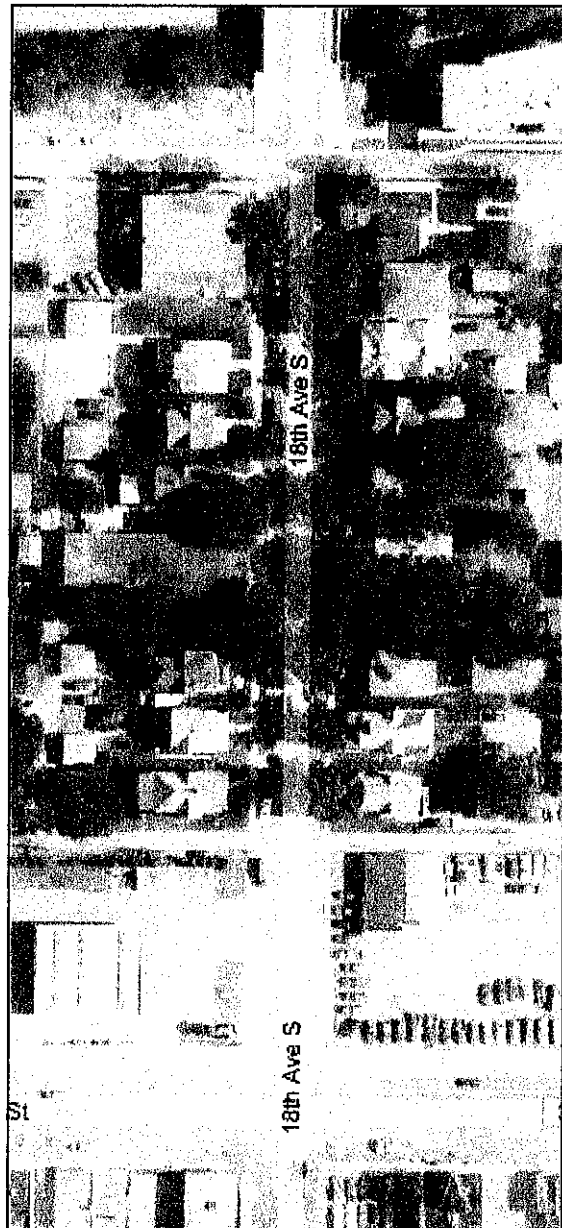
2800 18th Avenue South

	2746		2745	
	2750		2749 2810	
28th Street East 28TH S				
11	2800		2801 1811	
	2802			
	2806		2809	
	2812		2815	
	2816		2821	
	2818		2825	
	2820		2827	
	2822		2831	
	2824			
	2826			
	2832			
	2836			
			2837	
				2839
2839				
				29TH ST



2900 18th Avenue South

		2039	
2039			
29th Street East 29TH S			
2904	18TH AVES	2905	
		2909	
2912		2913	
2916		2917	
2922		2921	
2924		2925	
2928			
2930		2931	
2936		2935	
2938	2939		
700		1604	
LAKE ST E			
1/13			167



**Correspondence
and
Informational Materiel**

Joseph Spangler
2920 15th Avenue South
Minneapolis, Minnesota - 55407-1428

August 27, 2009

Barbara Sporlein, Planning Director
350 South Fifth Street – Room 210
Minneapolis, Minnesota 55415-1385

Dear Director Sporlein:

The proposed blanked rezoning of the entire neighborhood-oriented district to a multiple family district of Midtown and East Phillips is contrary to my understanding of the Midtown area plan and to representations made during the formation of the plan.

Maintaining a core single family district, partly to provide housing options and promote home ownership has long been a Neighborhood policy and is recognized in the plan. Millions of dollars and extensive time has been spent to build new single-family homes and renovate existing stock in the past 15 years.

Plan Text - Development intensity - Neighborhood Oriented (compatible with existing residential neighborhoods).

**Plan Text - Land Use - compatible with existing development in the surrounding neighborhoods.
- Future Land Use map provides general guidance for residential density**

Plan Text - The Neighborhood- Oriented District is intended to support new development that is compatible with the existing density and pattern of adjacent lower density residential neighborhoods.

Public Meeting #6 Summary: November 2005 - Midtown Greenway Design/Development Guidelines - Neighborhood Development District is designated to maintain/preserve existing use and character.

Public Meeting #7 Summary: February 2006 - Neighborhood-Oriented - This development district supports development that is compatible with the existing, established residential. Mike also discussed the importance of preserving existing single-family neighborhoods and transition to these within and adjacent to the Neighborhood-Oriented development district.

I personally asked the direct question regarding zoning classification within the neighborhood-oriented section at the Midtown YWCA meeting and it was represented that a diverse zoning from R2B to R4 would fall into the neighborhood-oriented section. Also I received communications from planning department staff recognizing the importance of preserving the single family character of the neighborhood. Additionally the realignment of the urban-oriented

section of Midtown and East Phillips from initial proposals to the final plan was made in part in recognition of the established single-family core.

It is difficult finding justification for eliminating the single-family district from this entire section of the City. Since the last study in 1985 the population of the City has only increased 1.5%, extensive multiple family housing has been built across the City. This part of town for years has had open land in the urban-oriented section. Apparently, since an entire future major growth area at the west end of the current overall Greenway study area was eliminated in the current Minneapolis Plan from the last comprehensive Minneapolis Plan explosive population expansion is not currently forecast. During the Greenway planning process a lobbyist was advocating R6 zoning for the entire study area; his group strongly supports light rail/trolley in the historic trench. The last professional light rail/trolley study for the trench had a high cost for benefit equation; this transit node appears many years down the road if at all. Rezoning along the current light rail area in the City has recognized and preserved single family in appreciate locations.

It is my understanding that the neighborhoods are in the course of bringing forward a comprehensive preferred zoning plan that takes numerous factors into consideration. I pray that the Planning Department will work on presenting to the Planning Commission a rezoning recommendation that recognizes the legitimate rights and concerns of all stake holders.

Sincerely,

Joseph Spangler

Enc. Letter - Gary Schiff, Council Member Ward 9

Cc. Gary Schiff, Council Member Ward 9
Shirley Heyer, Chair Person Midtown Phillips House Committee
Carol Pass, President East Phillips Improvement Coalition

Neighborhood Zoning Alert

Good Day Council Member Gary Schiff,

The City is proposing action that in my opinion will adversely affect and radically change the neighborhood character of 1/3 of the Midtown and East Phillips neighborhood. This action will destroy the effects of stabilizing the owner occupied single family housing stock we have all worked hard to improve the last 15 years.

The Greenway area plan completed in 2007 recommended two broad general housing designations for the area between Chicago and Cedar Avenues. Neighborhood-Oriented of medium density housing of (10-50 DU/acre) and Urban-Oriented of high-density housing (40-120 DU/acre).

The Urban-Oriented after extensive discussion and a reworking of the drift plan is on the block faces of Bloomington and Cedar Avenues and block faces associated with the Midtown Exchange complex.

Neighborhood-Oriented was represented to encompass the single family stock that exists and on most block faces is primarily the structure. The current industrial lots of large size especially adjacent to the Greenway would be given a R3 or R4.

The City is proposing that this entire Neighborhood-Oriented area be given a blanket R3 Zoning. This on 28 block faces and over 250 lots in the two neighborhoods.

Development that can occur on R3 but not in R2B - Multiple-family dwelling, three (3) and four (4) units; Multiple-family dwelling, five (5) units or more; Planned residential development; Community residential facility serving seven (7) to sixteen (16) persons; Bed and breakfast home; Parking lot, serving multiple-family dwellings.

R3, lot size – without variance; cluster - developments and smaller multiple-family developments on lots with a minimum of five thousand (5,000) square feet and at least one thousand five hundred (1,500) square feet of lot area per dwelling unit. In addition to residential uses, institutional and public uses and public services and utilities may be allowed.

Home owners, residents and the neighborhood deserve not to have this vast amount of our single family core designated multiple-family in this wholesale manner. We need to look at each block and keep the R2B where appropriate and assign R3 or R4 on the warrant parcels.

Regards,

Joseph Spangler
2920 15th Avenue South
Minneapolis, Minnesota 55407
612-722-9082
jspangler99@aol.com

Joseph Spangler
2920 15th Avenue South
Minneapolis, Minnesota - 55407-1428

September 8, 2009

Council Member Gary Schiff
City Council - Ward 9 - 350 South Fifth Street
City Hall, Room 307
Minneapolis, Minnesota 55415

Dear Council Member Schiff:

Two stories in the morning Labor Day newspaper prompted my reflection on the current rezoning study.

A story of a Richfield neighborhood in decay for over 10 years with owners unwilling to spend money fixing up houses – waiting for a planned bumper development of multiple families housing project that is not occurring. This could soon be our neighborhoods' fate, a result of overreached forced density zoning.

A story of the restoration of the reflecting pools in the Minneapolis Gateway area. The Phillip neighborhood is still suffering from the lack of planning consequence appreciation resulting in extensive service provider and vulnerable at risk populations from the Gateway redevelopment relocation.

Indicators exist that the Minneapolis Planning Department is proceeding on a massive rezoning for a major portion of the City, without sufficient program management. Elements of the current planning department rezoning will lead to disinvestment and prolonged negative consequences for our neighborhood.

This rezoning affects the livability and financial wellbeing of a large multi-cultural section of the population; the apparent only notification is in English with a multi language “if you want help translating this information call”. No indicator on the mailing in any language of the importance of the pending actions. The time frame is too short on the study to allow consideration by the recognized neighborhood organizations, as was also pointed out at the August 31st meeting. Improper or nonexistent links exist on the study web page as was pointed out to planning team members that night and a week later this circumstance has not been corrected.

Planning staff at the August 31st meeting stated that each property was individually analyzed and the policies developed over a 5 year period determinant the new zoning. The on-line postings states that “The policies in each of these documents were analyzed, and the recommendations were made consistently across the study area”. This individual analyzing apparently determined that all neighborhood- oriented category properties in the Midtown and East Phillips neighborhood were assigned a blanket R3 zoning.

I have attended every public meeting and have participated in the formation of planning studies for this area for over 15 years and as is pointed out in an August 27, 2009 letter to the Minneapolis Planning Director that documents and verbal representations assured the neighborhood groups and property owners that the single family core stock would continue with adequate protection. To the contrary the proposed rezoning eliminates the entire single family designation from the area. Additionally, the neighborhood- oriented category properties in other sections are proposed for zoning in R1A, R2B, R3 and R4 as a result of the current actions.

The staff at this meeting assured us that our single family stock is being protected as the lots are too small for other development. To the contrary an analyzing of the area properties shown that the vast majority of lots with and in many cases without variances standing alone would qualify for multiple family uses.

All residences and property owners in the study area deserve fair application of true policies and in the absence of substantial compelling reasons the right exists for people who chose to invest and live in a single family district to be protected from change regardless of their economic level.

Regards,

Joseph Spangler

Enclosures

East
Phillips
Improvement
Coalition

Paul Mogush, Principal City Planner
250 South Fourth Street
Rm. 110, PSC
Minneapolis, MN 55415

9/21/2009

Dear Paul:

This letter is to inform you that the community membership of the East Phillips Improvement Coalition passed the following motions unanimously concerning the City ReZoning project at their September 14th, 2009 general membership meeting.

MOTION: EPIC Board and membership support a 2-month delay as proposed by city councilmember Gary Schiff on the input process for rezoning of property within the Midtown Greenway Overlay District. Furthermore, EPIC insists that our board and members be included in this process and not just informed of its outcome after the fact.


MOTION: Concern was expressed by EPIC members that residents from the Latino/Somali population were not at the hearings or involved in these conversations and/or notifications, therefore EPIC insists that the city send out the notices in Spanish and Somali and have interpreters at the hearings in addition to giving EPIC time to prepare its response to the city staff's recommendations for R3 zoning for residential lots.

MOTION: EPIC Board and membership support the lot-by-lot study produced by Joseph Spangler requiring the zoning for existing R1 and R2 residential lots remain R1 and R2 as agreed with the city Planning Department when the Overlay housing density districts were created 2-3 years ago.

MOTION: EPIC Board and membership support our commitment to our heritage of affordable homeownership and therefore opposes the blanket R3 zoning of one third of our neighborhood, namely all blocks from Lake St. and 28th St. EPIC Board and membership support the inclusion of designated "Neighborhood Character Areas" such as are found in the Uptown part of the Plan.

Group Comment from the meeting: EPIC Board and membership believe we can accommodate higher density housing, but it needs to be done in a more "laser-like" approach and not a "blanket" approach. The citizen participation in the Uptown plan is clearly evident not only by the designation of "Neighborhood Character Areas" but also by the language itself. It pays a lot of attention to transitioning between commercial and residential areas as well as "strengthening the existing neighborhoods." The Midtown plan's lack of attention to the residential aspects of it is glaring and obviously attributable to the complete lack of resident representation in the initial planning of this.

We hope these motions and remarks indicate clearly where the residents of East Phillips, especially those most impacted, stand on this issue.

Sincerely, 

Carol Pass, President, East Phillips Improvement Coalition, EPIC
612-280-8418
cpass@runbox.com

Midtown Phillips Neighborhood Association

Monthly Members Meeting, September 8th 2009

Resolutions

16. Housing Task Force Report

MOTION by Jana Metge, 2nd by Jan Lovick: MPNAI to support a 2 month delay as proposed by city councilmember Gary Schiff on the input process for rezoning of property within the Midtown Greenway Overlay District." Passed, 13-0. Concern that residents from the Latino/Somali population were not at the hearings or involved in these conversations and/or notifications and therefore MPNAI requests that the city send out the notices in Spanish and Somali and have interpreters at the hearings in addition to giving MPNAI time to prepare its response to the city staff's recommendations for R3 zoning for residential lots.

MOTION by Shirley Heyer, 2nd by _____: "MPNAI moves that Joe Spangler's study, lot by lot, requesting the zoning for existing R1 and R2 residential lots remain R1 and R2 as agreed with the city Planning Department when the Overlay housing density districts were created 2-3 years ago be included in MPNAI's communication to the Planning Commission for Rezoning." The planning staff rezoning plan presented at last week's public hearings had changed these lots to R3 (triplexes) and MPNAI objects to that. Passed, 13-0.

Dear Fellow Resident,

The City is currently engaged in assessing the zoning of your property and a large section of the area between E. 28th St. and E. 31st St. with proposed rezoning to eliminate the single family district and replaces it with multi-family zoning across the entire area.

The official recognized citizen participation groups representing the area – Midtown Phillips Neighborhood Association and East Phillips Improvement Coalition – have taken a stand in support of a plan for targeted growth and long-term sustainable zoning. The purpose of this neighborhood plan is to preserve and enhance the quality of living in our residential neighborhood by keeping zoning to single family and duplexes to ensure adequate light, air, privacy, open space and our long-embraced heritage of affordable home ownership.

On a few selected locations, such as existing larger parcels currently used as industrial or along E. Lake St., Bloomington, Chicago and Cedar Avenues S., this plan proposes 3-5 story residential density combined with retail/office stores in the future with indoor parking to minimize noise, disturbances and traffic congestion. These streets form the borders of our neighborhoods and protect the single family and duplexes within the interior.

This means that the neighborhood organizations have opposed a “blanket” approach to zoning in favor of a more point-specific approach, recognizing the uniqueness of the various areas of our neighborhoods and their need for zoning that sustains that. This follows the zoning plan already created and recommended by the neighborhoods in 2005.

Your input and help in this new decision-making by the City is important! Please contact for additional information:

shirleymidtownphillips@msn.com (Midtown Phillips)

JSpangler99@aol.com (Midtown Phillips) between 8 - 10 a.m. in the morning, at 612-722-9082

cpass@runbox.com (East Phillips)

brpass@yahoo.com (East Phillips)

Regards,

Shirley Heyer, Joseph Spangler, Carol Pass, Brad Pass

THE TRADITIONAL FAMILY HOME

Elimination in Midtown Phillips

by Joseph Spangler

A way of life, strived for in the Phillips Neighborhood for more than 100 years is facing extinction. A single family home on its own plot of land may be no more.

Plans are at varied states of discussion covering a ½ mile swath from Lake Calhoun to Hiawatha Avenue. The Midtown Minneapolis Land Use and Development Plan proposes more than 22 million additional square feet of new development, mostly in eight story buildings. These complexes would cover the majority of this plan's targeted area. Stand-alone single homes are outright eliminated or conditions are created leading to their decay, eventuality elimination.

A formulation stage proposal of The Midtown Greenway Land Use and Development Plan indicates the sacrifice of four blocks of R2B single family houses to higher density uses. I fear to justify more open space along the Greenway. Midtown Phillips has supported open space in the form of three community gardens and is presently struggling with the financial complexities associated with three sites on the Greenway. Major originations including The Midtown Community Works, The Phillips Partnership, The Midtown Greenway Coalition, and The Sierra Club are lobbying to promote their agendas. Their goals do not necessarily coincide with the investment the Midtown Neighborhood Association has dedicated to their single family homes over the years. A few blocks of single family homes priced beyond the means of current residences and taxed to the point where our diverse population can no longer sustain ownership may be the outcome of these Plans.

Stated by the current plan contractor "developers build cities." Minneapolis residence built their City. Pioneers, harnessing the power of a great river. Forward thinkers, setting aside more than 6,400 acres of open public owned space. Visionaries, establishing one of the first zoning codes west of the Mississippi in 1924. Our people historically have recognized the need for private domains. While moving forward smart condensed growth, coupled with a respect of the rights of current owners.

Developers' first priority is not always the concern of current residents. On the west end of the study area a developer recently proposed an extremely controversial structure, conceived as an assault on single family neighborhoods by a number of residence. After intense debate and compromise one ten story building was approved, now the developer wants three ten-story buildings. Near the east end a developer was engaged for a two-block section. They build on a portion of the site, a rental complex with nearly three million dollars in subsidies, netting its owner, as noted in the investment performance document close to ten million dollars. Abandoning development on the larger site, leaving the neighborhood with the same blight, less home ownership and greater parking problems.

Midtown Phillips Neighborhood Association has promoted the established direction defined in The Minneapolis Plan. Midtown has strengthened its single family R2B section at its geometric core. Supported multiple family housing development along its two community corridors, Chicago Avenue and Bloomington Avenue with a limited commercial component. Aggressively improved its commercial corridor, East Lake Street, with extensive investment at Bloomington Avenue and Chicago Avenue, while adding a substantial housing contingent. Strived to increase the number of homesteaded properties to insure a quality housing stock. Countless volunteer hours of Association members and millions of Neighborhood Revitalization funds are invested.

It was inferred by a fellow participant of the last study meeting that I was not "worldly" enough to embrace dense urbanism. Perhaps it is provincial to believe a widowed octogenarian living on a fixed income should not be forced from her home of nearly 50 years. Be it the tax man or the consequences of a six-story apartment building on her property line.

Hopefully, out of this planning process balanced recommendations can emerge, respecting the reasons many of us chose to live here, while providing new opportunity for future residence.

Midtown Greenway Land Use and Development Plan

SUBJECT: Observations on the Islamic Center site at 2824 13th Avenue South, Midtown Phillips Neighborhood.

SUBMITTED: Joseph Spangler, 2920 15th Avenue South, Minneapolis, Minnesota 55407

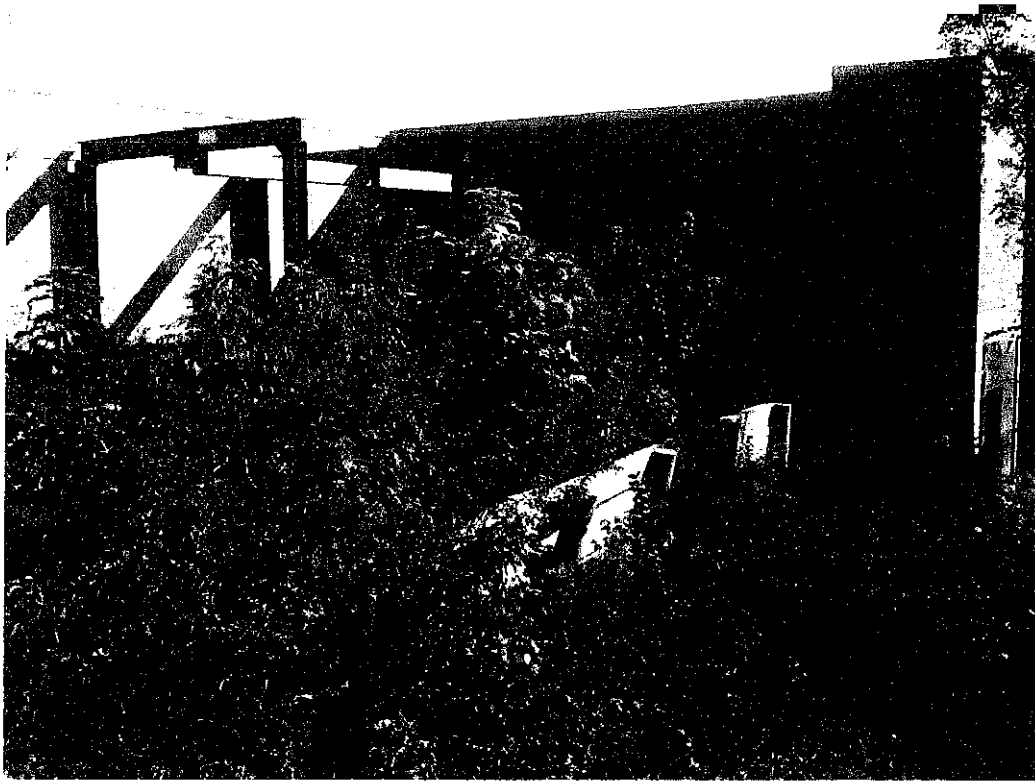
The current structure on this site was constructed in 1937 for the Dayton Rogers Company as a manufacturing facility, providing employment to area residents for decades. Recent usage was questionable under I1 zoning and had a negative impact on the surrounding residential neighborhood.

A religious and education center at this location is a welcome addition. The anticipated use as a child care center - school, grades K-12 - religious institutions, place of assembly - coffee shop, with limited entertainment, - restaurant, delicatessen, sit down, are all permitted in an I1 district.

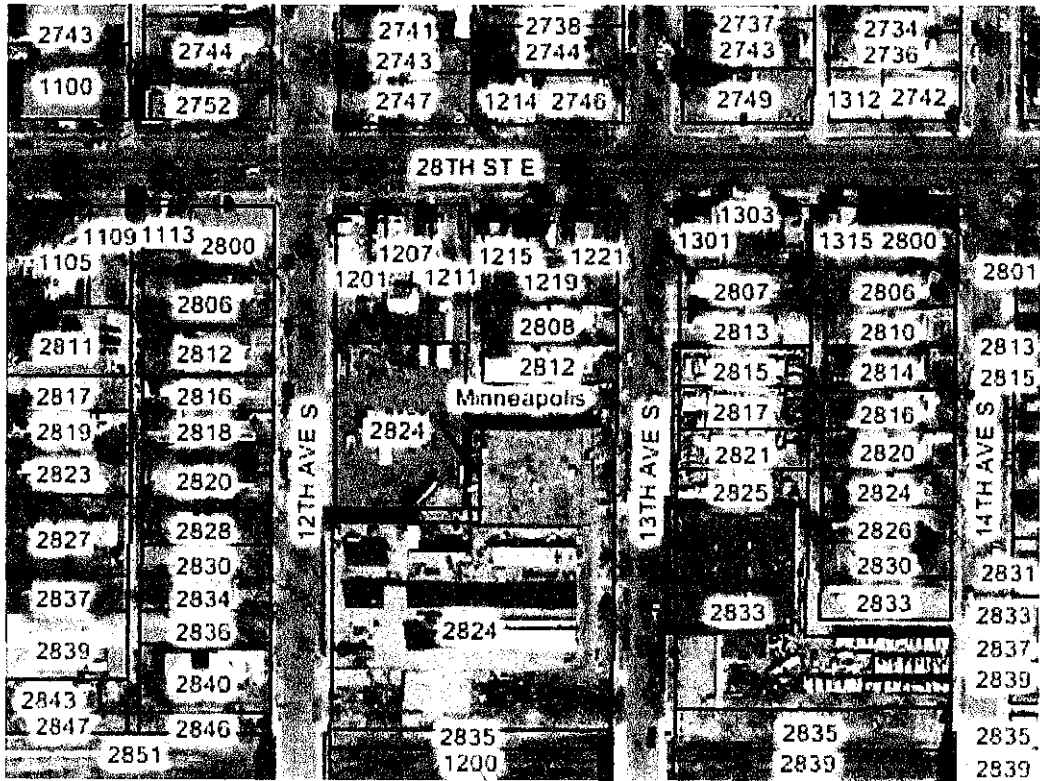
This lots size (332' E x 268.8' - 89,242 sq. feet) has a significant foot print. In site plan review the alley and parking lot need close attention. Currently through traffic is allowed from 13th Avenue to 12th Avenue access the property, this creates safety and crime concerns and should be curtailed. The public alley dissects the parking lot in an L formation. The lot needs to be barricaded from the alley to maintain the integrity of the alley. Vacating of a portion of the alley with a branch to 13th Avenue may be a preferred alternative. Landscaping on the lot is of paramount importance.

Opportunity essence on the Greenway frontage for a co-operative use arrangement. The buildings' south protrusion extends to the lower Greenway level and has an opening. A small seating / patio section could be accommodated on HCRA land. The Centers' land at the south - west corner angles towards the Greenway floor, a stepped shared Greenway access at this point should be encouraged.

"COMMUNITIES ARE BUILT BY POSITIVE INTERACTION"



Site of possible shared use Greenway approach



2824 13th Avenue South, Islamic Center - Midtown Phillips Neighborhood

Midtown Greenway Land Use and Development Plan

SUBJECT: Observations on the Wentworth Aircraft site at 2825 13th Avenue South, Midtown Phillips Neighborhood.

SUBMITTED: Joseph Spangler, 2920 15th Avenue South, Minneapolis, Minnesota 55407

The current structure on this site was constructed in 1929, used for decades as a parts / repair facility of Sears Roebuck & Company. The location remained empty for a number of years until its current owner claimed possession in January 1998, paying \$225,000. The site's current use as an open air scrap / salvage yard may be included in a zoning classification in Minneapolis, certainly not in I1 as the site is classified.

Retention of current I1 zoning maybe highly recommended. The building relates comfortably to the Dayton Roger structure also on 13th Avenue and to the Greenway. With proper enforcement of applicable site requirements and given the four story limits on any new construction at this location, the uses within the code should ensure a good fit. Thirteenth Avenue between East 28th Street and 31st Street is formulated to accommodate a larger traffic volume than the other Avenues in Midtown Phillips excluding the Community Corridors. The Avenue has a number of institutions and commercial establishments along the road way.

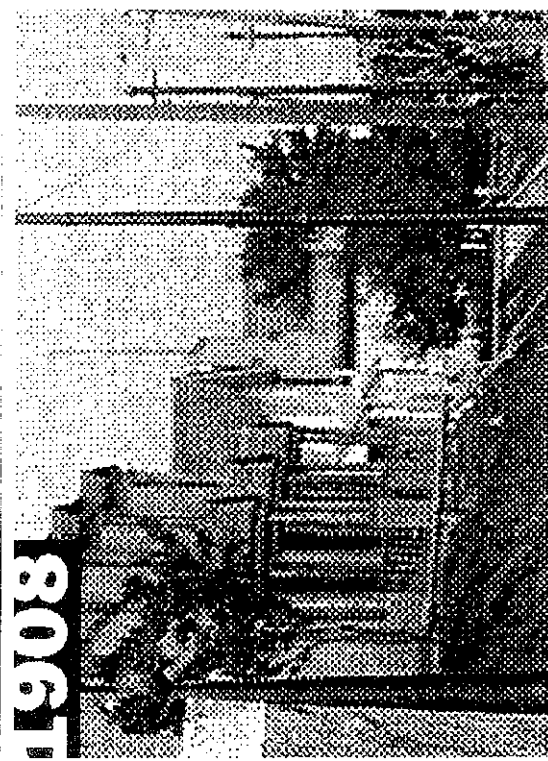
Proposals for a residential use of this area may be forthcoming. A sensitive approach to the surrounding neighborhood can be achieved with the use of historic architectural templates as external facades. With a foot print of close to half a city block the following approach may achieve a balance of the numerous design eliminate demands.

A.) 2833 13th Avenue South (.9 acres) Main plot, lot at 2833 14th Avenue (34' x 127.4') is in this listing situated access a L shape alley on a block of single-family homes.

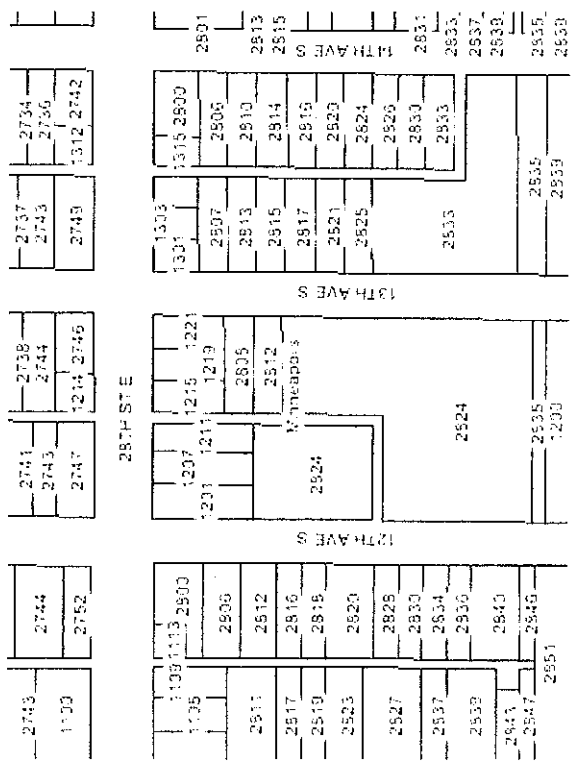
The 14th Avenue lot should be developed as a single-family owner-occupied home. This would reinforce the current makeup of 14th Avenue. On the remaining larger portion fronting 13th Avenue and the Greenway a condominium development similar to the Eastman Flats Apartment Houses on Nicollet Island in the Mansardic Era style with underground parking, may be appropriate. Scattered one to four unit homes of this design can still be found in the greater Phillips Neighborhood.

B.) Four lots - 2825 13th (38' x 127.4'), 2821 13th (39' x 127.4'), 2817 13th (39' x 127.4'), and 2815 13th Avenue South (38' x 127.4') - second listing.

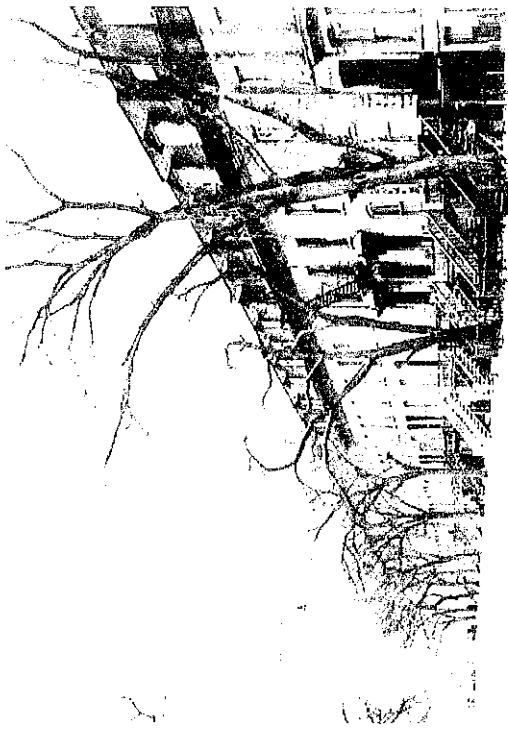
A complex of four to six row houses in the style of the late nineteenth century, with front porches and garage parking in the rear off the alley. The style was used in the area with few if any surviving.



Row House Complex



Mansardic Era Style Flats



Wentworth Aircraft Site



Midtown Phillips Neighborhood

Midtown Greenway Land Use and Development Plan

SUBJECT: Four sites on the South side of 29th Street in the Midtown Phillips Neighborhood.

SUBMITTED: Joseph Spangler, 2920 15th Avenue South, Minneapolis, Minnesota 55407

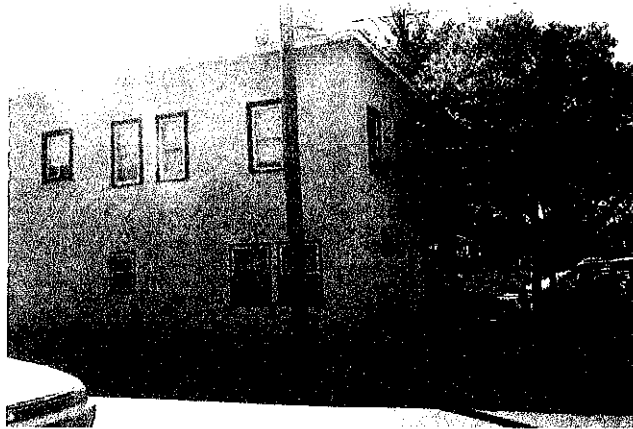
A.) 2903 14th Avenue South (44.00' x 128.50') - Example of a corner site converted structure, with a complementary historic nature. A second residential building may be appropriate in the configuration of the development at 2800 Bloomington Avenue, fronting on 29th Street and set on the alley with a tuck under garage.

B.) 2900 14th Avenue South (144.00' x 127.50') - A grand fathered non-conforming steel fabrication facility Challmann & Company. This location received substantial discussion / consideration during the last 40-acre study. The parcel current R2B zoning then as now provides for an appropriate residential neighborhood use in the future. At this time the buildings are in need of substantial repair, the limited boulevard on 14th Avenue should be returned to a landscaped permeable surface. Discussions with the property owner should occur, focusing on relocation resources and locations. The property's current estimated marked value for tax assessment purpose appears low.

C.) 2900 13th Avenue South (59.00' x 127.56') - Minimum impact non-conforming use, a small food manufacturer, Madwomen Foods. Windows in this building would be a positive step. The building's overall appearance would be improved with tree and shrub planting. Current use appears neutral on surrounding residential uses. Considering the lot size, a low density residential development in the further may be pursued.

D.) 2903 12th Avenue South (38.00' x 127.50') - An off-site service parking lot on a corner lot next to a four-unit apartment building, a lot owned by the Islamic Center across the bridge. Similar to other parking lots in the study area, two in particular on the corner of 28th Street and 12th Avenue, used by Anderson School. Landscaping should be encouraged at this time with the Planning Department diligent to ensure proper site planing occurs in the future. An effect at developing single-family structures on these sites should be encouraged.

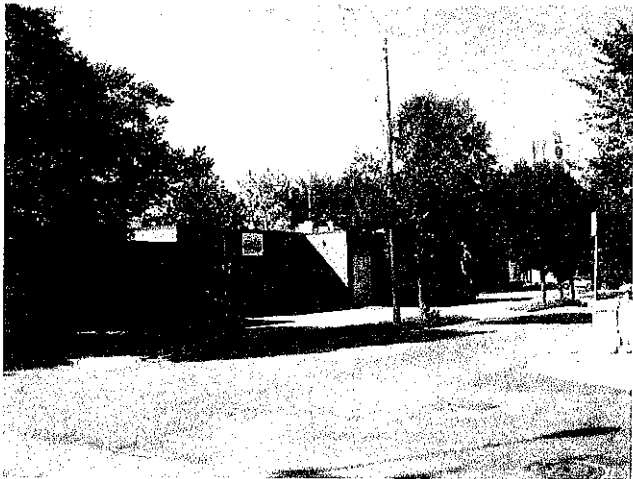
Midtown Phillips Neighborhood Association has NRP Phase I monies' unspent. Their Phase II Plan has not been formulated to date. The neighborhood should look at NRP as a possible source for seed funding to encourage the before mentioned projects.



A.) 2903 14th Avenue South (44.00' x 128.50')



B.) 2900 14th Avenue South (144.00' x 127.50')



C.) 2900 13th Avenue South (59.00' x 127.56')



D.) 2903 12th Avenue South (38.00' x 127.50')

2830			2830	2828
2834			2833	2832
2836	2824			
2840			2933	2834
2846				2839
	2835		2835	2840
2851	1200		2839	2835
2853	2853		2853	
		29TH ST E		
2901	2903	2900	2905	2904
2904	2907	2908	2909	2908
2908	2913	2912	2911	2910
2912	2917	2916	2913	2912
2916	2921	2920	2915	2911
2920	2925	2924	2917	2916
2924	2929	2928	2919	2918
2926	2930	2929	2923	2920
2932		2931	2927	2924
2936			2929	2926
			2931	2930



Midtown Phillips Neighborhood

Midtown Greenway Land Use and Development Plan

SUBJECT: Observations on two locations on East Lake Street, 14th to 15th Avenue South in the Midtown Phillips Neighborhood and the Powderhorn Park Neighborhood, relating to The Midtown Greenway Land Use and Development Plan.

SUBMITTED: Joseph Spangler, 2920 15th Avenue South, Minneapolis, Minnesota 55407

Three business providing commodities to a walk in trade, struggle on these two sites, additionally they are each a destination store for customers of greater Minneapolis. Unfortunately, they may be at the only location on Lake Street to suffer major restricted access due to the Lake Street reconstruction for two consecutive years.

A.) 1405 East Lake Street (Irregular 36,743 sq. feet) - Currently a bakery outlet store of a national chain is functioning at this under-utilized site. The mother corporation of the business is in financial reorganization. The owner acquired the property in 1986 after a sit-down restaurant failed. The site configuration with the street vacated was for the specific operation of this restaurant in 1978.

A utility easement exists with the City holding a 30' long by 8" wide water main rights. The existing sidewalk pedestrian crossing is at the pleasure of the property owner. Considering the utility arrangement a building structure on the vacated 14th Avenue portion is unlikely. Enlightened contemporarily policy and the Minneapolis Plan would suggest reopening 14th Avenue, with a negotiated financial settlement or the use of eminent domain. Powderhorn Park Neighborhood Association is on record supporting a Gateway Neighborhood Entrance at 14th Avenue & Lake Street.

Considering the depth of this lot, a four story building to the east on the block and a minimized shadow effect to the south on the single-family homes a mix use four story structure is warranted. Retail / office facing Lake Street at ground level, underground parking and three stories of housing. Traffic exiting the parking facility should be required to turn right on a newly opened 14th Avenue toward Lake Street. Appropriate landscaping can be provided at the south end of the building to insulate the current low density housing. An up-zoning from C1, given this building location on a Commercial Corridor can be justified. This is an opportunity site.

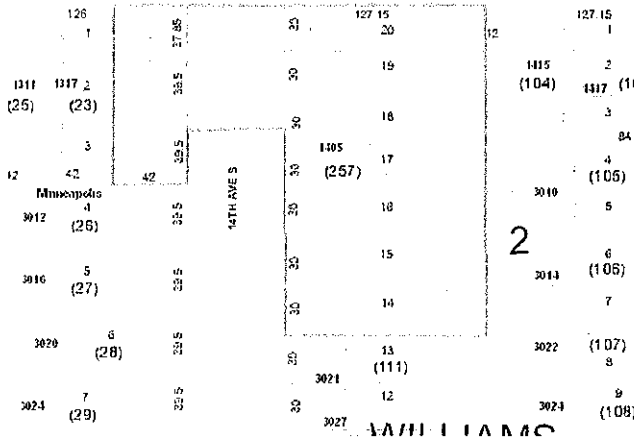
B.) 1400/1404/1408/1410 & 1418 East Lake Street - Kaplan Brothers Incorporated a haberdasher, the owner of the lot and largest building. An independent specialty shop owns a smaller building which shares a structure wall. Current C2 zoning should accommodate any future development. The age of the structures will prohibit simply adding a story. Traffic routing needs to be directed to 14th Avenue given current traffic volume on 15th Avenue, due to its proximity to Bloomington Avenue and the substantial parking lot it now accommodates.



1405 East Lake Street (Irregular 36,743 sq' feet)

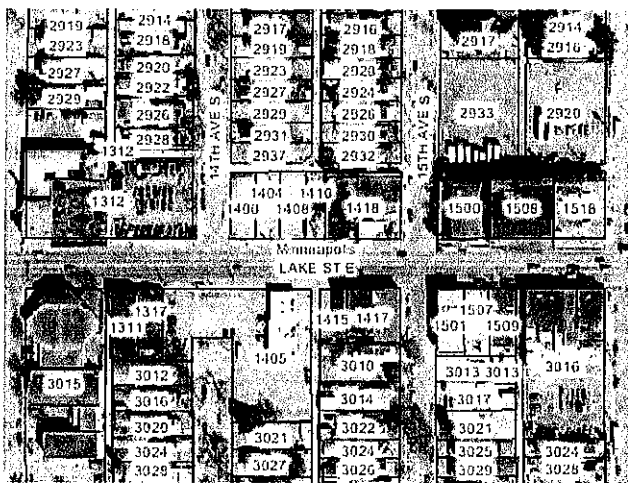


1400/1404/1408/1410 & 1418 East Lake Street

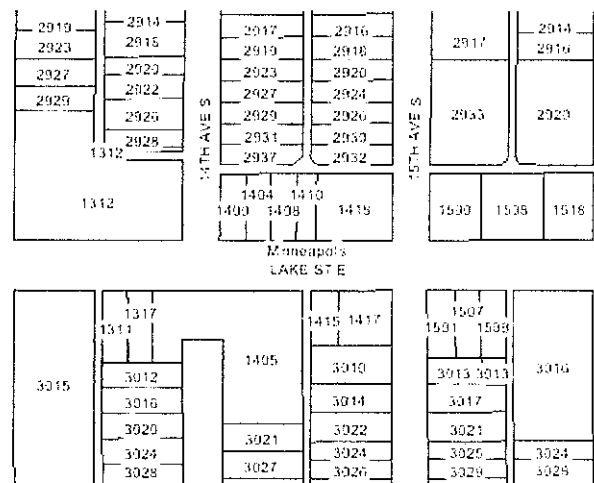


Opportunity Site

Aerial



Powderhorn Park Neighborhood



Midtown Phillips Neighborhood

Midtown Greenway Land Use and Development Plan

SUBJECT: Opportunities on four R2B lots, south end of 2800 block, Bloomington Avenue to 16th Avenue South (DDK Development LLC site) in the East Phillips Neighborhood, relating to The Midtown Greenway Land Use and Development Plan.

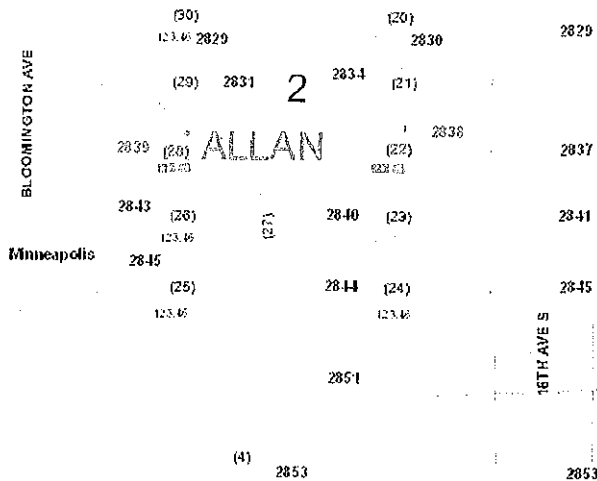
SUBMITTED: Joseph Spangler, 2920 15th Avenue South, Minneapolis, Minnesota 55407

Accumulated lots - 2844 16th Avenue, 2839 Bloomington, 2843 Bloomington and 2845 Bloomington Avenue South (21,337 sq. feet).

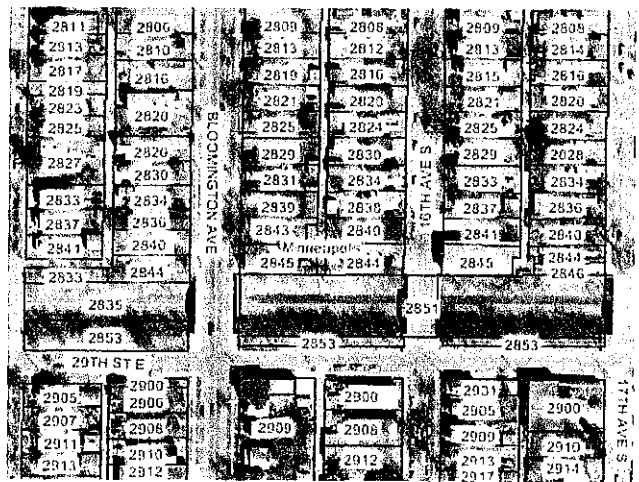
This site was scheduled as a phase in a two-block development district (Bloomington/Lake Development Project). The principal developer dropped out of the project after building a 34-unit rental apartment. This property evidently was compiled by Jason Geshwind of Gesco Construction then sold to DDK Development LLC in August of 2004 for \$581,000.

The original concept for this location may still be the most desirable. Fourteen to sixteen-unit owner-occupied two and one-half story town houses facing the Greenway and Bloomington Avenue. With a private / public Greenway interface component.

Located on a community corridor which separates two neighborhood organizations, joint review of development proposals is important. A change in zoning and vacating an alley section predicably will be a component of review. The Midtown Phillips Neighborhood Association is on record of not supporting additional rental in the overall development district, the extremely low lever of owner-occupied homes in the area and a need for income diversity contributing factors in this decision.



DDK Development LLC Site



East Phillips Neighborhood

**Relevant ordinance sections consulted – City of Minneapolis
Information**

R2B Two-Family District, §546-380 -- §546-430

Single-family dwelling -- Minimum Lot Area 5,000 -- Minimum Lot Width 40 ft.
Two-family dwelling -- Minimum Lot Area 10,000 -- Minimum Lot Width 40 ft.

R3 Multiple Family District, §546-440 – §546-480

Single-family dwelling or Two-family dwelling -- Minimum Lot Area 5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater-- Minimum Lot Width 40 ft..
Multiple-family dwelling -- Minimum Lot Area 5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater-- Minimum Lot Width 40 ft.

5,000 sq. ft. with 30% variance is 3,500 sq. ft.

40 ft. with 30% variance is 28 ft.

§525.520. Authorized variances. Variances from the regulations of this zoning ordinance shall be granted by the board of adjustment only in accordance with the requirements of section 525.500, and may be granted only in the following instances, and in no others:

(2) To vary the lot area or lot width requirements up to thirty (30) percent, except for the following uses, where the maximum variance of thirty (30) percent shall not apply.

b. To vary the lot area or lot width requirements up to fifty-five (55) percent for newly constructed two-family dwellings located in the R2B District, provided the surrounding properties are primarily two-family dwellings developed on lots similar in size to the proposed development.

§546.10. Purpose. The residence districts are established to preserve and enhance quality of living in residential neighborhoods, to regulate structures and uses which may affect the character or desirability of residential areas, to encourage a variety of dwelling types and locations and a range of population densities consistent with the comprehensive plan, and to ensure adequate light, air, privacy and open space.

§546.50. Maximum occupancy. (a) *Dwelling units.* The maximum occupancy of a dwelling unit located in the R1 through R3 Districts shall not exceed one (1) family plus up to two (2) unrelated persons living together as a permanent household, provided that the family plus the unrelated persons shall not exceed a total of five (5) persons. The maximum occupancy of a dwelling unit located in the R4 through R6 Districts shall not exceed one (1) family plus four (4) unrelated persons living together as a permanent household, provided that the family plus the unrelated persons shall not exceed a total of five (5) persons.

§520.160 Definitions. Family. An individual or two (2) or more persons related by blood, marriage, domestic partnership as defined in Chapter 142 of the Minneapolis Code of Ordinances, or adoption, including foster children and domestic staff employed on a full-time basis, living together as a permanent household. This definition of family is established for the purpose of preserving the character of residential neighborhoods by controlling population density, noise, disturbance and traffic congestion, and shall not be applied so as to prevent the city from making reasonable accommodation where the city determines it necessary to afford handicapped persons living together in a permanent household equal access to housing pursuant to the Federal Fair Housing Amendments Act of 1988.

Table 546-11 R3 Lot Dimension and Building Bulk Requirements

Use – Multiple-family dwelling

Minimum Lot Area (Square Feet) – 5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater

Minimum Lot Width (Feet) - 40

Maximum Floor Area Ratio (Multiplier) – 1.0

Table 546-13 R4 Lot Dimension and Building Bulk Requirements

Use – Multiple-family dwelling

Minimum Lot Area (Square Feet) – 5,000 or 1,250 sq. ft. per dwelling unit, whichever is greater

Minimum Lot Width (Feet) - 40

Maximum Floor Area Ratio (Multiplier) – 1.5

4 stories, not to exceed 56 feet

Table 546-15 R5 Lot Dimension and Building Bulk Requirements

Use – Multiple-family dwelling

Minimum Lot Area (Square Feet) – 5,000 or 700 sq. ft. per dwelling unit, whichever is greater

Minimum Lot Width (Feet) - 40

Maximum Floor Area Ratio (Multiplier) – 2.0

4 stories, not to exceed 56 feet

§546.140. Maximum lot coverage. Principal and accessory structures shall not cover more than fifty (50) percent of any zoning lot located in the R1--R3 Districts. Principal and accessory structures shall not cover more than seventy (70) percent of any zoning lot located in the R4--R6 Districts. (2007-Or-050, § 1, 6-29-2007)

§546.130. Density bonuses. (a) Bonus for enclosed parking. In the R3 through R6 Districts, the maximum number of dwelling units and the maximum floor area ratio of multiple-family dwellings may be increased by twenty (20) percent if all required parking is provided within the building, entirely below grade, or in a parking garage of at least two (2) levels.

(b) Bonus for affordable housing. The maximum number of dwelling units and the maximum floor area ratio of new cluster developments and new multiple-family dwellings of five (5) units or more may be increased by twenty (20) percent if at least twenty (20) percent of the dwelling units meet the definition of affordable housing.

ARTICLE III. R1A SINGLE-FAMILY DISTRICT

§546.260. Purpose. The R1A Single-family District is established to provide for an environment of predominantly low density, single-family dwellings and cluster developments on lots with a minimum of five thousand (5,000) square feet of lot area per dwelling unit. In addition to residential uses, institutional and public uses and public services and utilities may be allowed.

ARTICLE V. R2B TWO-FAMILY DISTRICT

§546.380. Purpose. The R2B Two-family District is established to provide for an environment of predominantly low density, single and two-family dwellings and cluster developments. In addition to residential uses, institutional and public uses and public services and utilities may be allowed.

ARTICLE VI. R3 MULTIPLE-FAMILY DISTRICT

§546.440. Purpose. The R3 Multiple-family District is established to provide an environment of predominantly single and two-family dwellings, cluster developments and smaller multiple-family developments on lots with a minimum of five thousand (5,000) square feet and at least one thousand five hundred (1,500) square feet of lot area per dwelling unit. In addition to residential uses, institutional and public uses and public services and utilities may be allowed. (2009-Or-027, § 1, 3-27-2009)

§546.480. Building bulk requirements. (a) In general. The maximum height of all principal structures, except for single and two-family dwellings, located in the R3 District shall be two and one-half (2.5) stories or thirty-five (35) feet in height, whichever is less. The maximum height for all single or two-family dwellings located in the R3 District shall be two and one-half (2.5) stories or thirty (30) feet, whichever is less. The maximum floor area ratio shall be as specified in Table 546-11, R3 Lot Dimension and Building Bulk Requirements.

ARTICLE VII. R4 MULTIPLE-FAMILY DISTRICT

§546.490. Purpose. The R4 Multiple-family District is established to provide an environment of predominantly medium density apartments and congregate living arrangements, single-family and two-family dwellings and cluster developments, on lots with a minimum of five thousand (5,000) square feet of lot area and at least one thousand two hundred fifty (1,250) square feet of lot area per dwelling unit. In addition to residential uses, institutional and public uses and public services and utilities may be allowed. (2009-Or-027, § 3, 3-27-2009)

ARTICLE VIII. R5 MULTIPLE-FAMILY DISTRICT

§546.540. Purpose. The R5 Multiple-family District is established to provide an environment of high density apartments, congregate living arrangements and cluster developments on lots with a minimum lot area of five thousand (5,000) square feet and at least seven hundred (700) square feet of lot area per dwelling unit. In addition to residential uses, institutional and public uses and public services and utilities may be allowed.
(2009-Or-027, § 5, 3-27-2009)

Zoning plan staff recommendations and analyzes

December 3, 2009

Dear Councilmember Gary Schiff:

It is clear from discussions the past few months in regard to the neighborhood-oriented district of Midtown and East Phillips that the stakeholders' understanding and vision at the time of the formation and adoption of the Midtown Greenway Land Use and Development Plan as to its content is in substance different than the current planning staff's zoning recommendations.

Comparison of categories of policy guidance:

- Future land use: Residential (with a density range), commercial, mixed-use, industrial, etc.

Neighborhood recommendation – applies the approved density range found in the plan.

Planning staff recommendation – substitutes a density range and assumes authority to rewrite the plan and eliminate R2B zoning. Staff's apparent claimed justification is an adoption of medium-density designation/application of 30/50 unit density per acre 4 years after the plan was formulated.

- Development intensity: Recommended building types, including guidance on height and bulk, in the form of three development districts: Neighborhood-oriented, Urban-oriented, and Transit-oriented.

Neighborhood recommendation – accepts the sighting of 4 story buildings at appropriate locations.

Planning staff recommendation – establishes an assumed height of 2 ½ stories across the entire area.

- Character areas: Plan narrative and graphics providing other guidance for geographic sub-districts within the small area plan study area.

Neighborhood recommendation – considers the extensive language and graphics of guidance published in the plan and its supporting documents.

Planning staff recommendation – consideration is not given to this guidance.

The neighborhood recommendation interprets character as more the then the height of a building or its setback from the street. The neighborhood plan considers empty lot development, current multiple-family use, industrial/commercial changeover; proximity to Abbott major housing area, transit station at Chicago and Lake, activity center of the Midtown Exchange and access to the Greenway at 11th, 13th, Bloomington, and 18th, as factors in its recommendations.

The neighborhood plan accepts that the negative effects of the proposed R3 blanket replacement zoning is well documented by extensive oral and written submissions by stakeholders and takes little comfort in the published planning staff statement that the devastating effects should not be as bad as it used to be.

Regards,

Joseph Spangler
2920 15th Avenue South
Minneapolis, Minnesota 55407
jspangler99@aol.com
612-722-9082

Midtown Greenway Rezoning Study



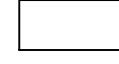

Summary of Written Public Comments and Testimony Regarding Specific Properties or Geographic Areas
November 19, 2009

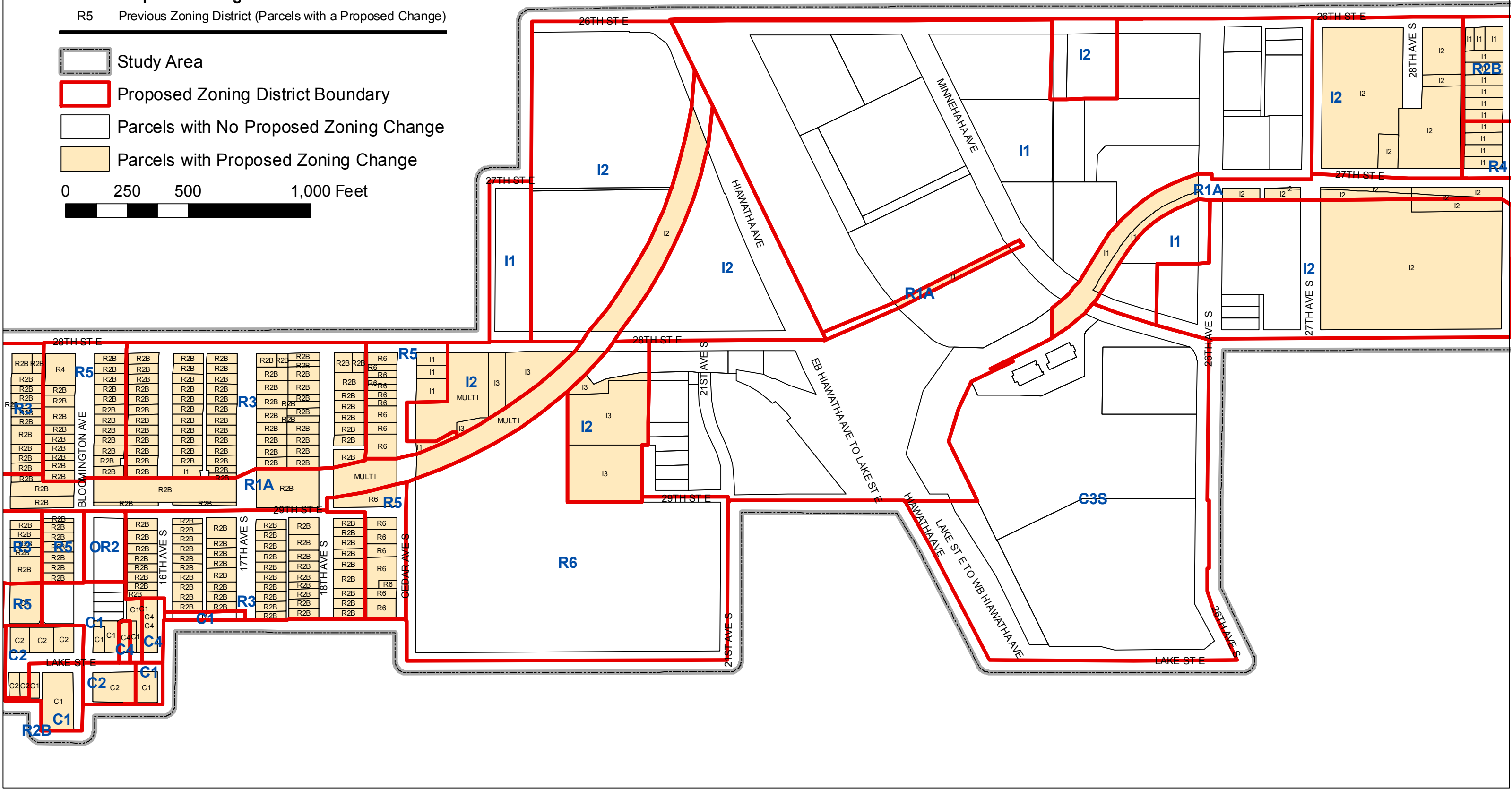
Bloomington Avenue to 29th Avenue South

Issue or Area of Concern	Concerned Party	Existing Zoning	Staff Rec.	Alternate Zoning Suggested Through Public Comment	Adopted policy	Additional Context/Options
East Phillips properties with a staff recommendation of R3	East Philips Improvement Coalition	R2B, I1	R3	Keep existing zoning	Land Use: Medium Density Housing Dev. Intensity: Neighborhood Oriented	<p>The primary concern expressed in public comments is that R3 allows multiple-family dwellings, and that property owners would have the option of adding a basement or attic unit to existing homes in such a manner that would detract from neighborhood quality of life. Page 4 of the staff report, as well as the October 26 addendum, outline a number of reasons why staff does not anticipate low-quality conversions as a result of this zoning change, and points out that high-quality housing investments that incrementally increase density are fully consistent with the policies of the Comprehensive Plan in areas which the City Council has designated as medium-density housing.</p> <p>Keeping the existing zoning for all properties with this policy combination in this geographic area will leave intact some industrial-zoned property, with most of the area remaining R2B. New and expanded industrial uses would continue to be allowed on the 11 properties. In all cases, property owners would still have the option of applying for a rezoning, and the City's response to such a request would need to be based on the adopted policy of medium-density neighborhood-oriented housing.</p>
East Phillips	Joseph Spangler	multiple	multiple	Suggests that staff reevaluate zoning recommendations in Midtown/East Phillips on a parcel by parcel basis	As shown in the Midtown Greenway Land Use and Development Plan	Such an exercise would be new policymaking. The policy guidance provided in the plans is applicable to each individual parcel with a particular land use designation, and each parcel with a particular land use designation is entitled to the same rights as another with the same designation. To make zoning decisions that deviate from this principle would be arbitrary and capricious.
East Phillips	Dana DeWilde, 2816 17th Avenue South	multiple	multiple	No increase in density	As shown in the Midtown Greenway Land Use and Development Plan	

R5 Proposed Zoning District

R5 Previous Zoning District (Parcels with a Proposed Change)

-  Study Area
-  Proposed Zoning District Boundary
-  Parcels with No Proposed Zoning Change
-  Parcels with Proposed Zoning Change

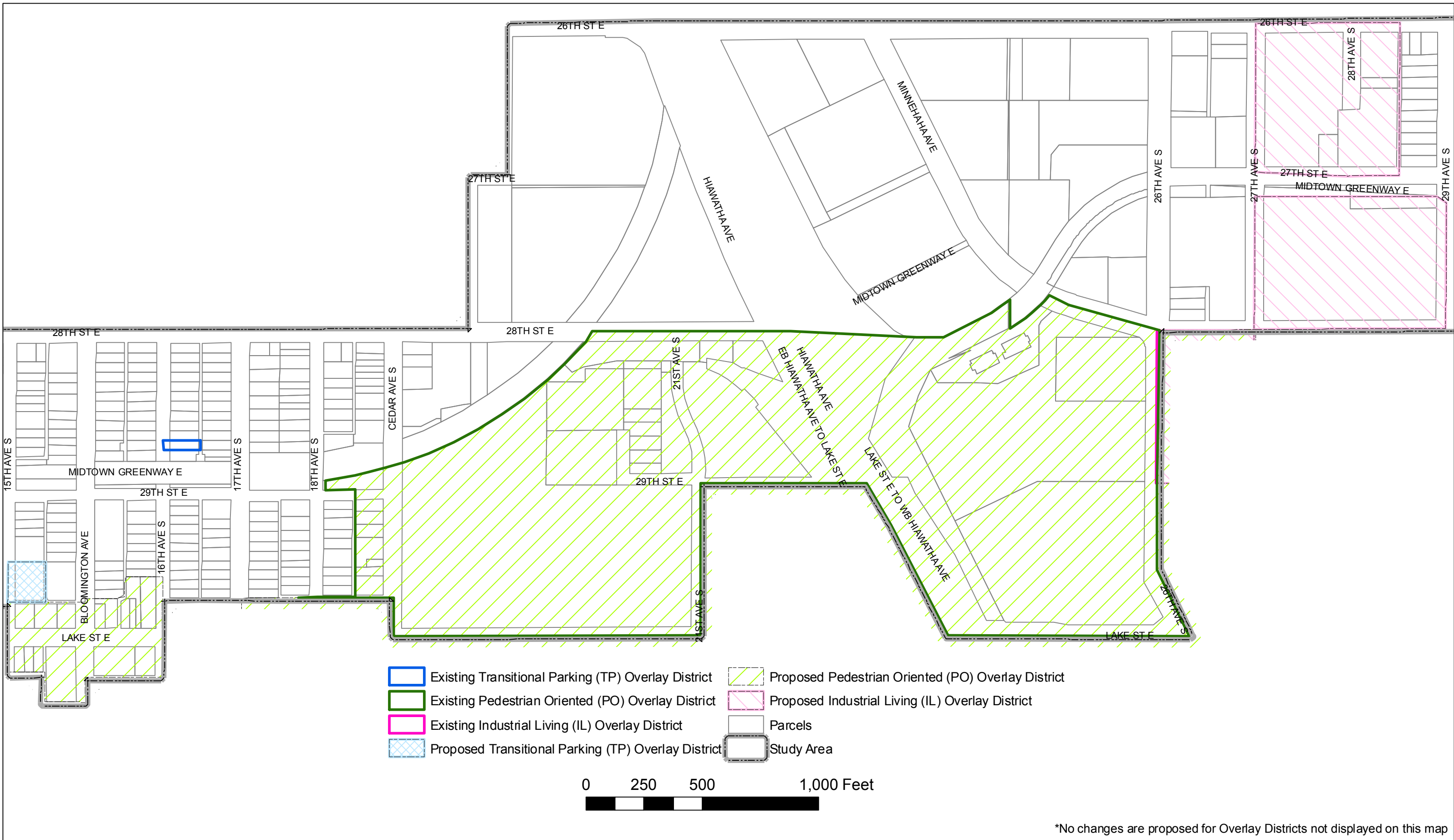


Midtown Greenway Rezoning Study

Proposed Zoning: Bloomington Avenue to 29th Avenue

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009

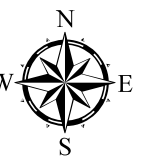




Midtown Greenway Rezoning Study

Existing and Proposed Overlay Districts: Bloomington Avenue to 29th Avenue

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009



Midtown Greenway Rezoning Study
Comments for:
Bloomington Ave. to 29th Ave.
As of 11/19/09

East
Phillips
Improvement
Coalition

Paul Mogush, Principal City Planner
250 South Fourth Street
Rm. 110, PSC
Minneapolis, MN 55415

9/21/2009

Dear Paul:

This letter is to inform you that the community membership of the East Phillips Improvement Coalition passed the following motions unanimously concerning the City ReZoning project at their September 14th, 2009 general membership meeting.

MOTION: EPIC Board and membership support a 2-month delay as proposed by city councilmember Gary Schiff on the input process for rezoning of property within the Midtown Greenway Overlay District. Furthermore, EPIC insists that our board and members be included in this process and not just informed of its outcome after the fact.

MOTION: Concern was expressed by EPIC members that residents from the Latino/Somali population were not at the hearings or involved in these conversations and/or notifications, therefore EPIC insists that the city send out the notices in Spanish and Somali and have interpreters at the hearings in addition to giving EPIC time to prepare its response to the city staff's recommendations for R3 zoning for residential lots.

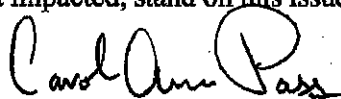
MOTION: EPIC Board and membership support the lot-by-lot study produced by Joseph Spangler requiring the zoning for existing R1 and R2 residential lots remain R1 and R2 as agreed with the city Planning Department when the Overlay housing density districts were created 2-3 years ago.

MOTION: EPIC Board and membership support our commitment to our heritage of affordable homeownership and therefore opposes the blanket R3 zoning of one third of our neighborhood, namely all blocks from Lake St. and 28th St. EPIC Board and membership support the inclusion of designated "Neighborhood Character Areas" such as are found in the Uptown part of the Plan.

Group Comment from the meeting: EPIC Board and membership believe we can accommodate higher density housing, but it needs to be done in a more "laser-like" approach and not a "blanket" approach. The citizen participation in the Uptown plan is clearly evident not only by the designation of "Neighborhood Character Areas" but also by the language itself. It pays a lot of attention to transitioning between commercial and residential areas as well as "strengthening the existing neighborhoods." The Midtown plan's lack of attention to the residential aspects of it is glaring and obviously attributable to the complete lack of resident representation in the initial planning of this.

We hope these motions and remarks indicate clearly where the residents of East Phillips, especially those most impacted, stand on this issue.

Sincerely,



Carol Pass, President, East Phillips Improvement Coalition, EPIC
612-280-8418
cpass@runbox.com

Arnold, Amanda T.

From: Wittenberg, Jason W.
Sent: Monday, September 21, 2009 12:40 PM
To: Arnold, Amanda T.; Mogush, Paul R
Subject: FW: Feedback Form

FYI. I assume this is in reference to the Midtown Greenway Rezoning Study.

-----Original Message-----

From: Quezada, Heidi P. On Behalf Of Schiff, Gary
Sent: Monday, September 21, 2009 11:44 AM
To: Wittenberg, Jason W.
Subject: FW: Feedback Form

Heidi Quezada
Aide to Council Member Gary Schiff
Ward Nine
City Hall, Room 307
350 South 5th Street
Minneapolis, MN 55415
(612) 673-2209
heidi.quezada@ci.minneapolis.mn.us

-----Original Message-----

From: dahadewilde@yahoo.com [mailto:dahadewilde@yahoo.com]
Sent: Monday, September 21, 2009 9:22 AM
To: Schiff, Gary
Subject: Feedback Form

This is an email generated from the City of Minneapolis' web site.

Zip Code : 55407

Phone Number : 6127293682

Name : Dana Harry DeWilde

email : dahadewilde@yahoo.com

Address : 281617th Ave So

City : Minneapolis

Message : We are very dismayed to see that the City of Mple is rezoning our area to high density R3R6 We do not want any more RENTAL units like we have on 29th Bloomington.

Parking that the Sherman Assoc promised is not included in rents, therefor, we have parking issues. There are no plans for additional green spaces that are sorely needed. The neighborhood organization EPIC has not facilitated information and, frankly, are inept to do so anyway, given who is in charge. We will be attending the Oct meeting we just got notice from the City on Saturday regarding zoning, and hope your position is as ours:

no new high density housing without cleaning up the existing problem slumlord properties that already are high density and poorly run.

Email from page :

<http://us.mg2.mail.yahoo.com/dc/launch?gx=0&.rand=enc3m11vbajim>

**MIDTOWN GREENWAY REZONING STUDY
COMMUNITY MEETING
COMMENT CARD**

SEP 16 2009

Please take time to give us your opinions on what you saw at the meeting tonight.

Please be specific and thorough in order to assist the City Planning Commission with their work.
Place in comment box before you leave or mail by September 17, 2009.

Mailing address: Amanda Arnold, CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415

Name: DEL HOLMES

Address: 1015 EAST 28TH ST

City: MPLS Zip: 55407

E-mail address: _____

Address of property referred to in comment (if any): MIDTOWN - Block at 10-11
AVE. BETWEEN 28TH ST & 29TH ST.

I have lived in the Midtown area for most of my life and have seen it go up and down in liveability. The last 10 years have been a great improvement, made possible by neighborhood groups, police department, corporate neighbors, city & state government, & people using both money and time. This has taken 10 yrs to build up, in one year it can be reversed. We have seen this happen. Rezone to mandatory density dwellings and population? NO. We need a variety of

zoning. This has the backbone of
this neighborhood. Variety in people,
places and things. Keep it that way.
If you shift to "R5" zoning, you will
add to the congestion from cars, ambulances,
firetrucks, semis, produce trucks, medical trucks,
buses, and pedestrians which overload
this community already. More would be
disastrous. More people, less liveable.
area will mean good people move
out, bad people move in.

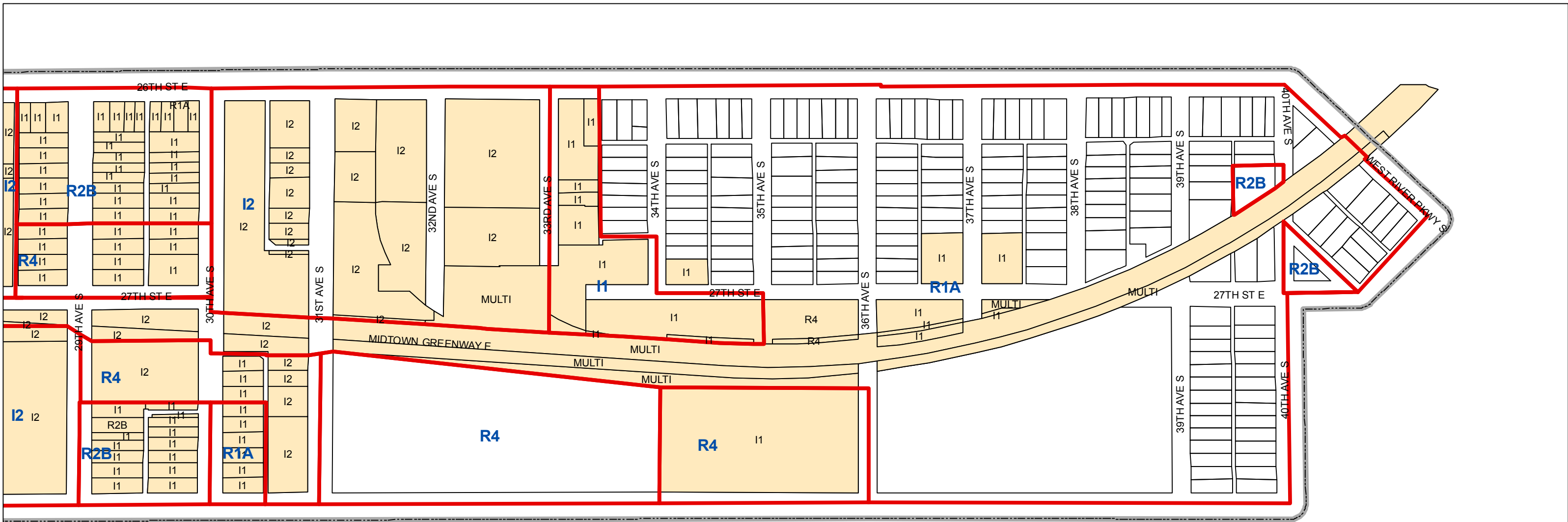
Midtown Greenway Rezoning Study

Summary of Written Public Comments and Testimony Regarding Specific Properties or Geographic Areas
November 19, 2009




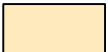
29th Avenue South to West River Parkway

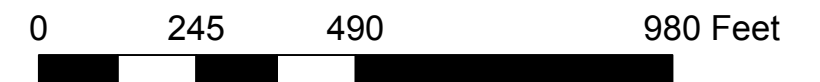
Issue or Area of Concern	Concerned Party	Existing Zoning	Staff Rec.	Alternate Zoning Suggested Through Public Comment	Adopted policy	Additional Context/Options
2600 block of 29 th Ave S, south end	Greg Klave, 2636 30th Avenue South; Susan Kay Tveter, 2623 29th Avenue South; Lonnie Nichols, 2644 35th Avenue South; KJ Staar, 2636 29th Avenue South; Barb Combs, 2624 29th Avenue South; Cynthia Burns, 3430 East 26th Street; Dotty Kadlec, 2804 30th Avenue South; Dennis Dischinger and Mary Mahoney, 2600 29th Avenue South; Molly Dolan	I1	R4	Keep existing, lower-density residential (to avoid 4-story multifamily), C1, or OR1 (to accommodate live-work)	Land Use: Medium Density Housing Dev. Intensity: Urban Oriented Other Policy: Plan text encourages use of residential units for residents' studios, offices, or workshops	<ul style="list-style-type: none"> • Keeping existing I1 zoning would allow new and expanded industrial uses. • Rezoning to a lower-density residential district would not allow development of medium-density residential with urban-oriented building type as called for in adopted policy. • C1 and OR1 would allow standalone retail/office, which is not what the plan text or maps call for. More detail on page 9 of the staff report. • In all cases, property owners would still have the option of applying for a rezoning, and the City's response to such a request would need to be based on the adopted policy of medium-density neighborhood-oriented housing.
2415 East 27 th Street (Empire Glass)	Toni Tunge, 2629 39th Avenue South; Dave Schermerhorn, 2629 34th Avenue South; Dan Turner; Lonnie Nichols, 2644 35 th Avenue South	I1	I1/ILOD	R1	<i>Split recommendation</i> Land Use: Transitional Industrial (east), Low-Density Housing (west) Dev. Intensity: Urban Oriented (east), Neighborhood Oriented (west) Other Policy: Plan text encourages use of Transitional Industrial properties for a mix of workshops, offices, and residences.	As noted to the left, the western portion of this property is guided Transitional Industrial while the eastern portion is guided low-density residential. The dividing line is an extension of the 34 th Avenue alignment, where the plan envisions an at-grade access to the greenway from 27 th Street. The zoning code does not allow the application of two different primary zoning districts on one parcel, so the staff recommendation is to match the policy direction of the western portion of the parcel for the entire parcel. This creates a situation in which future development on the east portion of the parcel would be allowed to exceed the guided land use and development intensity. An alternative would be to zone the entire parcel R1A, which would create a situation in which development envisioned in the plan for the west portion of the parcel would not be allowed.

Issue or Area of Concern	Concerned Party	Existing Zoning	Staff Rec.	Alternate Zoning Suggested Through Public Comment	Adopted policy	Additional Context/Options
Properties north of the greenway and east of 34 th Ave S	Tim Morgan, 2628 35th Avenue South; Lonnie Nichols, 2644 35 th Avenue South	I1, R4	R1A	R1A/Low Density	Land Use: Low Density Housing Dev. Intensity: Neighborhood Oriented	<p>When the City Planning Commission adopted the Seward Longfellow Greenway Area Land Use and Predevelopment Study in 2007, it did so with an amendment that all properties east of 34th Avenue and north of the greenway be shown on the future land use map as low-density neighborhood-oriented housing. The original rezoning study staff recommendation did not reflect that 2007 change made by the City Planning Commission. In response to submitted comments, staff modified the proposed zoning map to reflect the intent of the 2007 City Planning Commission and City Council action.</p> <p>Further correspondence from the public states that it was not the intent of this 2007 action to rezone the existing apartment building at 3525 E 27th Street from R4 to R1A. In fact, the CPC and Council action was very explicit in designating all properties in the study area east of 34th Avenue as low-density. The proposed R1A zoning matches that policy.</p>
2720 30th Avenue South (Doppler Gear Company)	Doppler Gear Company	I2	R4	I2 with ILOD	Land Use: Medium Density Housing Dev. Intensity: Urban Oriented	Adding the Industrial Living Overlay District (ILOD) to the existing I2 zoning would allow residential development while retaining the rights for new and expanded medium industrial uses. While such an approach would be consistent with the Transitional Industrial designation on several nearby properties, this property is guided toward medium-density housing (not transitional industrial).
Properties in Seward that are currently used for industrial purposes and proposed for rezoning to residential	Robert Rossi, 2648 36th Avenue South; Brinsley Davis, 2625 34th Avenue South; Mary Jane Mueller, 2626 30th Avenue South; Alex Wohlhueter, 2625 34th Avenue South; Lonnie Nichols, 2644 35 th Avenue South	I1, I2	R1A, R4	Keep existing, or rezone for higher-density residential than proposed	Land Use: Medium and Low Density Housing Dev. Intensity: Urban and Neighborhood Oriented	<p><i>Keep existing zoning</i> – This would allow new and expanded industrial uses in areas where adopted land use guidance is for future residential development.</p> <p><i>Rezone to higher-density residential than proposed</i> – This comment was about a concern that the adopted residential densities are not high enough to allow for financially-feasible redevelopment of industrial property into residential. Changing the policy guidance for a particular parcel from medium to high-density housing would be outside the scope of this rezoning study. It is important to note that to the extent to which this concern proves to be valid in the future, the City will need to carefully consider the granting of changes and expansions of nonconforming use so as to preclude any cause for takings claims.</p>



R5 Proposed Zoning District
 R5 Previous Zoning District (Parcels with a Proposed Change)

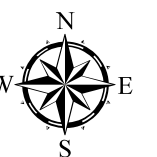
-  Study Area
-  Proposed Zoning District Boundary
-  Parcels with No Proposed Zoning Change
-  Parcels with Proposed Zoning Change

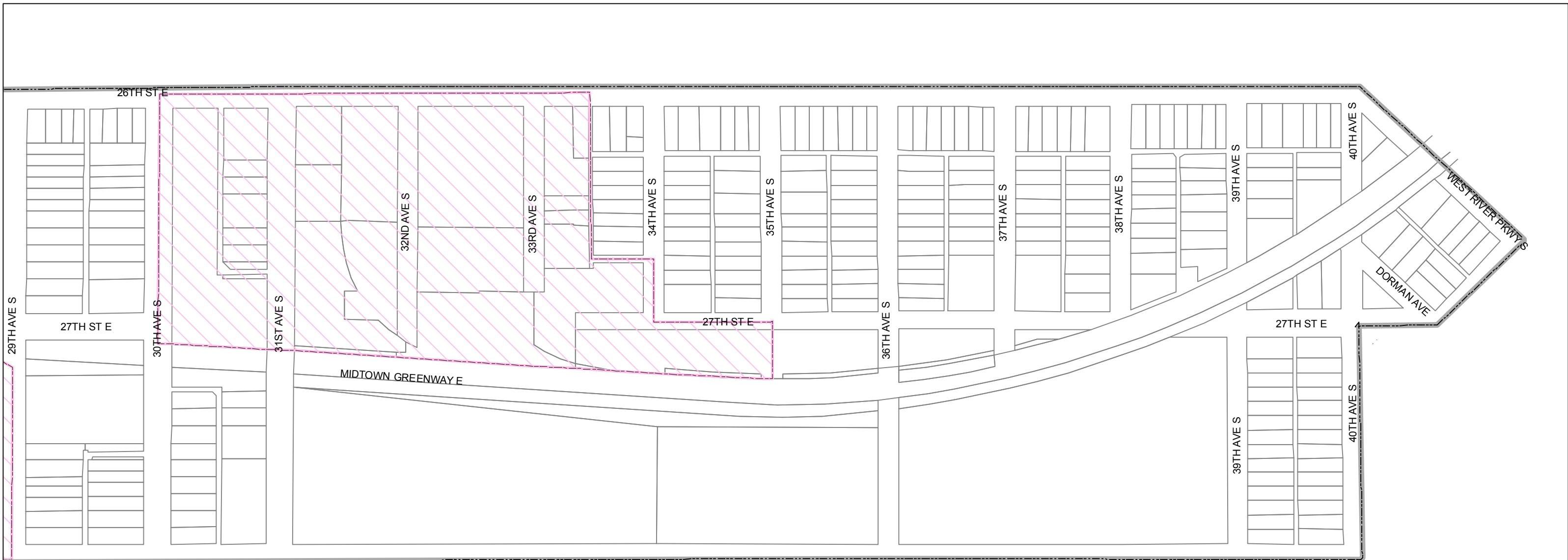










Midtown Greenway Rezoning Study

Proposed Zoning: 29th Avenue to West River Parkway

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009





- | | | | |
|-------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------|
|  | Existing Transitional Parking (TP) Overlay District |  | Proposed Pedestrian Oriented (PO) Overlay District |
|  | Existing Pedestrian Oriented (PO) Overlay District |  | Proposed Industrial Living (IL) Overlay District |
|  | Existing Industrial Living (IL) Overlay District |  | Parcels |
|  | Proposed Transitional Parking (TP) Overlay District |  | Study Area |



*No changes are proposed for Overlay Districts not displayed on this map

Midtown Greenway Rezoning Study

Existing and Proposed Overlay Districts: 29th Avenue to West River Parkway

CPED Staff Recommended Zoning Changes for review by the Minneapolis City Planning Commission: October 1, 2009



Midtown Greenway Rezoning Study
Comments for:
29th Ave. to West River Parkway
As of 11/19/09



Longfellow Community Council
Longfellow, Cooper, Howe & Hiawatha Neighborhoods

NOV 17 2009

Phone: (612) 722-4529 • Fax: (612) 724-1024
2727-26th Avenue South • Minneapolis, Minnesota 55406

Amanda Arnold
Minneapolis Community Planning and Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

November 13, 2009

Ms. Arnold,

On Monday November 9, 2009 The Longfellow Community Council's Neighborhood Development Caucus voted to support the proposed rezoning of the segment of the Midtown Greenway within the Longfellow Neighborhood.

We believe that the proposed rezoning accurately reflects the policies established in the Midtown Greenway Land Use and Development Plan. The rezoning of smaller industrial parcels to R2 and R1A acknowledges the modern lack of marketability for small industrial lots. This move also brings many of the existing residential uses within the I1 zone into compliance. Larger intensity R4 zones are adequately buffered from single-family neighborhoods by the greenway and R2 zones. The proposed rezoning of the parcel between Brackett Park and the Anne Sullivan School from I1 to R4, although not well buffered from the adjacent single family neighborhood to the south, is adjacent to several important amenities and will likely not pose more of a nuisance than the current industrial use.

Sincerely,

Kim Jakus
Housing Coordinator
Longfellow Community Council

Arnold, Amanda T.

From: Kim Jakus [kim@longfellow.org]
Sent: Monday, October 12, 2009 8:50 PM
To: Arnold, Amanda T.
Cc: Schiff, Gary; Colvin Roy, Sandra K.; Gordon, Cam A.; Melanie Majors
Subject: Extend Review Period of Greenway Rezoning

Dear Members of the Planning Commission,

The Longfellow Community Council's (LCC) Neighborhood Development Caucus met on October 12, 2009.

Information regarding the Midtown Greenway Rezoning Study has only recently been brought to our attention. Our committee agrees with the resolution passed by LCC's Environment and Transportation committee that the timeframe for neighborhood review has been too short. We request that the timeframe be further extended to allow for neighborhood review.

Sincerely,
Kim Jakus

--
Kim Jakus
Housing Coordinator
Longfellow Community Council
2727 26th Avenue South
Minneapolis, MN 55406

612.722.4529
kim@longfellow.org

Join LCC for the General Membership Meeting – THE BEST MEETING EVER!
Free dinner provided by Gandhi Mahal, Midori's Floating World Café, Parkway Pizza and more! Learn about what's happening in your community. Free childcare available.

Wednesday, October 21st
6:00 – 8:00 pm
Minnehaha Academy - North Campus
3100 West River Parkway

Comment Card

Please give us your comments. All comments will be forwarded to the Planning Commission and City Council for their consideration.

Please leave your comments with a staff member.

Comments can also be sent via e-mail to mgrs@ci.minneapolis.mn.us

Name Greg Klave

Address 2636 30th Ave. S

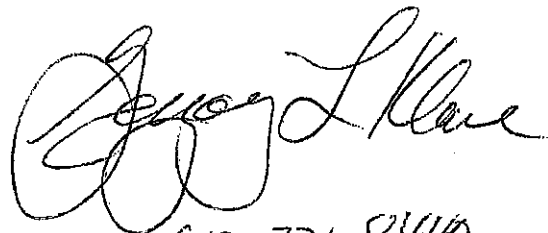
Comment I find our zoning from

I1 to R4 is a dramatic
change from our neighborhood or
block now which is more like

CI. ~~and~~ We want to petition that
the rezoning be changed to reflect
the neighborhood as it exists ^(CI) and we

can use this to improve our neighborhood,
create rain gardens, community gardens,

improving & upgrading existing buildings. That's the
kind of community planning we want, not
city/developer planning that pushes people out
of their communities, so higher density, higher
tax district can move in.



612-721-8440

Arnold, Amanda T.

From: Mogush, Paul R
Sent: Thursday, September 17, 2009 11:21 AM
To: Arnold, Amanda T.
Subject: FW: Greenway Zoning Changes

Paul Mogush
(612) 673 - 2074

From: Schiff, Gary
Sent: Thursday, September 17, 2009 10:31 AM
To: Mogush, Paul R
Subject: FW: Greenway Zoning Changes

For the record

Gary Schiff
Minneapolis City Council
Ward Nine
(612) 673-2209

Sign up for the Ninth Ward E-News! [Click here](#) to subscribe.

From: Sue Tveter [mailto:sktveter@yahoo.com]
Sent: Thursday, September 17, 2009 12:33 AM
To: Schiff, Gary
Subject: Greenway Zoning Changes

Gary,
I am a neighborhood resident. I would like you to vote against the zoning changes and vote to amend the policy document (the Seward-Longfellow Greenway Area Land Use Study.)

We are opposed to the city's proposed zoning changes. They do not match the policy document voted on and adopted by the city council in February of 2007.

We request that the city planning commission postpone the vote on recommendations to the city council regarding the proposed zoning changes. There must be more time to evaluate this very important issue that could drastically and detrimentally alter our neighborhood.

We feel that the policy document needs to be somewhat amended.

The market for housing is already saturated as exemplified in the row houses on 28th Street. The priority should be businesses and jobs.

We are hoping the area will be re-zoned to OR1 or C1, (mixed use office/residential with development usually occurring at no more than 2.5 stories.)

Sue Tveter

**MIDTOWN GREENWAY REZONING STUDY
COMMUNITY MEETING
COMMENT CARD**

Please take time to give us your opinions on what you saw at the meeting tonight.

Please be specific and thorough in order to assist the City Planning Commission with their work.
Place in comment box before you leave or mail by September 17, 2009.

Mailing address: Amanda Arnold, CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415.

Name: Susan Kay Tveter

Address: 2623-29th Ave. S.

City: Minneapolis, MN Zip: 55406

E-mail address: sktveter@yahoo.com

Address of property referred to in comment (if any): We are opposed to the city's proposed zoning changes. They do not match the policy document voted on and adopted by the city council in Feb. '07.

We request that the city planning commission postpone the vote on recommendations to the city council regarding the proposed zoning changes. There must be more time to evaluate this very important issue that could dramatically and detrimentally affect our neighborhood.

The market for housing is already saturated. The priority is for new businesses and jobs.

We are hoping the area will be rezoned as OR1 or C1, Limited use office/residential with development usually occurring at no more than 2.5 stories.

Arnold, Amanda T.

From: Nichols, Lonnie J. [lnichols@minneapolisparks.org]
Sent: Thursday, September 17, 2009 2:46 PM
To: mgrs
Cc: Schiff, Gary; Gordon, Cam A.
Subject: MGRS Comments, primarily for MG-Phase 3

To Whom It May Concern:

A big THANK YOU to CPED staff who have worked hard to bring the MGRS forward and a LOUD Request for more time to allow said staff to apply their talents to make refinements, provide additional analysis, outreach to the public and possibly even consider modest revisions to the plan. A short list of reasons to allow staff more time follows:

The MGRS seems to have overlooked the opportunity or chose not to pursue speaking with property owners of nonconforming uses. There are properties on and near the block of my residence that are duplexes, maybe even triplexes that are zoned R1A. It seems reasonable to up-zone said parcels if they were legally established for resale and rebuild purposes. It is my understanding the nonconforming use issue also exists throughout the MGRS area.

The plan appears to intentionally eliminate smaller industrial properties in hopes of kicking them out of the City of Minneapolis or moving them to segregated industrial districts. The Industrial Living Overlay District is added to contiguous industrial parcels of any scale, apparently in hopes of encouraging non-industrial uses over time. I feel the ability of these smaller industrial businesses to create jobs, provide desirable products and services locally, pay taxes, pay hefty storm water management fees, provide diverse and stable land use and be good neighbors to residential districts has been undervalued in adopted City plans and therefore the rezoning study. I'm not opposed to change or adding new housing to be a NIMBY or just for the sake of being opposed, but do not necessarily believe the City should be so quick to drive-by these properties, judge a book by its cover, and run these industrial businesses out of town on a rail.

As a general practice, the MGRS grouped multiple contiguous parcels together and then rezoned the entire group, usually to higher density residential. If the City is going to the effort to socially engineer the future, then I think staff should be allotted more time to propose a more respectful, strategic and creative plan. I am familiar with the professional skills of the CPED staff and think they can do better than this blanket zoning approach by working with the public and impacted property owners.

For example, in the area where I live, there may be an opportunity to group some existing residential property together to rebuild residential at a slightly higher density. Considering options like this may allow the housing sector to grow in the neighborhood along with market demand without feeling the need to immediately chase productive businesses out of the 'hood. There are also a couple specific parcels I had questions on, but staff has not been able to return my call.

At the Seward Neighborhood Group Community Development Committee meeting on Tuesday evening, September 15, 2009, the MGRS was discussed and motions made to request more time for review, as well as requesting CPED staff to respond to how the proposed MGRS rezonings did not seem consistent with the Seward Longfellow Greenway Area Land Use and Pre-Development Study. These differences include but are not limited to the CPC Action below from January 8, 2007.

10. Seward Longfellow Greenway Area Land Use and Pre-Development Study (Wards: 2, 9) (Mike Larson). This item was continued from the December 18, 2006 meeting.

staff report

Seward and Longfellow Greenway Area Land Use and Pre-Development Study

A. Land Use Plan: Consideration of City Council adoption of the Seward Longfellow Greenway Area Land Use and Pre-Development Study.

Action: The City Planning Commission recommended that the City Council **adopt** the Seward Longfellow Land Use and Pre-Development Study document as small area plan and as an articulation of and amendment to the comprehensive plan's policies, subject to review and

9/17/2009

approval by the Metropolitan Council, and subject to the creation of a companion document to be distributed with and accompany the document and which will include:

1. The adapted Land Use and Development District Maps
2. Development District and Building Type illustrations and descriptions
3. A Proposed Public Realm Features Map
4. Corrections, changes, and clarifications recommended by staff, as identified in the staff report and in the attached Table of Comments and Staff Responses.
5. The following changes:
 - a. On the Development Districts map, eliminate category 2, Urban-Oriented, from the area east of 34th Avenue and north of the Midtown Greenway. This area will be changed to category 1, Neighborhood Oriented. Also amend the Future Land Use map to reflect low density in that location.
 - b. Change the designation of the Minnehaha Center site on the Future Land Use map from "Commercial (preferred mixed-use)" to "Mixed Use."

http://www.ci.minneapolis.mn.us/cped/agendas/planning-commission/2007/20070108cpc_actions.asp

Additional inconsistencies were voiced from a contingency representing the area along the Greenway in Seward from roughly 27th to 30th Avenues South, but I do not have that information to submit at this time.

As a block club leader, I also respectfully request that staff provide some analysis of impacts to the City if the thousands of units of housing that would be permitted by the proposed MGRS rezonings actually are built? What are the projected impacts on crime rate, vehicle trips, traffic congestion, environmental (land, water, air, noise pollution), etc, etc, etc.

As a fellow professional, I also encourage the City of Minneapolis and MPRB to work together to analyze the green space and recreational needs of the proposed population increase. The CPC may not be able to fully address this, but the passage of a Park Dedication Fee would be timely.

Thank you for your time,

Lonnie Nichols

2644 35th Avenue South

Minneapolis, MN 55406

Work: 612-230-6525

Work: LNichols@MinneapolisParks.Org

Arnold, Amanda T.

From: Nichols, Lonnie J. [lnichols@minneapolisparcs.org]
Sent: Thursday, October 08, 2009 7:01 PM
To: mgrs; Arnold, Amanda T.; Mogush, Paul R
Cc: Gordon, Cam A.
Subject: More MGRS Comments

Paul, Amanda, MGRS CPED-Team,

As per the recent changes to the MGRS map, which include changing 11 zoned properties and a currently zoned R4 Apartment Building East of 34th Avenue South and North for the Greenway to R1; I understand the literal interpretation CPED staff feel obligated to make of the 2006 CPC and 2007 Council Action (pasted below). In addition I am opposed to the ILOD being added to the Empire Glass property, as I do not think grouping the Empire Glass building with the Industrial properties located west of 34th Avenue meets the spirit or intent of said CPC and Council Action.

To be consistent with Staff's current implementation of said 2007 action, the Empire Glass Building should be rezoned to R1 as a strong majority of it is located on the East side of 34th Avenue South. I was verbally informed by CPED staff the reasoning for retaining I1 and adding the ILOD on the Empire parcel was that a portion (a very small fraction, by the way) of the Empire Glass parcel is located on the West side of 34th Avenue South. Again, I think the more appropriate action to be consistent with the intent of the 2007 CPC and Council Action would be to rezone the Empire Glass Building to R1. Would not the ILOD allow even more intense housing development than R4, plus additional commercial and retail uses that would generate traffic and create street parking competition? Would this be considered neighborhood oriented by CPED?

To provide more background on said 2007 Council action, a group of residents attended the CPC meeting in an effort to preserve neighborhood livability for the 2600 Blocks of 34th, 35th and 36th Avenues South. We were opposed the R4 zoning proposal and schematic design provided for the Empire Parcel because we felt the projected scenario would have a negative impact on the future livability of the existing residential parcels on the 2600 blocks of 34th and 35th Avenues South as well as the residential properties fronting 26th Street from 33rd to 36th Avenues South. Our intent was to retain some semblance of the existing low volume traffic, noise and crime that currently exist for future generations.

To recollect, I thought an R3 development which included the Empire Site and possibly several of the R1 parcels (possibly six to eight parcels) located North or East 27th Street between 34th and 35th Avenues South may have been a reasonable compromise and provided an opportunity to increase and upgrade housing while retaining neighborhood orientation and high livability in this residential pocket. Unfortunately that discussion was never really had during the land use planning process and we neighbors seemed to be given message that R4 was what we were going to get to improve our downtrodden blocks. As a Block Club Leader, one of my interests is to keep Home Ownership in the area at a high percentage because statistically it tends to keep crime rates lower. I'm not convinced rezoning the Empire parcel to R4 or the ILOD would result in the continuation of the stable, long term home ownership and low crime the Empire area has historically experienced.

Given the current staff recommendation for the area east of 34th Avenue South (including the Empire Glass Parcel) seems to be a nonstarter for development, would CPED staff consider removing Phase III (or possibly 31st Avenue East) of the MGRS from the CPC action proposed for October 26, 2010? It seems to me that a little more time spent on additional interpretation or an amendment in the form of a small area plan to compliment the existing Seward-Longfellow Plan could greatly improve the MGRS recommendation and benefit this area of the City in the future.

I am currently out of time, but will try to review the staff report further and submit additional thoughts before the CPC hearing on October 13, 2009.

Thanks for listening,
 Lonnie Nichols
 2644 35th Avenue South
 Minneapolis, MN 55406

10. Seward Longfellow Greenway Area Land Use and Pre-Development Study (Wards: 2, 9) (Mike Larson). This item was continued from the December 18, 2006 meeting.

10/9/2009

staff report

Seward and Longfellow Greenway Area Land Use and Pre-Development Study

A. Land Use Plan: Consideration of City Council adoption of the Seward Longfellow Greenway Area Land Use and Pre-Development Study.

Action: The City Planning Commission recommended that the City Council **adopt** the Seward Longfellow Land Use and Pre-Development Study document as small area plan and as an articulation of and amendment to the comprehensive plan's policies, subject to review and approval by the Metropolitan Council, and subject to the creation of a companion document to be distributed with and accompany the document and which will include:

1. The adapted Land Use and Development District Maps
2. Development District and Building Type illustrations and descriptions
3. A Proposed Public Realm Features Map
4. Corrections, changes, and clarifications recommended by staff, as identified in the staff report and in the attached Table of Comments and Staff Responses.
5. The following changes:
 - a. On the Development Districts map, eliminate category 2, Urban-Oriented, from the area east of 34th Avenue and north of the Midtown Greenway. This area will be changed to category 1, Neighborhood Oriented. Also amend the Future Land Use map to reflect low density in that location.
 - b. Change the designation of the Minnehaha Center site on the Future Land Use map from "Commercial (preferred mixed-use)" to "Mixed Use."

http://www.ci.minneapolis.mn.us/cped/agendas/planning-commission/2007/20070108cpc_actions.asp

Arnold, Amanda T.

From: Nichols, Lonnie J. [lnichols@minneapolisparks.org]
Sent: Friday, October 23, 2009 12:59 PM
To: Arnold, Amanda T.; Mogush, Paul R; mgrs
Cc: Gordon, Cam A.; Schiff, Gary
Subject: MGRS Comments

To Whom It May Concern:

As per my presentation to the CPC on October 13, 2009, and the emails pasted below which have been previously submitted regarding the proposed MGRS rezoning for parcels located to the east of 33rd Avenue South to the River, I am respectfully requesting CPED staff and the City Planning Commissioners discuss further and attempt to address these concerns on October 26, 2009. It is my understanding that additional comments related to this area of the MGRS have also been submitted and it is unclear to me whether or not CPED staff has considered them, as there appears to be no mention of them in the staff report addendum prepared for the October 26, 2009 CPC meeting.

Thank you for your time and consideration of these matters.

Lonnie Nichols

2644 35th Avenue South
 Minneapolis, MN 55406

Paul, Amanda, MGRS CPED-Team,

As per the recent changes to the MGRS map, which include changing I1 zoned properties and a currently zoned R4 Apartment Building East of 34th Avenue South and North for the Greenway to R1; I understand the literal interpretation CPED staff feel obligated to make of the 2006 CPC and 2007 Council Action (pasted below). In addition I am opposed to the ILOD being added to the Empire Glass property, as I do not think grouping the Empire Glass building with the Industrial properties located west of 34th Avenue meets the spirit or intent of said CPC and Council Action.

To be consistent with Staff's current implementation of said 2007 action, the Empire Glass Building should be rezoned to R1 as a strong majority of it is located on the East side of 34th Avenue South. I was verbally informed by CPED staff the reasoning for retaining I1 and adding the ILOD on the Empire parcel was that a portion (a very small fraction, by the way) of the Empire Glass parcel is located on the West side of 34th Avenue South. Again, I think the more appropriate action to be consistent with the intent of the 2007 CPC and Council Action would be to rezone the Empire Glass Building to R1. Would not the ILOD allow even more intense housing development than R4, plus additional commercial and retail uses that would generate traffic and create street parking competition? Would this be considered neighborhood oriented by CPED?

To provide more background on said 2007 Council action, a group of residents attended the CPC meeting in an effort to preserve neighborhood livability for the 2600 Blocks of 34th, 35th and 36th Avenues South. We were opposed the R4 zoning proposal and schematic design provided for the Empire Parcel because we felt the projected scenario would have a negative impact on the future livability of the existing residential parcels on the 2600 blocks of 34th and 35th Avenues South as well as the residential properties fronting 26th Street from 33rd to 36th Avenues South. Our intent was to retain some semblance of the existing low volume traffic, noise and crime that currently exist for future generations.

To recollect, I thought an R3 development which included the Empire Site and possibly several of the R1 parcels (possibly six to eight parcels) located North or East 27th Street between 34th and 35th Avenues South may have been a reasonable compromise and provided an opportunity to increase and upgrade housing while retaining neighborhood orientation and high livability in this residential pocket. Unfortunately that discussion was never really had during the land use planning process and we neighbors seemed to be given message that R4 was what we were going to get to improve our downtrodden blocks. As a Block Club Leader, one of my interests is to keep Home Ownership in the area at a high percentage because statistically it tends to keep crime rates lower. I'm not convinced rezoning the Empire parcel to R4 or the ILOD would result in the continuation of the stable, long term home ownership and low crime the Empire area has historically experienced.

Given the current staff recommendation for the area east of 34th Avenue South (including the Empire Glass Parcel) seems to be a nonstarter for development, would CPED staff consider removing Phase III (or possibly 31st Avenue East)

10/23/2009

The MGRS seems to have overlooked the opportunity or chose not to pursue speaking with property owners of nonconforming uses. There are properties on and near the block of my residence that are duplexes, maybe even triplexes that are zoned R1A. It seems reasonable to up-zone said parcels if they were legally established for resale and rebuild purposes. It is my understanding the nonconforming use issue also exists throughout the MGRS area.

The plan appears to intentionally eliminate smaller industrial properties in hopes of kicking them out of the City of Minneapolis or moving them to segregated industrial districts. The Industrial Living Overlay District is added to contiguous industrial parcels of any scale, apparently in hopes of encouraging non-industrial uses over time. I feel the ability of these smaller industrial businesses to create jobs, provide desirable products and services locally, pay taxes, pay hefty storm water management fees, provide diverse and stable land use and be good neighbors to residential districts has been undervalued in adopted City plans and therefore the rezoning study. I'm not opposed to change or adding new housing to be a NIMBY or just for the sake of being opposed, but do not necessarily believe the City should be so quick to drive-by these properties, judge a book by its cover, and run these industrial businesses out of town on a rail.

As a general practice, the MGRS grouped multiple contiguous parcels together and then rezoned the entire group, usually to higher density residential. If the City is going to the effort to socially engineer the future, then I think staff should be allotted more time to propose a more respectful, strategic and creative plan. I am familiar with the professional skills of the CPED staff and think they can do better than this blanket zoning approach by working with the public and impacted property owners.

For example, in the area where I live, there may be an opportunity to group some existing residential property together to rebuild residential at a slightly higher density. Considering options like this may allow the housing sector to grow in the neighborhood along with market demand without feeling the need to immediately chase productive businesses out of the 'hood. There are also a couple specific parcels I had questions on, but staff has not been able to return my call.

At the Seward Neighborhood Group Community Development Committee meeting on Tuesday evening, September 15, 2009, the MGRS was discussed and motions made to request more time for review, as well as requesting CPED staff to respond to how the proposed MGRS rezonings did not seem consistent with the Seward Longfellow Greenway Area Land Use and Pre-Development Study. These differences include but are not limited to the CPC Action below from January 8, 2007.

10. Seward Longfellow Greenway Area Land Use and Pre-Development Study (Wards: 2, 9) (Mike Larson). This item was continued from the December 18, 2006 meeting.

staff report

Seward and Longfellow Greenway Area Land Use and Pre-Development Study

A. Land Use Plan: Consideration of City Council adoption of the Seward Longfellow Greenway Area Land Use and Pre-Development Study.

Action: The City Planning Commission recommended that the City Council **adopt** the Seward Longfellow Land Use and Pre-Development Study document as small area plan and as an articulation of and amendment to the comprehensive plan's policies, subject to review and approval by the Metropolitan Council, and subject to the creation of a companion document to be distributed with and accompany the document and which will include:

1. The adapted Land Use and Development District Maps
2. Development District and Building Type illustrations and descriptions
3. A Proposed Public Realm Features Map
4. Corrections, changes, and clarifications recommended by staff, as identified in the staff report and in the attached Table of Comments and Staff Responses.
5. The following changes:

Arnold, Amanda T.

From: Sporlein, Barbara L.
Sent: Friday, October 09, 2009 3:37 PM
To: Baldwin, Lisa M.; Wittenberg, Jason W.; Arnold, Amanda T.
Subject: FW: rezoning in seward
Attachments: Rezoning - AA.doc

For public record.

From: Carla Bates [mailto:carla.a.bates@gmail.com]
Sent: Friday, October 09, 2009 3:22 PM
To: starr094@umn.edu; Sporlein, Barbara L.
Subject: Re: rezoning in seward

Hi --

The City Planning Commission is a quasi-judicial body where we have to make decisions based on current administrative regulations, adopted city planning documents, staff's input and any evidence the community would like to offer in a particular case.

Part of the evidence we take into consideration comes to us through public testimony which is supposed to be part of the public record and available to all Commissioners. Thus, please know that I cannot dialogue personally with people involved in the cases but would urge you to offer public testimony in written or oral form to the full Planning Commission.

Attached you will find the public hearing notice and the planner to whom you can direct questions, email, etc.

Thanks

Carla Bates, PhD
Director, Board of Education
Minneapolis Public Schools
612-964-0310

On Thu, Oct 8, 2009 at 5:23 PM, <starr094@umn.edu> wrote:

Hi- I am KJ Starr - Cam suggested I get in touch with you to express my and my neighborhood's concerns about the proposed zoning changes in our neighborhood.

I think Cam has been in touch with you about my neighborhood's opposition to the proposed changes. I think that there are some reasonable alternatives that still fit within the plan's designation of our area as 'urban oriented,' but better reflect the text and intent of the zoning changes outlined in the original planning documents.

If possible, I'd like to chat with you about our neighborhood's objections to the current zoning proposal and the alternatives we have come up with.

Let me know if it will be possible to get together before the meeting on Oct 13th.

Thanks
KJ Starr

10/9/2009

2636 29th Ave South
612-728-5836 (home)
651-297-8314 (work)

September 16, 2009

Ms. Amanda Arnold
CPED-Planning
250 South 4th St, Room 110
Minneapolis, MN 55415

Dear Ms. Arnold

I am writing regarding the proposed re-zoning of 29th and 30th Avenues South adjacent to the greenway. I understand that the proposed re-zoning is to implement the policy document, "Seward-Longfellow Greenway Area Land Use and Pre-Development Study" which was passed by the City Council in 2007.

I am a resident at 2636 29th Avenue South and my house, along with the plots immediately adjacent to and across from me, is proposed to be rezoned R-4. I am opposed to this rezoning because I believe the construction of four story residences would not fit with the character of the neighborhood, would shade my property as the buildings would be on my south side, and would create an ill-fitting and unmarketable, "island of high-density residential" along a mostly industrial (and job-producing) section of the greenway. Further, increasing residential density here does not significantly 'green' my neighborhood and could carry a number of adverse consequences for people living here, such as myself, who are committed to the neighborhood.

I realize that it is not your place to criticize the actual policy document, but that you are interested in hearing ways that the proposed zoning fails to correctly implement the policy document.

The proposed rezoning fails to match the policy document in a number of ways:

- 1) Throughout the policy document, residents of the "island of residential" expressed their opposition to higher density residential, their commitment to the neighborhood, their comfort with their industrial neighbors (with the exception of Metro Produce, which is left zoned industrial), and their desire that their homes be rezoned residential. I believe proceeding with these zoning changes in spite of residents' expressed opposition to the changes – opposition that is expressed in the policy document and by current residents – is unwise and against the spirit of community involvement in making the policy documents. One option for going forward with re-zoning is to zone properties according to their existing uses (i.e R2B for residential uses and I-1 for light industrial uses), thereby allowing time for the community to review the plan and zoning changes that would fundamentally alter the neighborhood.
- 2) The policy document calls for unique "live-work" opportunities on the areas adjacent to the greenway. The document envisions, "residents' ground level studios, offices, or workshops" in new housing developed in this area. However, the R-4 zoning would not allow these offices and workshops. In light of residents' opposition to higher density housing as expressed in the policy

document, I believe that a zoning of OR1 or C1 would be more appropriate to this area. This would provide for mixed office use and residential, and create a pleasant "island" of 2.5 story residential and business for greenway users and the community. A nice model for this type of building exists already on the corner of 29th Avenue and 26th street.

- 3) Part of the original policy document called for increased greenspace to temper the higher density residential use of the currently industrial property. However, there is nothing in the proposed zoning changes which calls for this greenspace, such as development of the proposed No Lo Park. This also contradicts a principle of the policy document, which was a 'greening' of the neighborhood and eliminates one feature of the policy document which might have made higher-density residential more palatable to the neighborhood.
- 4) The plan also contemplates a "transition" from four story residences to the rest of the neighborhood, which is predominantly two stories. This transition was to be accomplished through maximum three story residences on 29th and 30th Avenues. However, the proposed zoning changes call for a zoning of R-4 which would permit up to four stories. The zoning changes should not allow more than three stories along 29th and 30th Avenues.
- 5) In the policy document, Hauenstein Burmeister is sited as residential, but the business is not re-zoned as residential in the proposed changes. If the proposed zoning changes take effect, many residents will live abutting a source of many noxious fumes in the neighborhood.
- 6) The document also describes change to the neighborhood as, "evolutionary." However, because two landowners own several large parcels (Donnelly Stucco and the three lots on the north east corner of 29th Avenue), this change may happen very quickly if one person decides to sell. This kind of potential for swift change was not part of the plan passed by the neighborhood.
- 7) Lastly, the policy document relied heavily on a market study done in 2003. The market has changed considerably since then, largely due to the housing bust in the last year and the recession we are currently experiencing. Market forces do not support continued development of housing, as the empty new rowhouses on 28th Street between 27th and 28th Avenues demonstrate. However, the need for jobs is great. Donnelly Stucco, Midwest Lock and Key, and Worry Free are all industries that are completely un-offensive to the neighborhood and provide many jobs for residents of the city and of this community. Limiting their business use and potential growth in reliance on a market for high-density housing seems extremely short-sighted and not in step with the times.

In addition, I believe that the city failed to give the residents of the neighborhood adequate notice of these proposed changes. I walked house to house on the four blocks directly affected by the zoning changes and found that many residents had not received notice of these changes. I showed my neighbors my copy of the notice they should have received, and many swore they did not receive it. In addition, when I attended the city meeting on September 1st, I was shocked to have only two weeks to respond to these proposed zoning changes. There has not been sufficient time for residents to learn about these changes or to provide their input. If nothing else, I would request that the city take

the time to engage the community and provide the community sufficient time to respond to these proposed changes. If CPED does decide to delay the September 28th hearing, I strongly suggest that you notify our neighborhood with an additional mailing regarding the new hearing date and the cancellation of the September 28th hearing date.

I have faxed separately a petition of my neighbors here on 29th and 30th Avenues who are in opposition to re-zoning parts of our neighborhood as higher density residential. There was not sufficient time for me to mail this petition, but if you need to view an original copy, please feel free to contact me.

Thank you.

KJ Starr
2636 29th Avenue South
Minneapolis, MN 55406
612-728-5836
Starr094@umn.edu

We, the residents of 29th and 30th Avenues South alongside the greenway, are opposed to rezoning parts of our neighborhood as high-density residential. We do not view ourselves as a "residential island," but as a community - a community that would be dramatically altered by high-density housing. We deserve to enjoy the greenway as a residential neighborhood of single family homes and duplexes.

Name	Address	Phone and/or Email
Jody Maszalle	2634 29 th Ave S	612-701-0069
K1 Starr K1 Starr	2636 29 th Ave S	612 728 5836
Tuesday Casey	2644 29 th Ave S	612 729 1724
Beth Combs	2624 29 th Ave So	612-724-3968
Shirley Morton	2620 29 th Ave So	612 722 5234
William B. Bells	2616 29 th Ave S	612 229 3737
Paul Dennis Dischinger	2600 29 th Ave S	612-724-8544
Mary MART MAMONEY	2600 29 th Ave S	612 724 4344
Trevor Weablin	2608 29 th Ave S	612 810 8054
Molly Dolan	2915 east 26 th st	612-721-3660
Michael Hawks	2915 E 26 th ST	612 721 3660
Maryjo Partlo	2919 E 26 th ST	612 824 3576
Tom Tervey	2616 30 th Ave S	612-724-4770
EILEEN HORJEL Eileen Horjel	2618 30 th AVE S	612-724-2801

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Name	Address	Phone and/or Email
<i>[Signature]</i> Ewa Sadzewicz	2620 30 th Ave S	ewa.sadzewicz@gmail.com
<i>[Signature]</i> Bruce Beckman	2620 30 th Ave S	612-726-7144
<i>[Signature]</i> Mary Jane Mueller	2626 30 th Ave S	612-724-3055
Richard P. Aoval	2642 30 th Ave S	612-722-7233
<i>[Signature]</i> Sheron Ungwai	2728-30 th Ave S	612-721-3881
<i>[Signature]</i> Jyothi Pottapragada	2730 30 th Ave S	612-729-5061
<i>[Signature]</i> Jonathan Pinkerton	2729 29 th Ave S	612-729-8208
<i>[Signature]</i> Marc Cusidate	2729 29 th Ave S	651-235-1459
<i>[Signature]</i> Lillian Jahr	2739-29 th Ave S	612-722-4800
<i>[Signature]</i> Jeff Brown, Jr.	2725 29 th Ave S	612-722-1008
<i>[Signature]</i> Telen Awar	2633 29 th Ave S	612-729-7687
<i>[Signature]</i> Sue Neter	2623 29 th Ave S	612-724-6195
Esther Clausen	2611 29 th Ave S	612-724-3845
<i>[Signature]</i> Laurel Loring	2612 29 th Ave S	612-839-0280

We, the residents of 29th and 30th Avenues South alongside the greenway, are opposed to rezoning parts of our neighborhood as high-density residential. We do not view ourselves as a "residential island," but as a community - a community that would be dramatically altered by high-density housing. We deserve to enjoy the greenway as a residential neighborhood of single family homes and duplexes.

Name	Address	Phone and/or Email
Nathan Casey	2644 29 th Ave S.	612 729 1724
Todd Diehnich	2790 30 th AVE S	612 308-7709
Roma Peterson	2717 - 30 th Ave S	612-724-5061
Dotty Kocak	2804 30 th AVE S	612-722-0053

Arnold, Amanda T.

From: Toni Tunge [tonitunge@gmail.com]

Sent: Monday, October 12, 2009 6:15 AM

To: Arnold, Amanda T.

Cc: Gordon, Cam A.

Hello Amanda

Regarding changes to the MGRS map, I am writing to support rezoning the Empire Glass site as R1. I am also unclear why it would be grouped with other industrial property west of 34th ave, as most of the site is east of that area.

We have spoken with many of our neighbors in the 2600 blocks and on 26th st, and we share the desire to maintain the current low levels of traffic, noise, and crime for ourselves and for the future. Many of us moved to this neighborhood for precisely these reasons. A rezoning at R4 or ILOD along with the proposed design for the area would negatively impact quality of life as well as the stability and long term home ownership in this neighborhood. There seem to be more appropriate locations in the area for this type of zoning and development, namely areas that are already higher traffic. While I would personally prefer to see no new development in the entire area, I can understand that there may be a need for it. If so, why not develop locations that already support higher traffic levels and where a thriving family residential area would not be impacted?

Please share these comments with anyone else on the team.

Thank you for your time.

Toni Tunge

Toni Tunge
2629 34th Ave S
Minneapolis MN 55406

10/13/2009

Arnold, Amanda T.

From: Tim Morgan [tim7ber@earthlink.net]
Sent: Tuesday, October 13, 2009 1:39 PM
To: mgrs
Cc: Nichols, Lonnie
Subject: Implementation of Approved Change to Seward/Longfellow Land Use Study (Feb 2007)

Hi Paul -

Please add these messages to the record for the City Planning Commission and City Council.

Thank you for continuing to work with Lonnie and I and our block toward resolving this issue.

Tim

Begin forwarded message:

From: Tim Morgan <tim7ber@earthlink.net>
Date: October 13, 2009 6:18:13 AM CDT
To: Gary.Schiff@ci.minneapolis.mn.us
Cc: Cam.Gordon@ci.minneapolis.mn.us,
Carla.Bates@mpls.k12.mn.us, "Lonnie Nichols J."
<lnichols@minneapolisparcs.org>
Subject: Implementation of Approved Change to Seward/Longfellow Land Use Study (Feb 2007)

Hi Gary -

A moment of your time?

Our Seward block club leader, Lonnie Nichols and I have been working diligently with the city managers regarding a slight misinterpretation in carrying out the City Council adopted changes to the 'Seward Longfellow Area Land Use and Predevelopment Study' made in February 2007 (full text at bottom):

e. The following changes:

1. On the Development Districts map, eliminate category 2, Urban-Oriented, from the area east of 34th Ave and north of the Midtown Greenway. This area will be changed to category 1, Neighborhood Oriented. Also amend the Future Land Use map to reflect low density in that location.

The city managers did not implement this adopted change to the plan for the property at 3415 E 27th St (Empire Glass) due to a literal interpretation that a small percentage of the building is west of 34th Ave S - despite the approved change language (neighborhood orientation, low density future land use) beginning primarily in reference to this property being east of 34th Ave S. The recommendation was initiated by yourself following our presentations regarding this property to the Commission in 2007 and subsequently approved by the city council. (See map, page 7 - <http://www.ci.minneapolis.mn.us/CPED/docs/SLGAP.pdf>)

Implementation by the city managers does not represent the intent of the change, as future use of the property is now listed as Industrial Living Overlay, which also does not reflect the intent of future use and density indicated in the change area east of 34th Ave

10/13/2009

S. (http://www.ci.minneapolis.mn.us/cped/docs/mgrs_29th_wriver_overlay.pdf)

Please consult with the city managers (we have been working primarily with Paul Mogush) to rectify this error of interpretation implementing the adopted change by clarifying language if necessary to 'including all of the 3415 E 27th St property' - to indicate the primary intent of the verbiage of the change as unambiguous as to the start point.

Our block members would appreciate the opportunity to speak to this inaccuracy in carrying out the change made to the Seward/Longfellow Land Use plan in the commission meeting this afternoon as needed.

It should be noted that we as a block are unanimously in support of the Empire Glass business using the current property as long as they are willing and able as they have been excellent neighbors, work well with our close-knit block, which contributed in some part to our block being named a Minneapolis block of the year, and continues to help maintain an extremely low crime rate in comparison to the surrounding area.

Please feel free to contact me by email or phone if I can help clarify any questions or concerns.

Thank you in advance for your efforts toward correcting this issue.

Respectfully,

Tim Morgan
2628 35th Ave S
Minneapolis, MN 55406

h: (612) 729-4389
m: (612) 886-5552

P.S. I am also sure that the intent of the change did not mean to apply to apply R1A zoning to the existing multi-family building at 3525 E 27th St, which previously was not party to any future land use in the plan prior to the implementation of the approved change. (i.e., 'exempting the 3525 E 27th S property')

City Council Action 2/9/07, bottom of page 112, top of page 113, item e, parts 1,2 (underlined):

Z&P – Your Committee, having under consideration the *Seward Longfellow Greenway Area Land Use and Pre-Development Study* (hereafter *Seward/Longfellow Greenway Plan*), to develop policy direction for land use and development along Phase 3 of the Midtown Greenway and establish a long-term transitional policy framework for a part of the city that includes Seward Industrial Park as well as areas to the east more appropriate for long-term redevelopment to residential uses, now recommends concurrence in the recommendation of the Planning Commission that the findings prepared by the Department of Planning & Economic Development staff be adopted, and that the *Seward Longfellow Land Use and Pre-Development Study* document be adopted as a small area plan and as an articulation of and amendment to the comprehensive plan's policies, subject to review and approval by the Metropolitan Council, and subject to the creation of a companion document to be distributed with and accompany the document and which will include:

- a. The adapted Land Use and Development District Maps
- b. Development District and Building Type illustrations and descriptions
- c. A Proposed Public Realm Features Map
- d. Corrections, changes, and clarifications recommended by staff, as identified in the staff report and in the attached Table of Comments and Staff Responses
- e. The following changes:
 1. On the Development Districts map, eliminate category 2, Urban-Oriented, from the area east of 34th Ave

and north of the Midtown Greenway. This area will be changed to category 1, Neighborhood Oriented. Also amend the Future Land Use map to reflect low density in that location.

2. Change the designation of the Minnehaha Center site on the Future Land Use map from "Commercial (preferred mixed-use)" to "Mixed Use."

Adopted 2/9/2007.

<http://www.ci.minneapolis.mn.us/council/archives/proceedings/2007/20070209-proceedings.pdf>

Date: September 30, 2009 3:45:30 PM CDT

Thanks Paul -

The primary intent of the verbiage for the e1 plan change began with the 3415 E 27th St property in future land use.

Let me know if I can help clarify anything?

Tim

On Sep 25, 2009, at 8:54 AM, Mogush, Paul R wrote:

Tim,

Thank you for pointing out our error. The changes to the proposed zoning map are now reflected in the staff recommendation posted on the web:

http://www.ci.minneapolis.mn.us/cped/docs/mgrs_29th_wriver_proposed.pdf

Paul Mogush
(612) 673 - 2074

From: Tim Morgan [mailto:tim7ber@gmail.com]
Sent: Friday, September 25, 2009 2:37 AM
To: mgrs
Subject: Seward and Longfellow Greenway Area Land Use and Pre-Development Study Changes

Hi Paul -

Thanks for talking with Lonnie Nichols and I after presenting at the Planning Commission Committee of the Whole meeting on 9/17.

Here is the city council approval of the Seward and Longfellow Greenway Area Land Use and Pre-Development Study with the changes indicated below :

City Council Action 2/9/07, bottom of page 112, top of page 113, item e, parts 1,2 (underlined):

Z&P - Your Committee, having under consideration the *Seward Longfellow Greenway Area Land Use and Pre-Development*

10/13/2009

Study (hereafter *Seward/Longfellow Greenway Plan*), to develop policy direction for land use and development along Phase 3 of the Midtown Greenway and establish a long-term transitional policy framework for a part of the city that includes Seward Industrial Park as well as areas to the east more appropriate for long-term redevelopment to residential uses, now recommends concurrence in the recommendation of the Planning Commission that the findings prepared by the Department of Planning & Economic Development staff be adopted, and that the *Seward Longfellow Land Use and Pre-Development Study* document be adopted as a small area plan and as an articulation of and amendment to the comprehensive plan's policies, subject to review and approval by the Metropolitan Council, and subject to the creation of a companion document to be distributed with and accompany the document and which will include:

- a. The adapted Land Use and Development District Maps
- b. Development District and Building Type illustrations and descriptions
- c. A Proposed Public Realm Features Map
- d. Corrections, changes, and clarifications recommended by staff, as identified in the staff report and in the attached Table of Comments and Staff Responses
- e. The following changes:
 - 1. On the Development Districts map, eliminate category 2, Urban-Oriented, from the area east of 34th Ave and north of the Midtown Greenway. This area will be changed to category 1, Neighborhood Oriented. Also amend the Future Land Use map to reflect low density in that location.
 - 2. Change the designation of the Minnehaha Center site on the Future Land Use map from "Commercial (preferred mixed-use)" to "Mixed Use."

Adopted 2/9/2007.

<http://www.ci.minneapolis.mn.us/council/archives/proceedings/2007/20070209-proceedings.pdf>

Please let me know if I can be of any help - thank you for looking into correcting the changes made to the plan.

Tim Morgan
2628 35th Ave S
Minneapolis, MN 55406
(612) 886-5552

Arnold, Amanda T.

From: Tim Morgan [tim7ber@earthlink.net]
Sent: Monday, October 26, 2009 3:21 PM
To: mgrs
Subject: Re: Implementation of Approved Change to Seward/Longfellow Land Use Study (Feb 2007)

Please include for this afternoon's planning commission meeting record.

Begin forwarded message:

From: Tim Morgan <tim7ber@earthlink.net>
Date: October 26, 2009 4:25:20 AM CDT
To: "Schiff, Gary" <Gary.Schiff@ci.minneapolis.mn.us>
Subject: Re: Implementation of Approved Change to Seward/Longfellow Land Use Study (Feb 2007)

Thank you Gary -

Would you mind copying me on the response from staff you requested to correct the implementation error in applying the adopted plan changes to the 2007 Seward/Longfellow land use plan?

This issue is something I (and our block) have been exhaustively working on for a very long time and it would mean a great deal to have this already adopted change (below) finally corrected once and for all:

e. The following changes:

1. On the Development Districts map, eliminate category 2, Urban-Oriented, from the area east of 34th Ave and north of the Midtown Greenway. This area will be changed to category 1, Neighborhood Oriented. Also amend the Future Land Use map to reflect low density in that location.

Planning staff were not aware of, and did not implement the 2007 change to the plan map until informed of it recently, which may have contributed to the error in understanding why the change was made in the first place. This relates to why the industrial properties indicated in the change language area were then quickly but inaccurately migrated by planning staff to the industrial overlay map instead, rather than applying the 2007 change to the industrial properties themselves in the change area location as intended - from urban to neighborhood orientation / low density. (http://www.ci.minneapolis.mn.us/cped/docs/mgrs_29th_wriver_overlay.pdf)

Perhaps one way to make this clear is that the language for the 2007 change applied to complete properties (to the alley line) with addresses facing 34th Ave south of the greenway, and complete properties with addresses facing 27th St, east of the alley line behind 34th Ave S (extending up to the Greenway) - which are currently erroneously added to Industrial Living Overlay area (see link above).

A quick implementation by planning staff after learning of the 2007 change missed the change's primary purpose - adding the two light industrial properties in that area (3415 27th St E, and 2648 34th Ave S) to the Industrial Living Overlay (ILO) is not low density and neighborhood-oriented, as clearly indicated for the 2007 adopted change area's future land use.

10/26/2009

This addition essentially ignores the adopted change by implementing extremely narrow technicalities for the industrial properties in the change area, and basically retaining the original unchanged plan for these properties as if they were somehow exempt from the change, or didn't apply to a property's entire area.

The implementation decision comes across as capricious and arbitrary, and so narrow in interpretation as to completely miss that the **reason** for this change in the first place was based on defining any future use of the industrial properties **at** this location as neighborhood oriented / low density, **not** rezone them as high density ILO..

This experience has been quite stressful to myself and our committed neighborhood block residents, who have worked diligently and understandingly in good faith to the best of our abilities with the city on this particular issue, which has taxed much more than should be expected of ordinary residents trying to respond intelligently to an extremely complex development project which in its implementation often seems beyond the capabilities of the planning department in understanding the neighborhood area specifics (or previously made changes) required to implement such complexity with such broad strokes.

This specific change issue is one that the neighborhood block(s), the planning commission, and the city council had previously discussed and resolved years ago and it coming up again as if everyone's work and time coming to agreement on this was irrelevant, insults the good intentions and extensive time committed to this on all sides.

I respectfully request that you continue to work with the planning dept to resolve this issue (considering that it really already has been resolved by the council except in its implementation by staff) - and remove industrial living overlay additions to the 2 industrial properties located in the change area.

(As I also indicated in the postscript from my previous email, I do not believe the 2007 change meant to necessarily replace R4 zoning for the 18 unit property at 3525 27th St E with R1A.)

Thank you for again your time and efforts on this issue.

I really appreciate your attention in correcting this oversight in removing ILO from 3415 27th St E and 2648 34th Ave S.

Sincerely,

Tim Morgan

On Oct 13, 2009, at 2:11 PM, Schiff, Gary wrote:

cc: "Wittenberg, Jason W." <Jason.Wittenberg@ci.minneapolis.mn.us>

Thanks Tim for pointing this out to me.

I remember the change, and will ask staff to respond regarding the changes that should have been made.

10/26/2009

Gary Schiff
Minneapolis City Council
Ward Nine
(612) 673-2209

From: Tim Morgan [mailto:tim7ber@earthlink.net]
Sent: Tuesday, October 13, 2009 6:18 AM
To: Schiff, Gary
Cc: Gordon, Cam A.; Carla.Bates@mpls.k12.mn.us; Nichols, Lonnie
Subject: Implementation of Approved Change to Seward/Longfellow Land Use Study (Feb 2007)

Hi Gary -

A moment of your time?

Our Seward block club leader, Lonnie Nichols and I have been working diligently with the city managers regarding a slight misinterpretation in carrying out the City Council adopted changes to the 'Seward Longfellow Area Land Use and Predevelopment Study' made in February 2007 (full text at bottom):

e. The following changes:
1. On the Development Districts map, eliminate category 2, Urban-Oriented, from the area east of 34th Ave and north of the Midtown Greenway. This area will be changed to category 1, Neighborhood Oriented. Also amend the Future Land Use map to reflect low density in that location.

The city managers did not implement this adopted change to the plan for the property at 3415 E 27th St (Empire Glass) due to a literal interpretation that a small percentage of the building is west of 34th Ave S - despite the approved change language (neighborhood orientation, low density future land use) beginning primarily in reference to this property being east of 34th Ave S. The recommendation was initiated by yourself following our presentations regarding this property to the Commission in 2007 and subsequently approved by the city council. (See map, page 7 - <http://www.ci.minneapolis.mn.us/CPED/docs/SLGAP.pdf>)

Implementation by the city managers does not represent the intent of the change, as future use of the property is now listed as Industrial Living Overlay, which also does not reflect the intent of future use and density indicated in the change area east of 34th Ave S. (http://www.ci.minneapolis.mn.us/cped/docs/mgrs_29th_wriver_overlay.pdf)

Please consult with the city managers (we have been working primarily with Paul Mogush) to rectify this error of interpretation implementing the adopted change by clarifying language if necessary to 'including all of the 3415 E 27th St property' - to indicate the primary intent of the verbiage of the change as unambiguous as to the start point.

Our block members would appreciate the opportunity to speak to this inaccuracy in carrying out the change made to the Seward/Longfellow Land Use plan in the commission meeting this afternoon as needed.

It should be noted that we as a block are unanimously in support of the Empire Glass business using the current property as long as they are willing and able as they have been excellent neighbors, work well with our close-knit block, which contributed in

some part to our block being named a Minneapolis block of the year, and continues to help maintain an extremely low crime rate in comparison to the surrounding area.

Please feel free to contact me by email or phone if I can help clarify any questions or concerns.

Thank you in advance for your efforts toward correcting this issue.

Respectfully,

Tim Morgan
2628 35th Ave S
Minneapolis, MN 55406

P.S. I am also sure that the intent of the change did not mean to apply to apply R1A zoning to the existing multi-family building at 3525 E 27th St, which previously was not party to any future land use in the plan prior to the implementation of the approved change. (i.e., 'exempting the 3525 E 27th S property')

City Council Action 2/9/07, bottom of page 112, top of page 113, item e, parts 1,2 (underlined):

Z&P – Your Committee, having under consideration the Seward Longfellow Greenway Area Land Use and Pre-Development Study (hereafter Seward/Longfellow Greenway Plan), to develop policy direction for land use and development along Phase 3 of the Midtown Greenway and establish a long-term transitional policy framework for a part of the city that includes Seward Industrial Park as well as areas to the east more appropriate for long-term redevelopment to residential uses, now recommends concurrence in the recommendation of the Planning Commission that the findings prepared by the Department of Planning & Economic Development staff be adopted, and that the Seward Longfellow Land Use and Pre-Development Study document be adopted as a small area plan and as an articulation of and amendment to the comprehensive plan's policies, subject to review and approval by the Metropolitan Council, and subject to the creation of a companion document to be distributed with and accompany the document and which will include:

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- c. A Proposed Public Realm Features Map
- d. Corrections, changes, and clarifications recommended by staff, as identified in the staff report and in the attached Table of Comments and Staff Responses

e. The following changes:

1. On the Development Districts map, eliminate category 2, Urban-Oriented, from the area east of 34th Ave and north of the Midtown Greenway. This area will be changed to category 1, Neighborhood Oriented. Also amend the Future Land Use map to reflect low density in that location.
2. Change the designation of the Minnehaha Center site on the Future Land Use map from "Commercial (preferred mixed-use)" to "Mixed Use."

Adopted 2/9/2007.

<http://www.ci.minneapolis.mn.us/council/archives/proceedings/2007/20070209-proceedings.pdf>

Arnold, Amanda T.

From: Jim Bregi [JBregi@dopplergear.com]
Sent: Wednesday, October 14, 2009 3:32 PM
To: Schiff, Gary; Arnold, Amanda T.; Mogush, Paul R
Cc: Jim Bregi
Subject: Doppler Gear / Donnelly Stucco Industrial Facility
Attachments: 20091014142333823.pdf; Future Land Use Map.pdf; Doppler Gear Zoning.pdf

Commissioner Schiff and City Planners,

Thank you again for taking the time to hear our concerns yesterday afternoon. Please review the documents attached and let me know if you require any other information.

We also extend an invitation to anyone involved in the planning process to come down and review what we have done to insure a long term presence in our current location as an industrial producer and employer.

Sincerely,

Jim



Jim Bregi
Doppler Gear Company
2715 - 29th Ave S
Minneapolis, MN 55406
Jim@dopplergear.com
www.dopplergear.com
Ph: (612) 729-8301
F: (612) 729-8302





10/13/09

Amanda Arnold
Paul Mogush
Gary Schiff
Minneapolis City Planning Commission

Re: Change to recommendation presented by the City Planning Commission regarding Doppler Gear / Donnelly Stucco industrial facility

City Planners and Council Members,

Thank you for taking the time to review our request for continuation of appropriate zoning. As owners and operators of an industrial facility in Minneapolis along the Midtown Greenway we have been happy to participate in the planning divisions' study and impressed by its output. Upon careful review of the documents submitted it appears that there was an oversight or misunderstanding with regard to property ID# 3602924410099.

It was our understanding that like Metro Produce Distributors and Ace Worldwide Moving & Storage to our West and Hauenstein & Burmeister to our East we would be granted continued I2 Light/Medium Industrial land use with the understanding that this would be "Transitional Industrial (adaptive re-use / residential redevelopment conditionally supported)".

We operate a business in the Longfellow neighborhood that has grown over the last 23 years and continued to re-invest in plant, property, and equipment. Almost half of our staff lives in the neighborhood, most of them walking to work. Several years ago Donnelly Stucco moved its operation into our building and has improved the exterior and grounds around the plant. Tom Donnelly and myself would welcome a visit from the planning staff or commissioners at any time to demonstrate the long term investment in industrial facilities and the value we feel is brought to the community by our operation.

We support the work of the commission and agree that current residential dwellings and sections along the greenway should be considered for zoning changes in the light of future use. As conscientious employers and good stewards of our facility we are simply asking that the recommendations be consistently applied.

We request changes to the proposal for the next Planning Commission meeting on this subject (currently scheduled for October 26, 2009) for the 2720 - 30th Ave S (ID# listed above) property to **remain zoned I2** and fall under the same classification as the Ivy Building, Ace Moving, Metro Produce, and Hauenstein that surround us: "Transitional Industrial".

Thank you,

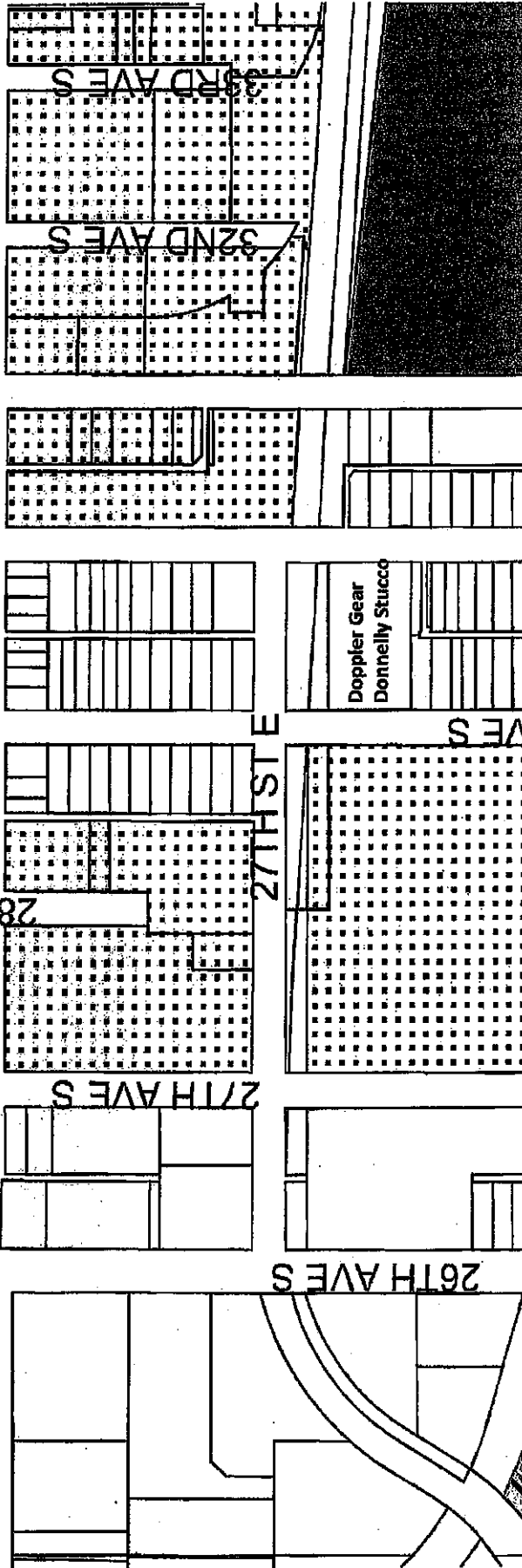
Jim Bregi
President
Doppler Gear Company



2715 29th Ave. S., Minneapolis, MN 55406
www.dopplergear.com



Property ID #	Address	Existing Primary Zoning	New Primary Zoning	TP Overlay (Add, Remove, or Keep Existing)	PO Overlay (Add, Remove, or Keep Existing)	IL Overlay (Add, Remove, or Keep Existing)
3602924330035	28211/2 CEDAR AVE	I1	R5			
3602924330037	1855 28TH ST E	I3	I2			
3602924330038	1851 28TH ST E	I3	I2			
3602924330049	2806 20TH AVE S	I3	I2		Keep Existing	
3602924330052	2837 CEDAR AVE	MULTI	RIA			
3602924410004	2614 31ST AVE S	I2	I2			Add
3602924410005	2618 31ST AVE S	I2	I2			Add
3602924410006	2626 31ST AVE S	I2	I2			Add
3602924410007	2628 31ST AVE S	I2	I2			Add
3602924410008	2632 31ST AVE S	I2	I2			Add
3602924410009	2642 31ST AVE S	I2	I2			Add
3602924410065	2726 30TH AVE S	I1	R2B			
3602924410066	2728 30TH AVE S	I1	R2B			
3602924410072	2745 29TH AVE S	I1	R2B			
3602924410073	2743 29TH AVE S	I1	R2B			
3602924410074	2739 29TH AVE S	I1	R2B			
3602924410075	2735 29TH AVE S	I1	R2B			
3602924410076	2733 29TH AVE S	I1	R2B			
3602924410077	2729 29TH AVE S	R2B	R2B			
3602924410078	2725 29TH AVE S	I1	R2B			
3602924410090	2731 30TH AVE S	I1	RIA			
3602924410091	2725 30TH AVE S	I1	RIA			
3602924410092	2723 30TH AVE S	I1	R4			
3602924410093	2717 30TH AVE S	I1	R4			
3602924410094	2709 30TH AVE S	I1	R4			
3602924410099	2720 30TH AVE S	I2	R4			
3602924410101	2720 31ST AVE S	I2	R4			Add
3602924410102	2629 30TH AVE S	I2	I2			Add
3602924330053	19471/2 28TH ST E	I3	I2			
3602924330054	2801 CEDAR AVE	I1	R5			
3602924330055	2805 CEDAR AVE	I1	R5			
3602924330056	2813 CEDAR AVE	I1	R5			
3602924330057	2825 CEDAR AVE	MULTI	I2			
3402924430003	2851 1ST AVE S	I2	RIA			
3402924430004	2851 NICOLLET AVE	C3S	RIA			
3502924340040	818 LAKE ST E	C2	C3A		Add	
3502924340131	2830 10TH AVE S	I1	OR3			
3502924340132	2834 10TH AVE S	I1	OR3			
3502924340133	2901 CHICAGO AVE	C3A	C3A		Add	
3502924340134	826 LAKE ST E	C3A	C3A		Add	
3502924349002		C3A	C3A		Add	
3502924340138	1010 LAKE ST E	C3A	C3A		Add	
3502924430154	2933 15TH AVE S	C1	R5	Add		
3602924420065	2701 27TH ST E	I2	RIA			
3602924419000		I2	RIA			
3602924410111	3013 27TH ST E	I2	RIA			
3602924410112	2703 30TH AVE S	I2	RIA			
3602924410110	2708 30TH AVE S	I2	RIA			
3602924420066	2719 27TH ST E	I2	RIA			
3602924429001	2700 27TH AVE S	I2	RIA			
0202824220201	721 LAKE ST E	MULTI	C3A		Add	
0302824110230	3016 4TH AVE S	I1	R3			
2702924330077	1907 LYNDALE AVE S	MULTI	OR2			
0402824319000	3540 HENNEPIN AVE	R5	R3			



Future Land Use Categories

- Low-density housing (up to 15 DU/acre)
- Medium-density housing (10-50 DU/acre)
- High-density housing (40-120 DU/acre)
- Very high-density housing (over 120 DU/acre)
- Mixed Use
- Public/Institutional
- Transportation/Communications/Utilities
- Light/medium industrial
- General industrial
- Transitional industrial (adaptive re-use / residential redevelopment conditionally supported)

Transitional industrial (adaptive re-use / residential redevelopment conditionally supported)



10/22/09

Amanda Arnold
Paul Mogush
Gary Schiff
Minneapolis City Planning Commission

Re: Change to recommendation presented by the City Planning Commission regarding Doppler Gear / Donnelly Stucco industrial facility; response to Paul Mogush email dated 10/19/2009 4:10 PM

Mr. Mogush,

Thank you for your response. As you stated, you were not part of the planning process. In reading your email, I feel we may not have done a good job explaining why the results were unexpected and detailing the consequences they will have. I will try now to more clearly state the concerns with the proposed zoning change.

- 1) At the planning meetings we attended, city staff and community representatives expressed to us, and the managers of businesses around us, that jobs and industrial growth in our neighborhood was important in not only the short but the long term. This was clearly discussed in the context of the land use plan adopted by the city council and after the Midtown Greenway was finalized. In the final proposal, all of those businesses *except* Doppler Gear were granted, at minimum, Transitional Industrial classification, if not outright continued I2 zoning. We were never informed, as you put it, of "a desire to keep consistent with the remainder of the block to the north and south between 29th and 30th Avenues". The City Council's plan surely does not articulate an exception specific to this block.
- 2) What "new industrial buildings" did not materialize in this block (between 29th and 30th Avenues) that would cause a different classification from Hauenstein or Flower City Ornamental Iron Works? Flower City, now called the Ivy Building, has significant structures that date to the 1890's. Doppler Gear has had major facility upgrades to its structure in 1994, and when Donnelly Stucco occupied the East half of the building in 2007. Please define what criteria Doppler Gear has not met that the other businesses along our lot-lines have.
- 3) Speaking more directly to the zoning classifications in the proposed plan, why are we different? Is it because we are smaller company with less influence? Is it because in the *Seward Longfellow Greenway Area Land Use and Pre-Development Study – Part II. Land Use Plan* on page 11-12 staff invested in a pencil and watercolor "Concept sketch of potential multi-dwelling development on the... Doppler Gear Site"? Although these questions sound facetious, I assure you they are not.



2715 29th Ave. S., Minneapolis, MN 55406
www.dopplergear.com





These are the only two differences I can detect between our operation and the others that did not have their zoning changed.

- 4) Most importantly, we must impress on the commission that this zoning change is not merely an exercise in academics or civil engineering theory. It will affect all stakeholders *immediately and significantly*.
 - a. Any change to our facility requiring a permit would need to be approved by the Minneapolis Development Review staff. Under this proposal we will stand before them Zoned as R4 Residential without Transitional Industrial or Industrial Living (IL) overlays.
 - b. As manager of this facility in Seward/Longfellow I make recommendations to our board of directors for capital investment, hiring, and expansion decisions. The corporation operates three facilities in Minnesota and one in North Central Wisconsin. Our 2009 Board of Director's Meeting is December 4th. Using your own judgment, consider the likelihood that this board of directors will authorize me to hire back to pre-recession levels or pursue expansion in our Minneapolis operation if this change is made.

As of this morning, no planner or commissioner has taken the time to visit our site. The only response to the concerns raised at the hearing or to my letter was your email, sent Monday afternoon. This email essentially states, "the plan is cast and we lack the will to change it".

We are requesting a meeting here at our site with a relevant authority among planners to discuss the impact the proposed changes will have and further explain the rationale for gross inconsistencies in application of the new zoning. If timing prevents scheduling such a meeting, we will attend the next public hearing on Tuesday, October 26, 2009 to request it formally in person. To quote the planning division report, "*the city of Minneapolis continues to value its job-generating business along the Midtown Greenway*", and "*market forces will determine the pace of conversion away from industrial land uses along the Midtown Greenway.*"

Mr. Mogush, our position as an industrial manufacturer competing globally from a headquarters in Minneapolis is a difficult one, even without the current recession. I appeal to you, the planners, and the commission not to make it more difficult. Especially when considering such impositions have not been levied on our industrial neighbors, the power exists to revise it easily before any change from the status quo takes place, and that the planning commission created a classification specifically for this situation. To again quote your office's report, "*Transitional Industrial' retain(s) the rights to industrial uses while adding rights to residential uses.*" I cannot imagine a more fitting classification for this land if indeed the long term city vision is true. Failure to revisit the zoning as requested could only indicate the project's inertia, planner disinterest, or outright discrimination is paramount to addressing the concerns the commission requested we voice in response to the plan proposed.

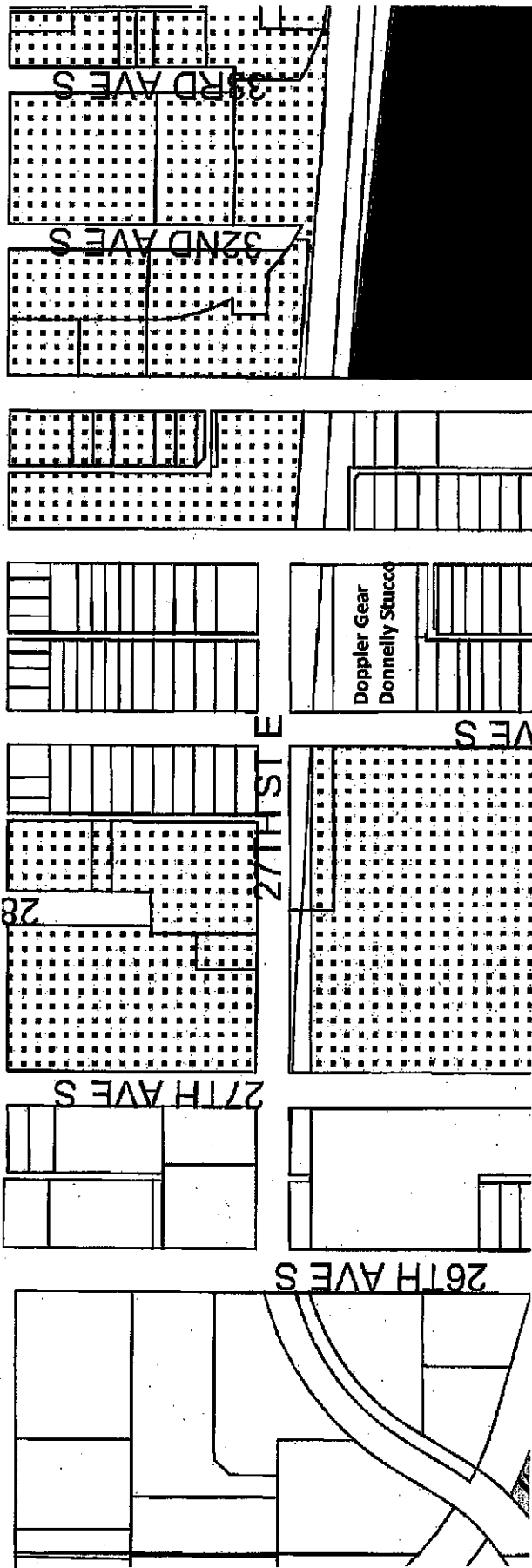
Sincerely,

Jim Bregi
President













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www.dopplergear.com





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-  Transportation/Communications/Utilities
-  Light/medium industrial
-  General industrial
-  Transitional industrial (adaptive re-use / residential redevelopment conditionally supported)

Transitional industrial (adaptive re-use / residential redevelopment conditionally supported)

Arnold, Amanda T.

From: Robert Rossi [rrossi-zoning@altern.org]
Sent: Thursday, September 03, 2009 10:05 PM
To: mgrs
Cc: Cam Gordon
Subject: Midtown Greenway Rezoning Study - written official comment

Executive Summary: Development along urban transit amenities such as the Midtown Greenway should not be heavily biased toward housing stock! Ideally, these corridors should connect an approximately equal number of housing units and jobs, including some industrial jobs. While it is clear that the total volume of industrial space needed in the city is falling, causing vacant industrial properties to languish unsold or unused, the conversion of industrial zoned land to other zoning should be focused on such parcels rather than on active industrial parcels along the Greenway.

[If my further comments below are overly loquacious, feel free to enter the above as the whole of my comment. I feel compelled to explain, however, the thought process behind it.]

Please note: This is in no way a NIMBY complaint! The immediate area where I live is *not* proposed to have its zoning changed. Even if it were, I am a fierce advocate for looking at the greater good, not just one's own narrow interests!

I have two reactions to the Greenway Rezoning Study, both intensified by what I heard at the public open house meeting I attended last night:

1) It is my clear impression that one of the over-arching objectives of this project is to boost housing at the expense of industry along the Midtown Greenway corridor. Over time, the hope is to increase housing density along the corridor, and (whether as a separate objective, or merely a consequence) simultaneously reduce industrial density and intensity. Put bluntly, I think this is daft. *The Greenway corridor should serve to connect people from their residences to their places of employment, including (a good number of) [often lower-skilled] industrial jobs.* The folks who most desperately need this are those without other means of transportation to get to work, mostly the working poor. My wife is the HR department of a small industrial company in New Hope, one of the "industrial ghettos" the urban planners have put together. One of her hiring challenges is that of transportation: most of her hires live withing walking or biking distance and get to work that way. For potential employees who live further away, getting to and from this place of employment can be a major obstacle, a car being pretty much the only way to do so. Taking a bus from most anywhere else takes so long (multiple transfers, for most a ride into downtown and back out again) as to be unworkable. She saw this same problem on a broader scale when she worked as a counselor with a welfare-to-work program. The current land use plan seems oblivious to it, and the more general importance of allowing people to live close, or at least transit-convenient, to their jobs in the future. While it is clear from the number of industrial parcels currently languishing on the market that there is more industrial stock than needed in the City (something that will probably amplify with time, if nothing is done, since the quantity of domestic industry is decreasing), converting such languishing parcels that border residential zones would be the smart way to focus re-zoning efforts, as opposed to dedicating the City to converting entire blocks of industrial space, including those with thriving industry currently residing in them. What I'm suggesting is nibbling at the edges of current industrial zones, guided by the property market, rather than trying to eat them whole when they happen to fall near the Greenway. If an industrial property has been sitting unused for two, five, ten years, you do the City, the neighborhood, and the property owner a favor by looking at re-zoning it to another use. (Getting specific, the industrial parcel at 2647 37th Ave S is a good example of this - at the border between an R1 and an I1 area, and long sitting unused, it makes perfect sense to me to invite conversion of it to another use.) I don't believe you do anyone any favors by impeding (through zoning changes) the growth or long-term prospects of a thriving industrial outfit along the Greenway.

2) There seems to be a preconception amongst people in the zoning trade that residents don't (shouldn't?) like to be near industry, and that the two are best kept distinctly separate. That's certainly not true of me! Some of my current "neighbors" are a window factory, a sheetmetal business, and a roofing outfit; and I like it that way. A neighbor can be a good neighbor or a bad neighbor, and that's true whether they are a homeowner, a renter, or a business. I distinctly

9/4/2009

disagree with the notion that industry should be bundled together and pushed into "business parks" or any other ghetto of the sort. There are some lines of business that may require such treatment (because of the transportation, traffic, noise, or other impacts that they require to proceed), but the vast majority can, have, and should be allowed and *encouraged* to continue to co-exist peacefully with homeowners and renters. Business along the Greenway should not be limited to high-tech "industry" and service trades that can be run out of what amounts to a residential dwelling.

Thank you for taking my comments into consideration.

Robert Rossi
2648 36th Ave S Apt 1
Minneapolis, MN 55406
(residential property owner and active citizen)



September 16, 2009

Amanda Arnold
CPED-Planning
250 South 4th St.
Room 110
Minneapolis, MN 55415

Greetings Amanda,

I am writing in regards to the rezoning of commercial properties on 29th and 30th Avenues adjacent to the Greenway. I own 2642 30th Ave South. Two weeks ago is the first I was notified of the rezoning plan. I never received any notices in the mail notifying me of this rezoning. I was notified of the rezoning by a neighbor walking by on a Sunday afternoon and I happened to be outside doing some landscape work. I was never notified by the city of Minneapolis. On such short notice, I do not fully know or understand the ramifications that will occur in regards to the ownership of the building and the business I own operating out of it. I am requesting a delay of any kind for rezoning vote to allow me to fully understand all the issues. I would like a list of pros and cons relating to the current classification of I1 to the proposed classification of R4.

I currently employ 14 people and, as business grows, I plan to add more. I am concerned about my current employees and the potential limitations of what rezoning means to the future use of my building and the growth of my business. I believe that these jobs are important to the city of Minneapolis and to this community.

I have attended several recent meetings and, from what I understand, the residents in the neighborhood have no concerns about my property or business. As my business, and the livelihood of my employees, may be affected by the proposed changes, I am requesting that the city give stakeholders more time to evaluate the plans before considering zoning changes.

Thanks
Dick Novak

Midwest Lock & Safe Inc.
2642 30th Ave So
Minneapolis, MN 55406
Dick@midwestlock.com
Office: 612-722-7233
Fax: 612-810-7233

MIDTOWN GREENWAY REZONING STUDY
COMMUNITY MEETING
COMMENT CARD

SEP 16 2009

Please take time to give us your opinions on what you saw at the meeting tonight.

Please be specific and thorough in order to assist the City Planning Commission with their work.
Place in comment box before you leave or mail by September 17, 2009.

Mailing address: Amanda Arnold, CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415.

Name: Bard Combs

Address: 2624 29th Ave So

City: Mpls, MN Zip: 55406-1537

E-mail address: lkec4@yahoo.com

Address of property referred to in comment (if any): 2624 29th Ave So.

Mpls, MN 55406-1537

I have lived in my home for over 22 years. I love the location as it is. The addition of the Greenway has been very positive. The idea of four story apartment buildings being built on my block is very disheartening. We have a nice working mans neighborhood here. I would like to see the homes at the ends of our blocks rezoned to R2B so the whole block is kept residential.

MIDTOWN GREENWAY REZONING STUDY
COMMUNITY MEETING
COMMENT CARD

SEP 16 2009

Please take time to give us your opinions on what you saw at the meeting tonight.

Please be specific and thorough in order to assist the City Planning Commission with their work.
Place in comment box before you leave or mail by September 17, 2009.

Mailing address: Amanda Arnold, CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415

Name: Cynthia Burns

Address: 3430 East 26th St.

City: Minneapolis Zip: 55406

E-mail address: burns.cynthia@gmail.com

Address of property referred to in comment (if any): Regarding areas near
29th and 30th Avenues, and 36th - 38th Ave.

• Regarding allowed uses: I do not believe that R4 zoning reflects the results of the Seward-Langfellow Greenway Area Land Use study. That documents community recommendation for mixed-use buildings which would not be allowed in R4. Further, I think R4 would actually be limiting development, given current "market forces".

• Regarding building size and design: Another point made in the study was that transition in massing and scale would be important when new buildings abut existing ^{current} buildings. Residents need to be reassured that there will be review of specific development proposals. A 4-story building adjacent to a 1 1/2 story house would be overwhelming in any neighborhood.

maybe OK if it makes more sense.

**MIDTOWN GREENWAY REZONING STUDY
COMMUNITY MEETING
COMMENT CARD**

SEP 16 2009

Please take time to give us your opinions on what you saw at the meeting tonight.

*Please be specific and thorough in order to assist the City Planning Commission with their work.
Place in comment box before you leave or mail by September 17, 2009.*

Mailing address: Amanda Arnold, CPED-Planning, 250 South 4th St, Room 110, Minneapolis, MN 55415

Name: DOTTY KADLEC

Address: 2804 30th AVE SO.

City: MINNEAPOLIS Zip: 55406

E-mail address: _____

Address of property referred to in comment (if any): SEWARD-LONGFELLOW GREENWAY AREA

I'M WRITING TO VOICE, THAT I'M AGAINST (STRONGLY)
THE BUILDING OF THE APARTMENT COMPLEX ACROSS
THE STREET FROM MY HOUSE I HAVE LIVED HERE
FOR 30+ YEARS AND OUR NEIGHBORHOOD IS MOSTLY
QUIET AND FRIENDLY AND EVERYONE GETS ALONG WELL.
THE BUILDING OF APARTMENT BUILDING IN THIS AREA WILL
CHANGE EVERYTHING. (AND NOT FOR THE BETTER) - ALOT
MORE TRAFFIC, PEOPLE WHO DON'T REALLY CARE BECAUSE
THEY ARE ONLY RENTING, CRIME
LAKE STREET IS A COUPLE BLOCKS TO THE
SOUTH OF MY HOUSE AND TARGET/CUB IS A FEW BLOCKS
WEST AND IS BUSY ALL THE TIME, I FEEL PUTTING
IN THESE APTS, WILL CHANGE OUR NEIGHBORHOOD
TO A FEELING OF CHAOS BECAUSE IT WILL BE SO
BUSY - AND LET'S BE HONEST - WE ALL KNOW THAT

THIS PROJECT WILL TURN INTO SECTION 8
HOUSING AND WILL NEVER BE "ANYWHERE
AS GRAND" AS THE DEVELOPERS PROPOSE.
IF THIS LAND HAS TO BE DEVELOPED LET'S
BRING IT BACK TO A QUIET NEIGHBORHOOD
FEELING (MAYBE DUPLEXES)

WOULD YOU BUY A HOUSE NEXT TO A BIG
APARTMENT COMPLEX? I DIDN'T THINK SO.

THANK-YOU,
DOTTY KADLEC

Arnold, Amanda T.

From: Brinsley Davis [brinsley@unsprung.com]
Sent: Wednesday, September 16, 2009 1:35 PM
To: Arnold, Amanda T.
Subject: Proposed Rezoning for Seward

Hello, Ms. Arnold.

I am writing to register my concern over the proposed rezoning changes as part of the Seward/Longfellow Greenway development, especially on 34th Ave. S. I am first concerned that the proposed changes differ from the approved 2007 Seward-Longfellow Greenway Area Land Use and Pre-Development Study in several ways: ignoring the amendment to change proposed zoning on 34th Ave., not proposing additional green space to offset the new residences, not reflecting the well-documented belief of the residents that 4 story buildings are too large for our neighborhood, among others. I am also worried about the great increase in traffic on my block that would occur if the Empire Glass building were rebuilt into a 4 story apartment building. Our street is only 1 block and does not go through the rail tracks, meaning that everyone in the new building would drive past our house. The houses on our block are fairly small and older, but their value comes from the quiet street and the connection with your neighbors that is possible in a true neighborhood. Several people I know of on this street, including me and my family, are committed to improving our houses through renovations and additions, which must surely be building our homes' value and thus the property taxes.

Lastly, I think that the City Planning Commission and City Council should take a critical look at these plans in light of our current economic situation. The light industrial businesses, such as Empire Glass, Gopher Roofing, Donnelly Stucco and others, are good neighbors and bring jobs to our city. Right now, it seems like the city's emphasis should be more on preserving jobs than on building housing for which there is no clear demand.

Thank you for taking the time to consider my opinion on this matter and for sending my comments on to others who are involved in making decisions about the proposed rezoning.

Sincerely,
Brinsley Davis
2625 34th Ave. S.

Arnold, Amanda T.

From: MJ Mueller [mj_mueller@hotmail.com]
Sent: Wednesday, September 16, 2009 3:46 PM
To: Arnold, Amanda T.
Cc: Gordon, Cam A.; Schiff, Gary
Subject: Proposed Zoning Changes
Importance: High

9/16/09

Dear Ms. Arnold and CPED,

I am writing regarding proposed zoning changes and their relationship to the Seward-Longfellow Greenway Area Land Use and Pre-Development Study (SLGALUPDS). I was a member of the committee that drafted that document. I never got a chance to review it before the Seward Neighborhood Group approved it in 2004. If I had seen it before it was adopted, you can be sure that I would have raised some very strong objections to many parts of the plan.

I was also the Chair of the Steering Committee that drafted Seward's Phase 1 NRP Plan (Approved by the Policy Board April 1995) where it states in Section 1, Goal 5: "Enhance compatibility of residential and non-residential use." I know that the intent of this section was not to remove or re-zone existing businesses in the area bordered by 26th and 27th Streets and 29th and 30th Avenues, referred to in SLGALUPDS as the "Island of Residential" and currently zoned L1, but rather to re-zone the plots of land that are existing residential units to reflect that use. The intent was also to allow for in-fill of one or two family units where appropriate and additional light industry where appropriate.

The proposed zoning changes call for higher density housing than currently exists in the area. Throughout both the NRP process and the SLGALUPDS process, residents expressed a preference against higher density housing. They also expressed a good comfort level with the current industrial/business uses and no desire to give up their homes or relocate. (SLGALUPDS Sections I-7, II-10, II-11, 11-26 and III-35, III-36).

In section II-7 the plan calls for "Encourage development activities that provide focus on appropriate form, including maintaining the traditional street grid, encouraging preservation of worthy structures, creating reasonable (or valued) transitions between uses (particularly between industrial and residential uses), and using appropriate human-scale design features." I do not believe that the proposed zoning to R4 would allow for "reasonable transition between uses". Four story apartments would overshadow most of the existing residential on these blocks and would tower over all the buildings (Industrial or residential) that currently exist, negating the call for "human-scale design features".

The residents also expressed an interest in "ground level studios" or live/work possibilities in any new development in the area. (Section II-12 and II-26). Rezoning to R4, as proposed, would not allow for these scenarios.

I also believe that the market analysis is outdated. Our current economy is not supporting residential development but rather is calling for job retention. This is evidenced nearby at the new (mostly unsold and unfinished) condo development on 28th Street (between 27th and 28th avenues), these homes are not marketable and certainly do not represent a "transition to adjacent residential uses" as is call for in the policy document. In section I-7 the plan calls for "Balance the desire for a residentially-focused neighborhood with strategies for retaining industry that offers greater "job density", higher pay scales and has low impact on neighborhood livability." Rezoning to R4 does not allow for job retention or new job creation as it does not allow for commercial uses in any capacity. I believe that more appropriate zoning for the area in question would be OR1 or C1 which would allow for the scenarios residents envisioned and would limit the building heights to no more than 2.5 stories, keeping them in reasonable scale with the surrounding environs.

9/16/2009

I have lived at 2626 30th Avenue South for 28 years. Most of the residential properties in the "Island of Residential" are owner occupied and represent a stable tax base for the city. If the proposed zoning changes take place, there could be significant negative impact to all existing properties whether residential or industrial and could negatively affect future values, future reasonable development and, therefore, future tax revenue.

I would appreciate it if you would enter these comments into the Public Record as regards the proposed zoning changes.

Sincerely,

Mary Jane Mueller

Cc: Cam Gordon, Gary Schiff

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Arnold, Amanda T.

From: MJ Mueller [mj_mueller@hotmail.com]
Sent: Wednesday, September 16, 2009 4:39 PM
To: Arnold, Amanda T.
Cc: Gordon, Cam A.; Schiff, Gary
Subject: Proposed Rezoning

9/16/09

Dear MS. Arnold and CPED,

One additional comment regarding the rezoning I referenced in my previous e-mail:

Zoning to R4 would put a relatively new business in the area (Midwest Lock and Safe), which purchased an empty and neglected commercial building and made significant improvements to it, in non-compliance. I value this business as a neighbor. The potential loss of them and the jobs they create is an unacceptable and detrimental outcome to this plan. There are other existing businesses in the area that would be adversely affected as well.

Please enter these comments into the Public Record as well.

Sincerely,

Mary Jane Mueller
2626 30th Ave S
Mpls, MN 55406

Hotmail: Powerful Free email with security by Microsoft. [Get it now.](#)

9/16/2009

Arnold, Amanda T.

From: Charles Hoffman [choffman820@comcast.net]
Sent: Wednesday, September 16, 2009 9:00 PM
To: Arnold, Amanda T.
Cc: cam@camgordon.org; Garwood, Robin D.; Schiff, Gary; Bernie Waibel
Subject: Proposed zoning changes - Midtown Greenway

Amanda Arnold

Sept. 16, 2009

CPED-Planning

250 S. 4th Street, Room 110
 Minneapolis, MN 55415

Re: proposed zoning changes at Midtown Greenway area

Please be advised that the Seward Neighborhood Group's (SNG) Community Development Committee passed a motion at its meeting of September 15, 2009 as follows:

Moved that the rezoning process by the City of Minneapolis for the Midtown Greenway area within Seward be slowed considerably to allow more discussion by residents. (passed unanimously with two abstentions. Approximately 15 residents voted in favor of the motion). Many of the residents who attended the meeting live primarily in the area north of the Greenway and south of E. 26th Street; and between 29th and 30th Avenues, comprising an area known as "the island of residential". This area is potentially the area of Seward most affected by the proposed zoning changes.

The reasons for the motion are twofold. First, SNG learned of the proposed rezoning on August 17, only one month before the September 17 deadline for submission of concerns (for inclusion in the public record). This is too little time for an individual, much less a neighborhood, to read, digest and discuss the proposed zoning changes. This time line is particularly inconvenient for SNG as an organization.

Second, the participants at this meeting believe that the proposed zoning changes are inconsistent with or do not reflect the recommendations of the "Seward Longfellow Greenway Area Land Use and Pre-Development Study" ("the Study") financed by Hennepin County and conducted by LHB, HNTB, Seward Redesign, the Longfellow Community Council and the Seward Neighborhood Group. This two-year study was completed in 2004 at a cost of approximately \$30K. At the time of adoption SNG supported the findings of the Study as consistent with the long-term goals of the City in promoting transit-oriented development and making available to residents housing consistent with different lifestyles.

The neighbors present at this meeting specifically noted several areas in which the proposed zoning changes are inconsistent with the findings of the Study, including but not limited to the items noted in the addendum to this letter. The actions taken at this meeting did not address SNG's support of the Study, at least in part because such an action would have required that SNG provide the neighborhood extensive notice and opportunity to be heard on this complex issue. Of course individual neighbors are free to register their thoughts on all of these issues.

I would note that this letter reflects the actions of a Committee of the Seward Neighborhood Group and has not been considered or acted upon by SNG's board of Directors. This is a direct result of the very short time line provided by the August 17 notice.

9/17/2009

In summary, the Seward Neighborhood Group and residential owners in the area request that the rezoning process in Seward be slowed considerably. Thank you for your consideration of this request.

Sincerely,

Charlie Hoffman
SNG Board Member and Chair, Community Development Committee

Addendum to letter to CPED-Planning re: Midtown Area rezoning

Concerns expressed at the CDC meeting of 9.15.09 by residential owners north of the Greenway and between 29th and 30th Avenues

- 1) We are concerned that residents' expressed preference against higher density housing is ignored in the proposed zoning changes. Residents of this "island of residential" expressed concern about the limitations imposed on their property due to the underlying zoning of light industrial, preferring for their homes to be zoned residential. Residents expressed comfort with the current industrial uses on the "island of residential" and did not express a desire to relocate [II-10; II-11; II-26; III-35]
- 2) The proposed rezoning of the properties adjacent to the greenway as R-4 would not allow for "residents' ground level studies, offices, or workshops" and "live-work" possibilities as envisioned in the plan. [II-12;II-26]
- 3) "Universally supported" aspects of the plan - such as the creation of greenspace at the proposed No Lo site- to temper the effect of higher residential use is not implemented in the proposed zoning changes. [II-14]
- 4) The proposed zoning changes do not limit to a maximum of three stories construction adjacent to homes on 29th and 30th avenues (as contemplated in the plan), but rather allow for a maximum of four stories. [II-31]
- 5) The market analysis is outdated. Current market forces, given the dramatic change in economic realities since 2003, do not support continued residential development, but the retention of jobs. [II-12; II-31]
- 6) Amended changes to the zoning on 34th Avenue adopted by the City Council on 2.09.07 are not implemented.

Arnold, Amanda T.

From: mahon014@umn.edu
Sent: Thursday, September 17, 2009 8:56 AM
To: Arnold, Amanda T.
Subject: Seward/Longfellow Midtown Geenway zoning changes

To the Planning Comission,

My wife and I have lived @ 2600 29th Ave S since 2003. We would like to register our opposition to the proposed zoning changes allowing for medium-density housing on the land adjacent to the Greenway at 29th and 30th Avenues South. We have always been in favor of rezoning our neighborhood as low density residential consistent with the surrounding Seward neighborhood. My wife attended the original planning meetings and expressed our feelings at that time.

We have always been less concerned about our industrial neighbors as they exist (i.e. Gamber Roofing, Doppler Gear) than with recognizing our neighborhood for what it is - a residential neighborhood of single family homes and duplexes. We support our neighbors whose houses and properties are more directly affected than ours because they are our neighbors and this is our neighborhood.

I am also concerned that the proposed medium density housing appears to be a supply side approach to development rather than an effort to meet current or even anticipated demand given current economic realities. We would prefer that energies be directed toward landscaping along the Greenway and development of the NoLo Greenspace. As a user of the Greenway, those are the kinds of changes seen along other stretches of Greenway that are beneficial for the entire community.

Thank you for your consideration,

Dennis Dischinger
Mary Mahoney
2600 29th Ave S
Minneapolis, MN

--
Mary Mahoney, MD FACOG
Assistant Professor
Obstetrics, Gynecology and Women's Health University of Minnesota

Arnold, Amanda T.

From: Alex Wohlhueter [alex@bitstream.net]
Sent: Thursday, September 17, 2009 11:16 AM
To: Arnold, Amanda T.
Subject: against radical Greenway rezoning in Seward

Dear Ms Arnold--

I want to voice my distress over the proposed zoning changes along the Midtown Greenway in the Seward neighborhood, specifically between 31st and 37th Avenues. Rezoning this entire stretch "R4" is a terrible idea that could really harm the character of the neighborhood. It conflicts significantly with the 2007 "Seward-Longfellow Greenway Area Land Use and Pre-Development Study," which was prepared with input from the community and the Seward Neighborhood Group. And from what I have heard, this new plan was only made public a month ago, on August 17th.

I urge the City Planning Commission and City Council to *delay* any action that would advance these zoning changes. Piling on more high-density condo developments -- while driving away current light industrial users who provide jobs and are good neighbors -- does not serve the public good! It is vital to allow time for meaningful debate and input from citizens on this matter.

Thanks for your consideration,

Alex Wohlhueter
2625 34th Ave. S.
Since 1990

Arnold, Amanda T.

From: Mogush, Paul R
Sent: Thursday, September 17, 2009 11:21 AM
To: Arnold, Amanda T.
Subject: FW: Greenway Zoning Changes

Paul Mogush
(612) 673 - 2074

From: Schiff, Gary
Sent: Thursday, September 17, 2009 10:31 AM
To: Mogush, Paul R
Subject: FW: Greenway Zoning Changes

For the record

Gary Schiff
Minneapolis City Council
Ward Nine
(612) 673-2209

Sign up for the Ninth Ward E-News! [Click here](#) to subscribe.

From: Sue Tveter [mailto:sktveter@yahoo.com]
Sent: Thursday, September 17, 2009 12:33 AM
To: Schiff, Gary
Subject: Greenway Zoning Changes

Gary,
I am a neighborhood resident. I would like you to vote against the zoning changes and vote to amend the policy document (the Seward-Longfellow Greenway Area Land Use Study.)

We are opposed to the city's proposed zoning changes. They do not match the policy document voted on and adopted by the city council in February of 2007.

We request that the city planning commission postpone the vote on recommendations to the city council regarding the proposed zoning changes. There must be more time to evaluate this very important issue that could drastically and detrimentally alter our neighborhood.

We feel that the policy document needs to be somewhat amended.

The market for housing is already saturated as exemplified in the row houses on 28th Street. The priority should be businesses and jobs.

We are hoping the area will be re-zoned to OR1 or C1, (mixed use office/residential with development usually occurring at no more than 2.5 stories.)

Sue Tveter

9/17/2009

Arnold, Amanda T.

From: Molly Dolan [mollymiz@yahoo.com]
Sent: Thursday, September 17, 2009 2:14 PM
To: Arnold, Amanda T.
Subject: RE: Seward Greenway rezoning proposal

To whom it may concern,

I am a resident of an area of the Seward neighborhood slated for rezoning (29th and 30th avenues, next to the greenway). Concerns have recently arisen among members of my immediate community surrounding the planning commission's proposal to rezone the areas next to the greenway as medium density, which would allow for structures of up to four stories. In addition to feeling that this rezoning would be out of context on blocks that are otherwise composed of single residences and duplexes, the rezoning is contradictory to the Land Use Study, which called for structures allowing for mixed use office/residential. Rezoning the area as OR1 or C1 would allow for these things, as well as limit development to 2.5 stories. This would be much more in line with the other structures of the neighborhood as well as improve the neighborhood with potential for small businesses to move in.

Developing the area with four story buildings would not benefit the neighborhood and it certainly is not in line with the "greening" of the area as originally envisioned with putting the greenway in. Many members of the community were involved in the process of the Land Use Study and they are on record as disagreeing with the idea of rezoning the area as medium density. We feel the proposed rezoning is a misinterpretation of the Land Use Study and would like it to be reevaluated before the rezoning goes through.

We are a small, close couple of blocks with heavy neighborhood involvement and I am deeply concerned with the potential change that would occur if we were to be rezoned as medium density. I ask the planning commission to reconsider this proposed change and instead rezone the area as OR1 or C1.

Thank-you,
Molly Dolan
mollymiz@yahoo.com
612.721.3660

Arnold, Amanda T.

From: mail.comcast.net [ha-ha@comcast.net]
Sent: Thursday, September 17, 2009 3:53 PM
To: Arnold, Amanda T.
Cc: Gordon, Cam A.; Schiff, Gary
Subject: COMMENTS from homeowners re: zoning and Seward-Longfellow Greenway Area Land Use and Development
Attachments: COMMENTS-due-9-17-09.pdf

Regarding the Seward-Longfellow Greenway Area Land Use and Pre-Development Study and current zoning changes being considered:

PLEASE slow down this process so that the neighbors/homeowners affected here have a reasonable chance to have meaningful input into rezoning and development plans.

There has been a kind of stealth planning and rezoning pattern in this city that I have observed many times over the 32 years I have lived here and the 23 years as a homeowner. Tiny elite groups who have not been legitimately elected, like the part of the Seward Neighborhood Group that quietly pushed this version through and deviated significantly from what was agreed to when there was a member of our block on the earlier committee (MJ. Mueller), should not be speaking for us. Even in their own words in the plan, they refer to us as an "island." If this is how they view us, then they should have no say in what happens here. We should secede from Seward and have our own neighborhood: the Midtown Greenway Neighborhood!

I wrote an angry and disgusted piece last night which I am attaching. Please include both this email and that pdf file as my comments on this whole fiasco, and be advised that this little "island" has a strong history of vigorous activism when threatened. We ousted Flour City Architectural Metals when it was polluting this neighborhood. We have fearlessly gotten rid of crack houses despite threats by them to kill us. This is a special area of unusually tough people who are ready to fight to defend our neighborhood. There are 3 lawyers on this block who are very good at using the system. I am a well-known (and unlike my 2002 running mate Leslie Davis, well-liked) activist and cartoonist who has proven very capable of generating publicity exposing unfairness, abuse of power and hypocrisy. You will not quietly slide this through the back door without it affecting your credibility or legitimacy, or re-electability in the case of those who are elected.

Pete Wagner

wag@kartoons.com

ha-ha@comcast.net

general website: www.Kartoons.com

drawings from photos: www.caricatures.net

drawings at events: www.wag.net

phone: 612 729 7687

studio/office: PO Box 6626 Minnehaha Station, Minneapolis, MN, 55406

My wife Dian and I have been homeowners for over 23 years in what the Seward-Longfellow Greenway Area Land Use and Pre-Development Study disdainfully refers to as the "Island of Residential."

We view this description as highly revealing of the classist snootiness (or as my friend Mama D would have said, snottiness) of the elitist cliques of ruling class snobs who were elected by no one but typically generate and implement much policy in this city.

The demeaning language, "Island of Residential," is another in the list of Orwellian Minneapolispeak terms that treat some of our favorite things about the city as epithets. For example, "cow paths." The defamatory tone of the term "cow path" is particularly relevant to the so-called "Greenway." (Where many trees and natural volunteer prairie flora were ripped out and paved over with asphalt.) How insulting. I am not a cow. My wife is not a cow. We love the human-made trails in Minneapolis parks. We can't walk or jog on pavement, it kills our ankles and knees. Many cities and suburbs and most state parks create and maintain low-impact soft trails composed of wood chips or dirt or grass or crushed gravel that are friendly to human bodies. But the city which was aptly renamed "Analapolis" by writer Jay Beldo in a Twin Cities Reader cover piece, the city characterized by my friend Rich Kronfeld, who appeared as "Dr. Sphincter" on MTN Cable Access television, is currently destroying every last square inch along miles of the Mississippi Parkway by paving from the curb to the edge of the bluff rather than allow the People to enjoy walking on what little skinny natural earth remains. The Greenway itself is a perfect example of the prissy, obsessively anal-retentive projects like many of those by NRP that continue to over-sanitize and Disneyfy natural spaces that were previously fun to explore because they provided a sense of adventure and were easier on the 50-year-old joints than asphalt and decorative rock are.

If I were still teaching courses in Design at the U of M as I was when I was working on my MFA and PhD from 1998 to 2005, I would assign my students to analyze the "othering" that runs rampant through the text of the Greenway Area "Study." Othering is sometimes discussed as a need to define one's own identity by the establishment of a boundary between one's own group and other groups. I will never forget the first time I asked Seward realtor Pat Rosaves to take a look at our house in the 1990s and she referred sneeringly to "South Seward." The perception of inferiority of that "other" part of the neighborhood, south of 26th Street, was palpable. The "Study" is guilty of this same denigration, in spades.

In an era when populism is making a comeback, I would advise the City Council to seriously reconsider supporting a stealth plan produced by a nebulous clique of elitists which is based primarily on Snob Appeal.

Several of many other problems with the "study":

- Any report proposing guidelines for housing in 2004 at the height of the real estate bubble is now patently obsolete. The assumptions and conditions these guidelines were based on have been burst. The delusion that the Midway is going to provide a cash machine to fund NRP and other frivolous projects and supply a stream of tax dollars to the city is an anachronism. This is your wake-up call. Get over it.

- Bernie Weibel of Seward Neighborhood Group admits that one reason he would defend the plan as written is that it cost a great deal (he said about \$50,000 at the SNG meeting last night). I understand this feeling. It cost us well over \$250,000 to buy and renovate our house. But the fact that we may have both made a mistake by spending too much money on something does not comprise a legitimate basis for stubbornly refusing to recognize the reality that the plan is all wrong. If there hadn't been such a sneaky attempt to shove this through behind our backs, we could have saved SNG a lot of money early on in the process. If the Midway meetings hadn't been such blatant eyewashes--if they had actually allowed for real feedback and not just cynically used the meetings in the same way that George Bush used his appearances at the United Nations to justify his invasion of Iraq, SNG would have been able to produce a plan that would have been better for everyone and at a much greater value.
- There has been a great deal of renovation and remodeling and improvement of homes and businesses in this "Island" paradise since we moved here in 1986. This has come to a crashing halt partly as a result of the unearthing of the Midway Area "Study." We put over \$40,000 into redoing our kitchen, bathroom, new furnace, electrical, plumbing, shed, roof and other improvements, and had signed a contract to have a new garage and fence built this fall. We put the brakes on when the intentions of railroading through the 4-story monstrosities came to our attention.
- Mr. Weibel implied that it was selfish of those of us who live in the area where we would have four-story buildings erected next door, because this housing was necessary for "future generations." To be clear that we are anything but selfish or pig-headed, allow us to make the following offer: If Bernie and every other person involved with producing and pushing through this plan is willing to trade homes with us or move into the new units themselves and become our new neighbors, or if similar four-story projects are built in every other part of Seward as well, including along Seabury, on each corner or Matthews Park, on every other block of Milwaukee Avenue, etc., then we may be willing to applaud the unselfishness of the planners. Bernie said every place he likes to travel to and visit has a "high-density." Bernie--They're nice places to visit, but you wouldn't want to live there?

We have fought in good faith to improve this neighborhood, or sub-neighborhood in the case of lowly "South" Seward. We view the looming threat of being pressured to move out or tolerate an unwelcome set of radical alterations to the character of our neighborhood as a violent abuse of our home by people we thought of as our neighbors and representatives, but who have shown that they think of us, and consequently that we should think of them, as outsiders.

Arnold, Amanda T.

From: Dave Schermerhorn [daveschermerhorn@gmail.com]
Sent: Wednesday, October 21, 2009 9:54 PM
To: Arnold, Amanda T.
Cc: Gordon, Cam A.
Subject: South Minneapolis/Empire Glass parcel comments

Greetings,

I am writing to share an opinion regarding the rezoning of the Empire Glass Building located roughly between 34th and 35th Avenues and south of 27th Street in south Minneapolis.

It is unclear to me why rezoning, and subsequently developing, the Empire Glass property is necessary or appropriate. Empire Glass has been an excellent neighbor and from my perspective has contributed to livability in our neighborhood. The landlord has installed gardens, nicely maintained and painted the building, kept up the parking lots, controlled litter and been respectful in their operation of their trucks. Further, the urban art on the south side of the Empire Glass Building is one of the artistic highlights of the Greenway. It seems as though Empire Glass's occupancy and the physical barrier the current building creates minimizes traffic, noise and crime in our neighborhood.

While I am not a proponent of rezoning the Empire Glass property for the reasons mentioned above, should conversion to residential zoning be essential for reasons I am not aware of, I could support rezoning the Empire Glass site as R1. I could not support, nor could I understand, any rezoning that would lead to density greater than R1 in this neighborhood. Based on the current street layout, the Empire Glass parcel seems like a poor site for R4 or ILOD zoning. Additionally, what data has been collected to quantify the demand for development of additional high density housing in south Minneapolis. What is the occupancy rate for high density/condominium developments in Minneapolis, particularly along the Greenway where housing development has been swift? Further, I struggle to understand how the greater density, traffic and street parking competition created by zoning greater than R1 could be seen as neighborhood friendly.

I would ask that the Empire Glass rezoning decision be slowed enough to give thoughtful review of earlier discussions regarding the zoning of this parcel and how the potential rezoning decision will compliment other adjacent city plans. Finally, I would ask the decision makers to give sincere consideration to the input provided by those who will be directly affected by a potential rezoning - those of us who live in the neighborhood.

Please share these comments with members of your team.

Thank you for your time.

Respectfully,
Dave Schermerhorn
2629 34th Ave S
Minneapolis, MN 55406
612.724.8173

10/22/2009

Nichols, Lonnie J.

From: Dan Turner [danturners@gmail.com]
Sent: Monday, October 26, 2009 2:21 PM
To: mgrs@ci.minneapolis.mn.us
Cc: Patrice Koelsch; cam.gordon@ci.minneapolis.mn.us; Nichols, Lonnie J.
Subject: Rezoning Proposal for the Empire Glass parcel

Commissioners,

I write out of concern for the recommended rezoning changes to the Empire Glass parcel between 27th Street and the Greenway and between the west side of South 34th and 35th Avenues.

I have been a part of the Seward neighborhood since 1981 and have lived at 2633 - 34th Avenue South since 1982. From the inception of the NRP until 2000 I was very involved with the Seward Neighborhood Group, and was Chair of SNG's Housing Committee. At the time the neighborhood's goal for its housing was to increase the amount of "family friendly" housing. We supported remodeling expansions and conversion of houses that had been converted to apartments back to single family units. The subsequent upgrades to our housing stock has been dramatic, and a walk through out neighborhood will show an abundance of well-kept houses and front yards, beautiful boulevard gardens, as well as front yard gardens. This is also true of 34th Avenue South between 26th and 27th Streets. There are several families with small children on this block. A huge amount of effort by the owners of these homes is continually invested in maintaining, upgrading, and caring for them. That is because they feel the area is safe, quiet, and beautiful.

I was not part of the neighborhood process that lead to the neighborhood's recommendation to the Planning Commission, but I do basically support it, as far as most of the Empire Glass property was concerned. That recommendation shows that all land east of 34th Avenue South between 27th Street and the Greenway was to be *Neighborhood Oriented Low Density*. Yet the staff recommendation to the Commission recommends that the part of it from 34th to 35th Avenue South be rezoned to an ILO category, quite incompatible with the neighborhood's recommendation, and quite incompatible with the existing neighborhood, as a walk down South 34th and 35th Avenues between 26th and 27th Streets will reveal.

The current owner of the Empire Glass building is a good neighbor, and from my conversations with the people living on these blocks, everyone agrees on this. So we see little need for rezoning this land. But if it is to be rezoned, it clearly should be R1, as should be the rest of the west side of 34th Avenue South.

Thank you for considering these points.

Dan Turner

Arnold, Amanda T.

From: Dave Schermerhorn [daveschermerhorn@gmail.com]
Sent: Monday, November 30, 2009 7:18 AM
To: mgrs
Cc: Mogush, Paul R; Gordon, Cam A.; Schiff, Gary
Subject: South Minneapolis/Empire Glass parcel comments

Greetings,

I am writing to share an opinion regarding the rezoning of the Empire Glass Building located roughly between 34th and 35th Avenues and south of 27th Street in south Minneapolis.

It is unclear to me why rezoning, and subsequently developing, the Empire Glass property is necessary or appropriate. Empire Glass has been an excellent neighbor and from my perspective has contributed to livability in our neighborhood. The landlord has installed gardens, nicely maintained and painted the building, kept up the parking lots, controlled litter and been respectful in their operation of their trucks. Further, the urban art on the south side of the Empire Glass Building is one of the artistic highlights of the Greenway. It seems as though Empire Glass's occupancy and the physical barrier the current building creates minimizes traffic, noise and crime in our neighborhood.

While I am not a proponent of rezoning the Empire Glass property for the reasons mentioned above, should conversion to residential zoning be essential for reasons I am not aware of, I could support rezoning the Empire Glass site as R1. I could not support, nor could I understand, any rezoning that would lead to density greater than R1 in this neighborhood. Based on the current street layout, the Empire Glass parcel seems like a poor site for R4 or ILOD zoning. Additionally, what data has been collected to quantify the demand for development of additional high density housing in south Minneapolis? What is the occupancy rate for high density/condominium developments in Minneapolis, particularly along the Greenway where housing development has been swift? Further, I struggle to understand how the greater density, traffic and street parking competition created by zoning greater than R1 could be seen as neighborhood friendly.

I would ask that the Empire Glass rezoning decision be slowed enough to give thoughtful review of earlier discussions regarding the zoning of this parcel and how the potential rezoning decision will compliment other adjacent city plans. Finally, I would ask the decision makers to give sincere consideration to the input provided by those who will be directly affected by a potential rezoning - those of us who live in the neighborhood.

Please share these comments with members of your team.

Thank you for your time.

Respectfully,
Dave Schermerhorn
2629 34th Ave S
Minneapolis, MN 55406
612.724.8173

11/30/2009

Nichols, Lonnie J.

From: Tim Morgan [tim7ber@earthlink.net]
Sent: Thursday, December 03, 2009 5:30 AM
To: lonnie nichols; Nichols, Lonnie J.
Subject: Fwd: Committee Meeting of the Whole - Seward Block (34th Ave S and 27th St E)
Importance: High

FYI

Begin forwarded message:

From: Tim Morgan <tim7ber@earthlink.net>
Date: December 3, 2009 5:29:01 AM CST
To: Gary Schiff <Gary.Schiff@ci.minneapolis.mn.us>
Subject: Committee Meeting of the Whole - Seward Block (34th Ave S and 27th St E)

Dear Councilmember Schiff -

I am writing for two reasons:

- To respond to staff's analysis of public comments in the geographically compiled comments for the area from '29th Ave S to W River Pkwy' for the planning commission committee meeting of the whole later this afternoon.
- To offer proposed language to include with the commission's recommendation to correct misunderstandings in carrying out the change language from the 2007 change approval.

I am addressing issues 2 and 3 in their summary chart which refer to the area surrounding the intersection of 27th St E and 34th Ave S and eastward along the Greenway (27th) on the north side. This affects properties at:

- 3415 27th St E (Empire Glass),
- 3525 27th St E (Existing 18 unit apartment building)
- 2648 34th Ave S (former Star Tribune minor bldg)

Issue '2' - Staff comments for item 2 indicate that despite the fact that the city council approved a change in 2007 explicitly marking the area surrounding this intersection and eastward as low density, neighborhood oriented, staff chose to ignore this in their plan for the Empire Glass property (3415 27th St E) because 25 feet of the block-long building lies west of 34th Ave S.

Staff is using this as a reason to avoid the 2007 approved plan change and instead force in adjacent industrial living overlay zoning (also to 2648 34th Ave S) from the more heavily industrial redevelopment zoning area (from 33rd Ave S west to 31st Ave S) - negating our long discussed efforts in 2007 on a technicality rather than following the intent of the change, and looking for a loophole to allow the exact opposite of low density and neighborhood oriented future land use in invoking industrial living overlay (ILOD)

12/3/2009

instead. The council change was made firstly and primarily regarding the Empire Glass building as you may recall from our neighborhood's presentations in 2007. (Full text of approved change below).

Issue '3' - Staff analysis of comments for item 2 indicate that the 2007 change language is explicit in indicating that the apartment complex (3525 27th St E) should be removed and zoned to R1A - this was not the intent of the oral discussions in 2007, nor do I think 18 families need to be displaced because of imprecise language. The current existing zoning for the apartment building doesn't need to change and is a good usage of the land as it stands. Proposed language change below would return it to its current existing zoning prior to staff planning.

Proposed language change/correction (for planning commission recommendation) based on previous 2007 change:

"With the following changes:

On the Development Districts map, eliminate category 2, Urban-Oriented, from the area east of the alley line behind 34th Ave. to 35th Ave. and north of the Midtown Greenway (including all of the property at 3415 27th St E and 2648 34th Ave S). This area will be changed to category 1, Neighborhood Oriented. Also amend the Future Land Use map to reflect low density in that location."

I appreciate your time and professionalism - our committed and concerned block is looking forward to rectifying this misunderstanding.

Thank you again for your efforts at correcting this issue.

Tim Morgan
2628 35th Ave S

On Oct 26, 2009, at 4:25 AM, Tim Morgan wrote:

Thank you Gary -

Would you mind copying me on the response from staff you requested to correct the implementation error in applying the adopted plan changes to the 2007 Seward/Longfellow land use plan?

This issue is something I (and our block) have been exhaustively working on for a very long time and it would mean a great deal to have this already adopted change (below) finally corrected once and for all:

e. The following changes:
1. On the Development Districts map, eliminate category 2, Urban-Oriented, from the area east of 34th Ave and north of the Midtown Greenway. This area will be changed to category 1, Neighborhood Oriented. Also amend the Future Land Use map to reflect low density in that location.

Planning staff were not aware of, and did not implement the 2007 change to the plan map until informed of it recently, which may have contributed to the error in understanding why the change was made in the first place. This relates to why the industrial properties indicated in the change language area were then quickly but inaccurately migrated by planning staff to the industrial overlay map instead, rather than applying the 2007 change to the industrial properties themselves in the change area location as intended - from urban to neighborhood orientation / low density. (http://www.ci.minneapolis.mn.us/cped/docs/mgrs_29th_wriver_overlay.pdf)

Perhaps one way to make this clear is that the language for the 2007 change applied to complete properties (to the alley line) with addresses facing 34th Ave south of the greenway, and complete properties with addresses facing 27th St, east of the alley line behind 34th Ave S (extending up to the Greenway) - which are currently erroneously added to Industrial Living Overlay area (see link above).

A quick implementation by planning staff after learning of the 2007 change missed the change's primary purpose - adding the two light industrial properties in that area (2648 34th Ave S, and 3415 27th St E) to the Industrial Living Overlay (ILO) is **not** low density and neighborhood-oriented, as clearly indicated for the 2007 adopted change area's future land use.

This addition essentially ignores the adopted change by implementing extremely narrow technicalities for the industrial properties in the change area, and basically retaining the original unchanged plan for these properties as if they were somehow exempt from the change, or didn't apply to a property's entire area.

The implementation decision comes across as capricious and arbitrary, and so narrow in interpretation as to completely miss that the **reason** for this change in the first place was based on defining any future use of the industrial properties at this location as neighborhood oriented / low density, **not** rezone them as high density ILO..

This experience has been quite stressful to myself and our committed neighborhood block residents, who have worked diligently and understandingly in good faith to the best of our abilities with the city on this particular issue, which has taxed much more than should be expected of ordinary residents trying to respond intelligently to an extremely complex development project which in its implementation often seems beyond the capabilities of the planning department in understanding the neighborhood area specifics (or previously made changes) required to implement something so complex with such broad strokes.

This change issue is one that the neighborhood block(s), the planning commission, and the city council had previously discussed and resolved years ago and it coming up again as if everyone's work and time coming to agreement on this was irrelevant, insults the good intentions and extensive time committed to this on all sides.

I respectfully request that you continue to work with the planning dept to resolve this issue (considering that it really already has been resolved by the council except in its implementation by staff) - and remove industrial living overlay adds to the 2 industrial properties located in the change area.

(As I also indicated in the postscript from my previous email, I do not believe the 2007 change meant to necessarily replace R4 zoning for the 18 unit property at 3525 27th St E with R1A.)

Thank you for again your attention, time and efforts on this issue.

I really appreciate your attention in correcting this oversight in removing ILO from 3415 27th St E and 2648 34th Ave S.

Sincerely,

Tim Morgan

On Oct 13, 2009, at 2:11 PM, Schiff, Gary wrote:

Thanks Tim for pointing this out to me.

I remember the change, and will ask staff to respond regarding the changes that should have been made.

Gary Schiff
Minneapolis City Council
Ward Nine
(612) 673-2209

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From: Tim Morgan [mailto:tim7ber@earthlink.net]
Sent: Tuesday, October 13, 2009 6:18 AM
To: Schiff, Gary
Cc: Gordon, Cam A.; Carla.Bates@mpls.k12.mn.us; Nichols, Lonnie
Subject: Implementation of Approved Change to Seward/Longfellow Land Use Study (Feb 2007)

Hi Gary -

A moment of your time?

Our Seward block club leader, Lonnie Nichols and I have been working diligently with the city managers regarding a slight misinterpretation in carrying out the City Council adopted changes to the 'Seward Longfellow Area Land Use and Predevelopment Study' made in February 2007 (full text at bottom):

e. The following changes:

1. On the Development Districts map, eliminate category 2, Urban-Oriented, from the area east of 34th Ave and north of the Midtown Greenway. This area will be changed to category 1, Neighborhood Oriented. Also, amend the Future Land Use map to reflect low density in that location.

The city managers did not implement this adopted change to the plan for the property at 3415 E 27th St (Empire Glass) due to a literal interpretation that a small percentage of the building is west of 34th Ave S - despite the approved change language (neighborhood orientation, low density future land use) beginning primarily in reference to this property being east of 34th Ave S. The recommendation was initiated by yourself following our presentations regarding this property to the Commission in 2007 and subsequently approved by the city council. (See map, page 7 - <http://www.ci.minneapolis.mn.us/CPED/docs/SLGAP.pdf>)

Implementation by the city managers does not represent the intent of the change, as future use of the property is now listed as Industrial Living Overlay, which also does not reflect the intent of future use and density indicated in the change area east of 34th Ave S. (http://www.ci.minneapolis.mn.us/cped/docs/mgrs_29th_wriver_overlay.pdf)

Please consult with the city managers (we have been working primarily with Paul Mogush) to rectify this error of interpretation implementing the adopted change by clarifying language if necessary to 'including all of the 3415 E 27th St property' - to indicate the primary intent of the verbiage of the change as unambiguous as to the start point.

Our block members would appreciate the opportunity to speak to this inaccuracy in carrying out the change made to the Seward/Longfellow Land Use plan in the commission meeting this afternoon as needed.

It should be noted that we as a block are unanimously in support of the Empire Glass business using the current property as long as they are willing and able as they have been excellent neighbors, work well with our close-knit block, which contributed in some part to our block being named a Minneapolis block of the year, and continues to help maintain an extremely low crime rate in comparison to the surrounding area.

Please feel free to contact me by email or phone if I can help clarify any questions or concerns.

Thank you in advance for your efforts toward correcting this issue.

Respectfully,

Tim Morgan
2628 35th Ave S
Minneapolis, MN 55406

P.S. I am also sure that the intent of the change did not mean to apply to apply R1A zoning to the existing multi-family building at 3525 E 27th St, which previously was not party to any future land use in the plan prior to the implementation of the approved change. (i.e., 'exempting the 3525 E 27th S property')

City Council Action 2/9/07, bottom of page 112, top of page 113, item e, parts 1,2 (underlined):

Z&P – Your Committee, having under consideration the *Seward Longfellow Greenway Area Land Use and Pre-Development Study* (hereafter *Seward/Longfellow Greenway Plan*), to develop policy direction for land use and development along Phase 3 of the Midtown Greenway and establish a long-term transitional policy framework for a part of the city that includes Seward Industrial Park as well as areas to the east more appropriate for long-term redevelopment to residential uses, now recommends concurrence in the recommendation of the Planning Commission that the findings prepared by the Department of Planning & Economic Development staff be adopted, and that the *Seward Longfellow Land Use and Pre-Development Study* document be adopted as a small area plan and as an articulation of and amendment to the comprehensive plan's policies, subject to review and approval by the Metropolitan Council, and subject to the creation of a companion document to be distributed with and accompany the document and which will include:

- a. The adapted Land Use and Development District Maps
- b. Development District and Building Type Illustrations and descriptions
- c. A Proposed Public Realm Features Map
- d. Corrections, changes, and clarifications recommended by staff, as identified in the staff report and in the attached Table of Comments and Staff Responses
- e. The following changes:
 1. On the Development Districts map, eliminate category 2, Urban-Oriented, from the area east of 34th Ave and north of the Midtown Greenway. This area will be changed to category 1, Neighborhood Oriented. Also amend the Future Land Use map to reflect low density in that location.
 2. Change the designation of the Minnehaha Center site on the Future Land Use map from "Commercial (preferred mixed-use)" to "Mixed Use."

Adopted 2/9/2007.

<http://www.ci.minneapolis.mn.us/council/archives/proceedings/2007/20070209-proceedings.pdf>

Midtown Greenway Rezoning Study
Comments for:
The whole Midtown Greenway area
And non-area specific comments
As of 11/19/09



2834 10th Avenue South
Greenway Level, Suite 2
Minneapolis, MN 55407
612 879-0103
612 879-0104 (fax)
www.midtowngreenway.org

September 17, 2009

Re: Midtown Greenway Rezoning Study

Dear City Staff and Decision-makers:

The long-term success of the Midtown Greenway generations from now depends on what land planning tools are put in place before redevelopment along the corridor touches every block. The Midtown Greenway Coalition feels that the current staff-recommended zoning changes may help to establish the Midtown Greenway as more of a growth corridor, but fail to implement protections for the Greenway. The following resolution and explanations detail our concerns and recommendations.

Resolution regarding the Midtown Greenway Rezoning Study of the City of Minneapolis,
September 2009:

The Midtown Greenway Coalition recommends that the City of Minneapolis adopt its staff's recommended Midtown Greenway Rezoning actions. The Coalition also recommends implementation of a new Zoning Overlay to guide buildings heights on the south side of the Midtown Greenway to protect solar access to the Greenway trails and provide density credits for dedicating land for public purposes related to the Midtown Greenway, all as recommended in section IX on page 68 of the City's Midtown Greenway Land Use and Development Plan. Furthermore the Coalition recommends considering use of the zoning overlay to: (1) institute a 12-foot setback from the Midtown Greenway property line for new buildings on the north edge of the trench segment of the Midtown Greenway; (2) limit advertising signage in the Midtown Greenway (to avoid the Greenway becoming too commercial by advertising off-site businesses and products).

Additional Information

Regarding height limits to protect solar access to the Greenway, the Midtown Greenway Coalition studied this for two years from 2001 to 2003 and determined that a Zoning Overlay is the only way to effectively protect solar access to the Greenway trails. This recommendation was approved by the City Council as part of the Midtown Greenway Land Use and Development Plan, but it is not in the current staff-recommended set of zoning changes. The current zoning changes are therefore not consistent with city policy in this regard. The Coalition feels that over time the Greenway will become a cold shaded canyon in the winter when sunshine is needed most if a zoning overlay addressing building

heights is not implemented. New buildings complying with such a height limit could rise up sharply from their Greenway frontage. The Coalition feels that this requirement would not be onerous except as applied to very small parcels where 3-story or higher buildings were proposed. Moreover, implementation of a zoning overlay to accomplish this is consistent with City policy.

Regarding density credits, such as increased floor area ratios or additional dwelling units allowed, in exchange for the dedication of land for public purposes, relevant City-approved land planning documents encourage dedication of land for:

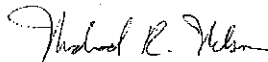
- a public walkway on the street-level rim of the Greenway;
- new or expanded trail entrances;
- open spaces at future rail transit stations;
- public or publicly-accessible green spaces or gathering spots.

While City-approved land planning documents include strong recommendations for place-making and the creation of the open spaces in the bulleted list above, the Midtown Greenway Coalition feels that, on a case by case basis, developers will simply not give up land for these purposes unless there are requirements and/or incentives to do so. If the City of Minneapolis is serious about implementing the public open spaces it calls for, and enhancing the Greenway in ways that will be required for it to function as envisioned in the future, a zoning overlay is needed to pursue these goals. Moreover, implementation of a zoning overlay to accomplish the walkway and other open spaces is consistent with City policy.

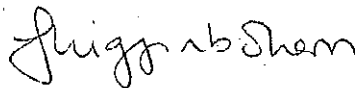
Overlay districts have been used extensively throughout Minneapolis to achieve neighborhood or district-specific goals that could not be achieved through the base zoning. For example, the North Phillips Overlay was created to allow accessory dwellings as a conditional use and the Nicollet Mall Overlay encourages street-level pedestrian activity. City goals and policies for the Midtown Greenway are equally well-suited to being implemented via an overlay district.

We look forward to working with you to implement a simple one-page zoning overlay that will accomplish the objectives the City and the community are interested in pursuing for the Midtown Greenway.

Sincerely,



Michael Nelson
President



Fleur Higginbotham
Vice President

2834 10th Avenue South
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Minneapolis, MN 55407
612-879-0103
612-879-0104 (fax)
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GREENWAY

CPC
10-26-09
#5

October 26, 2009

Minneapolis Planning Commission

Re: Midtown Greenway Rezoning Study

Dear Planning Commissioners:

The Midtown Greenway Coalition wishes to retract the following statement in our September 17, 2009 comment letter:

"The Midtown Greenway Coalition recommends that the City of Minneapolis adopt its staff's recommended Midtown Greenway Rezoning actions."

The remainder of our September 17 comment letter stands—we continue to recommend adoption of a zoning overlay district as is recommended in the Midtown Greenway Land Use and Development Plan. The Midtown Greenway has served, and could continue to serve, as an engine for improvements across Minneapolis, but only if the characteristics that make it special now are protected, and the City's and community's vision for how it will relate to new buildings and open spaces is pursued.

Below is a summary of City staff comments explaining why they believe a Midtown Greenway zoning overlay is not needed, and our responses explaining why a zoning overlay district is indeed needed.

Height Limits for Solar Access to the Greenway trails

1. City staff claim that the heights of buildings adjacent to the Greenway will be limited by zoning, for the most part, to 4 stories or less. However, 4 story buildings on the south Greenway property line or even south of 29th St do indeed shade the trails.

2. City staff claim that building height limits can be achieved case by case using the Conditional Use Permit or Planned Unit Development processes. These processes will only limit buildings heights to protect solar access to the trails when such processes come into play. Furthermore, solar access to the trails would not be identified in the Zoning Code as a required condition of a CUP or PUD adjacent to the Greenway. In other words, it would be up to the Planning Commission to decide whether or not to require it. This case by case approach is not only tenuous in achieving the desired outcome of protecting solar access to the Greenway trails, it also means more uncertainty for staff, the Planning Commission, applicants and neighbors, as compared to a simple zoning overlay.

WEST CALHOUN

CEDAR ISLES DEAN

EAST ISLES

EAST CALH

CARAG

LOWRY HILL EAST

WHITTIER

LYNDALE

CANDO

PHILLIPS WEST

MIDTOWN PHILLIPS

PROSPECT PARK

LONGFELLOW

SEWARD

EAST PHILLIPS

CORCORAN

POWDERHORN

LOVE OUR PATHWAYS

Land Dedications for a Public Walkway on the Greenway rim and Other Purposes

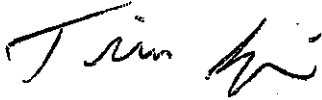
Given the high price of land, we believe developers will not set their buildings or underground parking ramps back 15 feet from the property line to allow for a publicly accessible rim walkway unless they are required to do so. Also, achieving a setback through the CUP approval and the 30% variance that can be claimed based on hardship are discretionary and applied on a case-by-case basis, which means more uncertainty for staff, Planning Commission, applicants and neighbors, as compared to this simple set of requirements.

Signage

Avoiding billboards is wholly insufficient for avoiding advertising in the Greenway for off-site business or products, and without signage protections we risk losing the greenspace character of the Greenway.

Thank you for your careful attention to our recommendations for safeguarding one our City's most important assets, the Midtown Greenway.

Sincerely,



Tim Springer
Executive Director

CPC
10/26/09
#8

Sample language for a Midtown Greenway Overlay District

October 26, 2009

As proposed by the Midtown Greenway Coalition

Purpose: To protect the usability of the Midtown Greenway trails for non-motorized travel year-round; to ensure that adjacent development enhances the visibility of and access to the Greenway, and to maintain a safe and pleasant environment for users of the trails and open space.

Established boundaries: As shown on the official zoning map. *[would generally apply to lots abutting the Midtown Greenway and lots that are wholly or partially within 200 feet to the south of the southern property line of the Hennepin County Regional Railroad Authority-owned Midtown Greenway corridor.]*

Height and solar setback: Maximum height of buildings shall be as established by the primary zoning district. However, buildings on the south side of the Midtown Greenway shall not cast a shadow at mid-day onto the Midtown Greenway trails as calculated when the sun is at a 22 degree angle above the horizon (the winter solstice). Buildings shall be set back and/or building facades may be stepped back in order to meet this requirement. Portions of a building may extend above the height limit established above, provided that such portions occupy no more than 15 percent of the total lineal Midtown Greenway-facing frontage of the structure. Maximum building height may be increased by conditional use permit in non-shading parts of a property in order to compensate for any loss of height adjacent to the Greenway.

North side setback: Buildings located on the north side of the trench segment of the Greenway shall be set back a minimum of fifteen (15) feet from the Greenway property line.

Development credit for dedication of land: If a property owner dedicates land for a public walkway along the north side of the trench segment or for improved trail access or open space amenities in other locations, the development rights of the dedicated land shall be transferred to the remainder of the parcel. Maximum number of dwelling units and floor area ratio shall be based upon the original size of the parcel.

Off-premises advertising prohibited: Off-premises advertising signs shall be prohibited within the Midtown Greenway Overlay District where such signs would be visible from the Midtown Greenway trails.