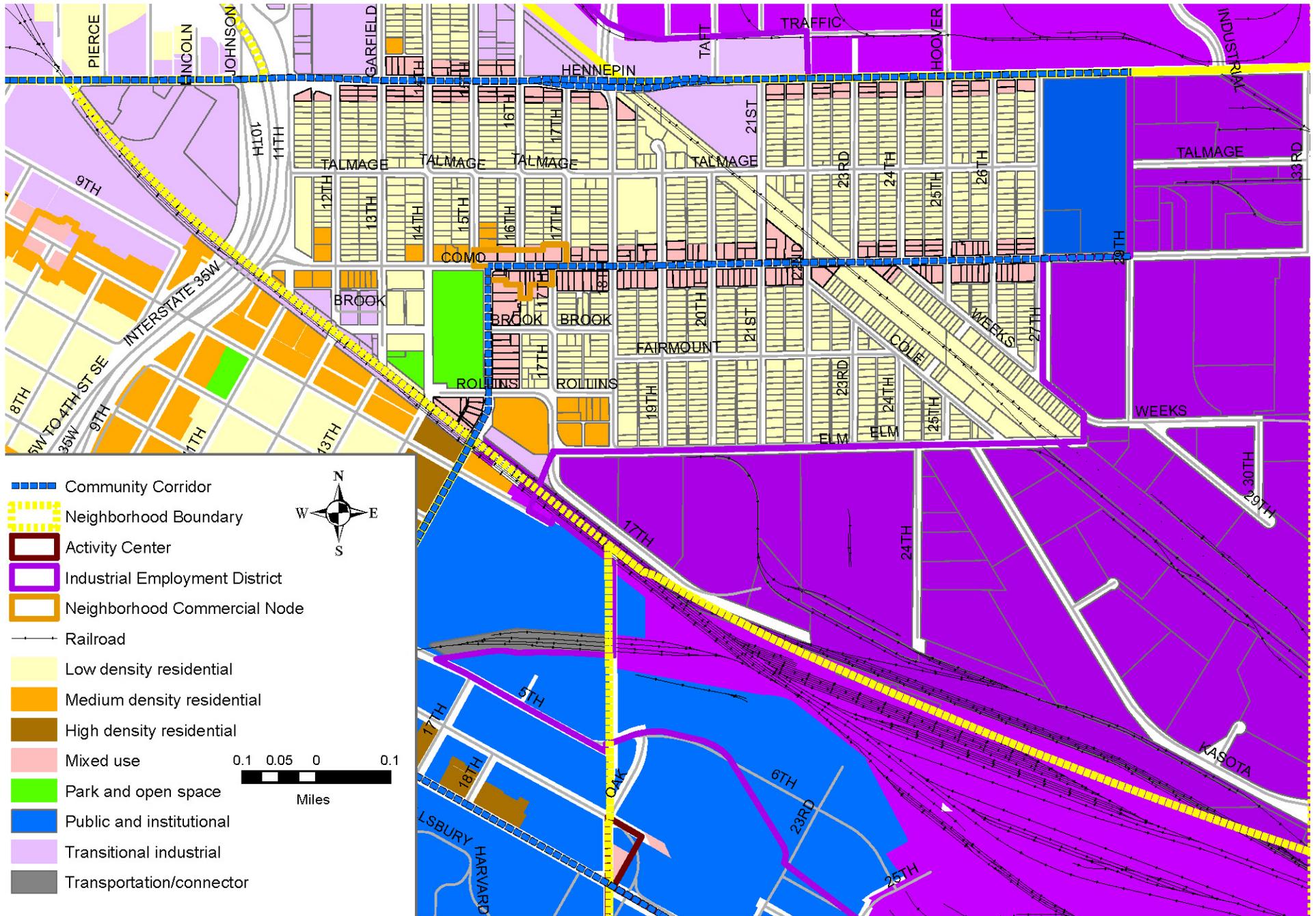


Map 6.0 – Current Land Use with Streets, Railroad Tracks, and Building Footprints (Source: City of Minneapolis)



Map 6.1 – Future Land Use with Streets, Railroad Tracks, and Property Lines (Source: City of Minneapolis)

Southeast Como Blueprint

Comments from 45 Day Review Period – comments received as of 2/22/16

Comment	Source	Location in Plan	Response
<p>It appears to me that I am seeing more families living in the Como neighborhood in the past year or so and wonder if statistics back that up. Also, there are many fewer loud parties than there have been in the past and it seems to me that especially the younger U of Mn students are living closer to Dinkytown now</p>	<p>Andrea Roth, 1/13/16 email</p>	<p>Neighborhood Profile</p>	<p>Chapter 5 provides detailed demographic data on the neighborhood</p>
<p>I strongly support the idea of reopening Tuttle school as a paired school with Marcy. I have worked at both schools in the past and know that Tuttle has wonderful space, conducive to learning, and remember hearing Marcy teachers who taught summer school at Tuttle comment on how large and light the classrooms are in that building.</p>	<p>Andrea Roth 1/13/16 email</p>	<p>Institutions page 15-2</p>	<p>The plan supports the reopening of Tuttle school, including a potential pairing with Marcy-Holmes</p>
<p>I write in support of the Como Blueprint Draft Plan, now before the Planning Department for public review and comment. I currently serve as chairperson for the SE Como Improvement Association’s Housing and Livability Committee. The suggestion for a planning effort for our neighborhood originated in this committee several years ago. I was also a member of the Blueprint Steering Committee.</p> <p>I am not an unbiased commentator, but I would like to offer remarks about the difficult but sincere work accomplished by the Steering Committee as it shaped the Blueprint recommendations, and then worked with consultant Chad McGuire to finalize the text enhancing and explaining the recommendations. The committee was often not in agreement about the choices of words and phrases (and their implications for the neighborhood’s future). Many long discussions and hard-fought compromises characterized the committee’s work as it sought to come to agreement about the specific language employed in the Blueprint</p>	<p>Katie Fournier 2/21/16 email</p>	<p>General</p>	<p>Comment acknowledged and appreciated</p>

Comment	Source	Location in Plan	Response
<p>text.</p> <p>I believe I speak for the whole Steering Committee when I say that all its members were eventually satisfied that we had come to the best description of our hopes for the future of our mainly residential, mainly single-family community on the east edge of Minneapolis, near the University of Minnesota.</p> <p>We are also very grateful for the advice and consultation offered by our consultant, Chad McGuire. His knowledge of statutes and ordinances, as well as the definitions and possibilities of the City's various zoning and planning classifications often helped us as we worked towards a common vision for our neighborhood.</p> <p>Thank you for this opportunity to speak in support of our Como Blueprint and to voice the hopes of our Steering Committee that the Planning Commission will recommend it forward to the City Council and to the Metropolitan Planning Commission for inclusion in the City's Minneapolis Plan.</p>			
<p>SCHOOLS: Some families moved away when Tuttle School closed and we lost our polling place, which was moved to an inaccessible and difficult to find location, until we were allowed to vote out of our Ward but in the neighborhood. Tuttle had been integrated but was replaced by two "alternative" schools. One served only Native Americans and the other served exclusively Somali students.(Most of the Minneapolis terrorism recruits attended that school.) How do you learn to get along in a multi cultural society if you only know people just like you?</p> <p>We have told the City Council and School Board we would like to have an elementary school where all students would be</p>	<p>Lila Smith 1/11/16 email</p>	<p>Institutions page 15-2</p>	<p>The plan supports the reopening of Tuttle school as a neighborhood-serving school</p>

Comment	Source	Location in Plan	Response
<p>welcome or a Early Child Learning Center in the Tuttle Building.</p> <p>As a former active Marcy Open parent who served on the school’s Parent Teacher Council I know that a long term goal was to have K-8 under one roof. It has been very successful and popular. I don’t believe that splitting it into two schools would be a good idea. Rather it would make sense to create a new magnet elementary or preschool in the Tuttle building. A Montessori would be a great fit for our neighborhood.</p>			
<p>ENVIRONMENT AND COMMUNITY GARDENS: Here are some issues our neighborhood has been working on: 1) Encouraging pollinator friendly plantings like native plants. Our food supply depends on pollinators. 2) Encourage Organic Practices and avoid use of chemicals and neonicotinoids in our yards and gardens. 3) Use rain gardens and other plantings to reduce runoff and protect our storm water. These are additions I would make to this excellent document.</p>	Lila Smith 1/11/16 email	Environment page 10-1	The plan recommends promoting and participating in ongoing Como Green Village activities, which includes all listed here.
In 1.2, the sentence “it is imperative to understand, the recommendation to support development” should probably have “that the” inserted after understand	CPED staff	Executive Summary page 1-1	Corrected
The accessory dwelling unit policy language here needs to be modified to match the language in the Housing section (page 8-11)	CPED staff	Executive Summary page 1-3	Edited to make language consistent
The student housing policy language here needs to be modified to match the language in the Housing section (page 8-7)	CPED staff	Executive Summary page 1-3	Edited to make language consistent
At the time this small area plan is being reviewed, the Minneapolis Plan for Sustainable Growth is in the process of being updated	CPED staff	Executive Summary page 1-7	Added reference to update process
In 1.4.2 and 1.4.3, “Cities’” should be changed to “City’s”	CPED staff	Executive Summary page 1-7	Corrected
In 1.6, there are two places where a ; should instead be a :	CPED staff	Executive	Corrected

Comment	Source	Location in Plan	Response
		Summary page 1-10	
“Any polis that is truly so called” – this appears to be a quote (from Aristotle?) so should be in quotes w/ citation	CPED staff	Vision Statement page 2-1	Added reference
In the term “Minneapolis city policy” the word City should be capitalized	CPED staff	Vision Statement page 2-1	Corrected
In the first paragraph there’s a reference to “See Text Box” but it isn’t clear to what this refers	CPED staff	Community Engagement page 3-4	Added clarification that text box is on page 3-3
Regarding land use along Como, it states “existing low density residential land use is not compatible with the appropriate housing density for a Community Corridor” – but the Community Corridor designation doesn’t necessarily mean that the highest densities are appropriate at all locations on the corridor; language should be clarified	CPED staff	Land Use page 6-6	Clarified that it is below the density guidance, but not strictly incompatible
In the first paragraph there is a reference to “See Picture” but it is unclear to what this refers	CPED staff	Land Use page 6-8	Added clarification where maps are located
In 6.3, 40’x130’ feet doesn’t need the ‘ marks because the word feet is there	CPED staff	Land Use page 6-8	Corrected
In 6.3 there is a reference to “overleaf” but not clear to what this refers	CPED staff	Land Use page 6-8	Corrected
Need to clarify that neither lot aggregation or reorientation need to be done in advance of a development project (particularly as it would be either the property owner or developer who would be requesting that this happen) – both can be done as part of a development application	CPED staff	Land Use page 6-8	Added clarifying language
Need to clarify that the conservation district recommendations requires a grassroots process – since there is a high bar for approval, this is not something the City can do to or for the neighborhood without extensive neighborhood based participation and agreement (could also be referenced under Heritage Preservation section)	CPED staff	Land Use page 6-11	Language edited and relocated to Heritage Preservation chapter

Comment	Source	Location in Plan	Response
In 7.0.1, MNDOT should be MnDOT; in 7.0.2, it should be a : not an ; after “including”	CPED staff	Land Use page 7-1	Corrected
In 7.1, reword first sentence to something like “For many, walking is the most basic form of transportation”	CPED staff	Land Use page 7-3	Corrected
In 8.1.1, the same language on Community Corridors from page 6-6 is repeated here – same comment applies	CPED staff	Housing page 8-4	Edited to match edited language in other section
In 8.3, lopsided is a subjective term	CPED staff	Housing page 8-6	Corrected
In 8.5, The recommendation “Discourage the granting variances when student-oriented developments are proposed” is not legally enforceable on those grounds – could be reworded to refer to the need to ensure that review of variances considers impacts on neighborhood fully and is not solely about project profitability	CPED staff	Housing page 8-7 and 8-8	Edited language to focus on need to consider impacts when making approvals
In 8.5, Minneapolis City Planning Commission should be first on the list of entities that grant variances	CPED staff	Housing page 8-7	Corrected
In 8.6, lopsided is a subjective term	CPED staff	Housing page 8-8	Corrected
The statement “The Como Blueprint recommends eliminating the relative homesteading loophole to discourage this practice.” needs to be qualified – this would require a change of state law, which is above the jurisdiction of a City plan; it should not be included	CPED staff	Housing page 8-9	Added language clarifying the jurisdictional issue
In 8.7, “whopping” is too subjective	CPED staff	Housing page 8-9	Removed word
In 8.9 on ADUs: Discouraging ADUs is inconsistent with the goals and policies of the comprehensive plan, and is in conflict with recently adopted policy/ordinance. ADUs are permitted by-right throughout the city's neighborhoods, and attempting to inhibit them could be a violation of due process.	CPED staff	Housing page 8-11	Edited language to focus on need for conversation and clarification
ADUs are not considered an increase to density relative to the standard for Urban Neighborhood	CPED staff	Housing page 8-12	Removed the language on increase in density in Urban Neighborhood
There is a “job density map here” placeholder – is there a map to put here? Also a placeholder for the page number for a Census tract map	CPED staff	Economic Development page 9-1	Removed job density map placeholder; corrected references to other maps

Comment	Source	Location in Plan	Response
Appendix 18.x placeholder	CPED staff	Economic Development page 9-2	Removed reference
It is not necessary to authorize aggregation of lots	CPED staff	Economic Development page 9-4	Language suggests consideration, does not require
“See map on page X” placeholder	CPED staff	Parks page 11-2	Corrected reference
Conservation district could be referenced as a tool for preservation	CPED staff	Heritage Preservation page 12-1	Added to chapter as new section
“Guiding principal” (in both pull quote and in text) should be “guiding principle”	CPED staff	Heritage Preservation page 12-2	Corrected
The statement “institutions...have little interest in the planning process” may be overly broad – some potentially do (as has been seen in other planning processes)	CPED staff	Institutions page 15-1	Added the word “may”
<p>In 7.2 Parking: “Recommendation: • Installing additional four hour parking limit signs near transit stops and Tuttle School.”</p> <p>➤ <i>Comment: Change to “limited parking” or restricted parking (don’t specify time limit in plan)</i></p> <p>“Along with strategies that address parking shortages, the Como Blueprint supports strategies to reduce driving and concomitant parking.”</p> <p>➤ <i>Comment: Outline the strategies proposed to address parking shortages</i></p> <p>Implementation: • Petition the City to add four hour parking limit signs at appropriate locations, and</p>	Public Works staff	Transportation page 7-4 and 7-5	Corrected parking limit language; added reference to ensuring new development provides sufficient off-street parking

Comment	Source	Location in Plan	Response
<p>➤ <i>Comment: Change to “limited parking”</i></p> <p>In 7.3 Bicycles: 7.3.1 Existing Bicycle Infrastructure “Evaluation of existing bicycle facilities”</p> <p>➤ <i>Comment: The Blueprint recommends “evaluation of existing bicycle facilities,” but it does not specifically mention what the scope of evaluation would be. A more specific statement is not required, but may be more effective. SECIA can reference Chapter 6 of the Bicycle Master Plan for relevant objectives and performance measures.</i></p> <p>7.3.2 Bicycle Infrastructure Improvements “At the time of this writing, the City was in the process of updating the Bicycle Master Plan and considering protected bikeways.”</p> <p>➤ <i>Comment: This should be updated to reflect the adopted update to the Bicycle Master Plan and mention the planned protected bikeways within SE Como including 15th Ave SE, Rollins Ave SE, and 18th Ave SE. SECIA can reference the map on p. 4 of the plan.</i></p>	Public Works staff	Transportation page 7-6	<p>The Blueprint process did not explore the potential scope of evaluation, since it will vary by situation and timing;</p> <p>Added reference to bicycle master plan update and SE Como projects</p>
<p>General Comments on future development from Water Treatment & Distribution Services (WTDS):</p> <p>➤ The plan appears to function as a guidance document for future development within the Como Neighborhood. As planning-level activities begin, it is requested that the planner/designer engage WTDS for review and input to these projects and land-use changes.</p> <p>➤ The plan speaks of high-density, medium density, mixed use commercial and industrial land-uses within certain corridors</p>	Public Works staff	Land Use and Environment	All items listed here are noted and will be taken into account as part of plan implementation

Comment	Source	Location in Plan	Response
<p>of the neighborhood. As these projects begin to take-shape, it is critical that the requisite hydraulic reviews concerning capacity and system pressures be reviewed so that the proposed developments can be accommodated by the existing water utility. WTDS engineering staff can assist with these assessments.</p> <ul style="list-style-type: none"> ➤ It is important to recognize that several water transmission pipes reside within this region of the City and will be a factor in the ability to develop certain areas of the neighborhood. It is suggested that the planner/designer engage WTDS early in the planning process to address these issues. ➤ Land-use changes and future development projects must account for and include easements and/or the requisite land dedications for the water utility affected by the proposed changes. It is anticipated that these issues will be discussed with the planning activities. 			