

## Planning Comments

**At Glenwood:** The future land use map in The Minneapolis Plan for Sustainable Growth designates this area as mixed-use, which supports commercial redevelopment of existing commercial buildings. [Jim Voll, reviewer]

**Harris Building Food Hall and Office:** The Harris redevelopment site is zoned I2 Medium Industrial District with the UA University Area Overlay District. It is classified as a “food and beverage products” use, which is a permitted use in the I2 zoning district. The current proposal will require at a minimum site plan review. In general, the project design is supportable, but there may be changes recommended by staff during the public hearing review and approval process. The development site is located at 30<sup>th</sup> Avenue along the University of Minnesota transitway. The site is located near the Prospect Park Transit Station Area and within the SEMI Industrial Employment District as identified in The Minneapolis Plan for Sustainable Growth. The future land use map in The Minneapolis Plan for Sustainable Growth designates the site as Industrial which supports food and beverage products uses. An employment generating development would be an appropriate use in an Industrial Employment District and would be in conformance with the comprehensive plan for land use. [Joe Bernard, reviewer]

**North Market:** The future land use map in The Minneapolis Plan for Sustainable Growth designates 44<sup>th</sup> Avenue North as a Community Corridor, which supports commercial redevelopment of existing commercial buildings. [Jim Voll, reviewer]

**Penn Ave Union:** The future land use map in The Minneapolis Plan for Sustainable Growth designates Penn Avenue as a Community Corridor, which supports medium density residential (20-50 dwelling units per acre). The C Line Arterial Bus Rapid Transit will have stations at the Penn/Golden Valley Road intersection. Golden Valley Road will be a connecting route for local bus service to the Golden Valley Road LRT station on the Blue Line LRT extension. Medium-density multi-family with first floor commercial would be the preferred land use at this intersection. [Jim Voll, reviewer]