

9

Minneapolis City Planning Commission

Regular Meeting

August 23, 2004

4:30 p.m. - Room 317, City Hall, Minneapolis, Minnesota

Commissioners: President Martin, Vice President Hohmann, A. Johnson, G. Johnson, Krause, Krueger, Kummer, LaShomb, MacKenzie, and Schiff - 10

Committee Clerk: Tina Sanz (612) 673-3710

Call to order

Approval of the Agenda

Consent Agenda - August 12, 2004 Committee of the Whole

A. Parcel "D":

A2. Parcel "D". Proposed Park Avenue East TIF Plan, Modification No. 19 to the Industry Square Redevelopment Plan and Modification No. 100 to the Common Project (Staff: Jack Byers)

Forwards Without Recommendation

The City Planning Commission forwards without recommendation the proposed Modifications to the redevelopment districts on Parcel D in the Historic Mills District with the following notes concerning the proposed projects:

- Inclusion of affordable housing on Parcel D is a very important part of the build out of the Mills District, but residential uses alone are insufficient for furthering the creation of a new neighborhood. Allowing for the incorporation of neighborhood commercial retail/services into Parcel D is *also* critical for the build out of the Mills District and the ability for a new neighborhood to grow and sustain itself.
- Integration of commercial retail uses into Parcel D is called for in the *Update to the Historic Mills District Master Plan* (approved by the City Planning Commission and the City Council in 2001). The Developer and CPED Business Development must make a more serious concerted effort to address and meet the challenges of incorporating retail uses in the Parcel D project so that the project is in compliance with objectives set forth in the *Update to the Historic Mills District Master Plan*. This effort should include pursuing a full range of *financing* options in order for this block to be developed in such as way as to realize the goals and policies in the master plan. This effort should include considering and pursuing a full range of *architectural design* options have been considered and pursued in order for this block to be developed in such as way as to realize the goals and policies in the master plan.

B. Redevelopment Plans:

B1. Lowell Redevelopment Plan (Staff: Tom Leighton)

Approval

B2. Eden/Lindquist Redevelopment Plan (Staff: Tom Leighton)

Approval

The Committee of the Whole made the finding to forward the staff recommendation for the above consent item(s) to the full Planning Commission.