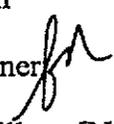


Minneapolis Planning Department
 350 South Fifth Street, Room 210
 Minneapolis, MN 55415-1385
 (612) 673-2597 Phone
 (612) 673-2728 Fax
 (612) 673-2157 TDD

STAFF REPORT
NEIGHBORHOOD BOUNDARY CHANGE

DATE: March 28, 2002

TO: City Planning Commission

FROM: Fred Neet, AICP, City Planner 

SUBJECT: Application by Ventura Village [North Phillips] for official neighborhood boundary change

Ventura Village, Inc., requests separate neighborhood status within the Phillips Community (Planning District). The actual boundaries requested are the centerlines of I-94, I-35W, and Hiawatha Avenue, and, on the south, 22nd Street from I-35W to Chicago Avenue, 24th Street from Chicago to 17th Avenues, and 22nd Street from 17th to Hiawatha Avenues (see page 4 in the letter of application dated June 14, 2001).

Please note that on pages 1 and 3-6 Ventura Village recommends 24th Street as its continuous southern boundary. However, staff interprets the statements referencing 22nd Street, in bold, on page 4, as its actual request. Otherwise, per the City-approved Neighborhood Boundary Change Process (April 6, 2001), the impacted neighborhood organizations of West Phillips and East Phillips Improvement Coalition must affirmatively assent (2e on page 3).

The boundaries as proposed are those recognized by MCDA for purposes of citizen participation, and therefore also the boundaries recognized by NRP. These boundaries, as well as those of the other three general purpose neighborhood organizations in the Phillips Community, are exact continuations of the sectors established by the former recognized Phillips neighborhood organization, People of Phillips. People of Phillips dissolved in 1998.

U. S. census tract boundaries also correspond exactly with the boundaries proposed by Ventura Village, Inc., as they do with the other three general purpose neighborhood organizations. The following table compares 2000 populations in the four defined sectors of Phillips:

NEIGHBORHOOD BOUNDARY CHANGE
PLANNING STAFF REPORT

region	population	census tracts
Ventura Village	6,769	59.02, 1060
West Phillips	4,771	1071, 78.02
Midtown Phillips	4,118	1072, 79
East Phillips	4,147	73.01, 73.02

22nd Street, however, is vacated immediately west of Chicago Avenue. This proposed boundary therefore separates Four Winds American Indian School from Peavey Park without an intervening public right-of-way. That is, the proposed boundary for this 1/4 block is an interior property line between the Park Board and Minneapolis Public Schools.

East Phillips Improvement Coalition (EPIC), in a February 10, 2000, letter to Planning Director Chuck Ballentine (enclosed) noted that 17th Avenue as its extreme northwestern boundary, for one block, as well as 22nd Street on the north, separated East Phillips Park from many of its users. It continued by suggesting that Bloomington Avenue would be better served if both its sides were represented by one neighborhood organization. And that the existing and proposed boundaries separated Holy Rosary Church from its convent. These comments and suggestions were never pursued.

In compliance with the approved Neighborhood Boundary Change Process, enclosed, Ventura Village, Inc., stipulates, without additional documentation, that every household within the proposed boundaries received notice of a vote on separate neighborhood status. However, the Process also requires notification of businesses and property owners.

Separate letters with the same date each reference the December 14, 1999, community vote. One of the letters advocates a 24th Street southern boundary, the other accepts 22nd Street west of Chicago and east of 17th Avenues. The question thus raised is which boundaries were adopted at the meeting.

Also enclosed are letters of support or meeting minutes from the other NRP/MCDA recognized neighborhood organizations to Ventura Village, Inc., for separate neighborhood status. None, however, specified boundaries.

Bob Cooper, MCDA Manager of NRP/Citizen Participation, relates that approval of separate neighborhood status would likely allot Ventura Village, Inc., an additional \$10,000 per year for neighborhood organization administration.

The public hearing required by the approved-Process has been set for April 1.

RECOMMENDATION

City Planning staff recommends that the City Planning Commission and City Council **approve** the boundary change, separate neighborhood status, with the name of Ventura Village as requested by Ventura Village, Inc.

Michael E. O'Neal
1906 Elliot Avenue South
Minneapolis, MN 55404
612-870-1013
oneal@augsborg.edu

1 April 2002

Fred Neet, AICP
City of Minneapolis
Planning Department
210 City Hall
Minneapolis, MN 55415

Dear Mr. Neet,

I had planned to speak against the proposal that Ventura Village, Inc. "officially" become a separate neighborhood within the Phillips Community.

I am against this proposal for the following reasons:

- 1) Within the last month Ventura Village has developed two proposals that have generated concerns about conflict of interests and personal enrichment. The first came before the Empowerment Zone, of which I am a member, regarding a request for \$100,000.00 to build carriage homes on property owned by Mr. Jim Graham and built by a company owned in partial partnership by Mr. Graham. The second incident occurred during a Housing Committee meeting of Ventura Village and also involved carriage house development through a Livable Communities Grant from the Metropolitan Council. Mr. Graham proposed a motion to double the grant from \$10,000.00 to \$20,000.00 each neighborhood participant would receive. Mr. Graham is one of the grant recipients and both he and his wife voted in favor of the motion. The Livable Communities grant also indicates that preferences will be given to those neighbors that agree to use Mr. Graham's company to build the carriage house. These conflicts of interests in themselves should be sufficient reasons to deny Ventura Village's request to be a separate neighborhood in Phillips. If Venture Village has these conflicts of interest now, what types of conflicts might arise when they become eligible for the second round of the Neighborhood Revitalization Program?
- 2) The Phillips community was designated a "community" in the late 1970s because of the common concerns experienced throughout the entire area. The Community still experiences those same conditions: long-term, persistent, concentrated poverty; an over abundance of non-profit social services and government programs without any coordination; blighted and boarded housing; and usual high rates of crime and "gate-way offenses."

(See Trouble at the Core by the Metropolitan Council.) These conditions required coordinated action throughout the entire community which will not be resolved by dividing up the community.

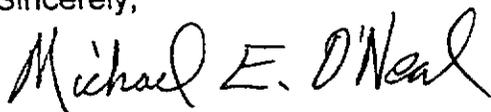
- 3) There are many development plans that also require coordinated actions of the whole community especially in a community experiencing multiple local unwanted land uses (LULUs). This is especially important since development actions in one area will impact development potential in another part of the community; e.g., LRT station area development at Franklin Avenue and Lake Street; the walling-off of the eastern edge of Phillips by concrete walls along the Hiawatha Corridor the re-development of the existing Sears Building and Empowerment Zone planning; the paired one-way that transect the community; and the proposed expansion, again, of I-35W/I-94 Commons. These issues require cooperation and coordination of the entire Phillips Community which will not be served by dividing the community. In fact, one issues that emerged during the first round of NRP funding was that the NRP caused many neighborhoods to fund projects internally within neighborhoods boundaries and not address common concerns shared among adjacent neighborhoods. I have not been my experience that Ventura Village has the ability to operate cooperatively or in a coordinate way with the remaining segments of the Phillips Community.

It is because of the fiscal conflicts of interests, the commonality of concerns in the area and the limited cooperation/coordination of currently shown by Ventura Village that I would urge the Planning Commission not approve this request.

At the very least, I would hope that no action be taken until the fiscal conflicts of interest be resolved. This is especially important since fiscal mismanagement was a primary reason given for the failure of the original neighborhood group, People of Phillips.

Thank for your attention given my statement. I regret that a previous appointment prevents me from attending the hearing and submitting my statement in person.

Sincerely,



Michael E. O'Neal
Phillips Resident within the proposed boundaries

CC: Mayor R. T. Rybak
Council Member Dean Zimmerman
Planning Director Chuck Ballentine

Neet, Fred

From: Mary Ellen Kaluza [mekaluza@mninter.net]
Sent: Monday, April 01, 2002 9:57 AM
To: fred.neet@ci.minneapolis.mn.us
Cc: Robert Lilligren; Gary Shiff; Dean Zimmermann;
"mayor@ci.minneapolis.mn.us"@mail.infinetivity.com; Charles Ballentine
Subject: Ventura Village, Inc. proposal

Message Flag: Follow up
Flag Status: Flagged

Dear Mr. Neet,

I received the hearing notice on March 27th regarding the application by Ventura Village, Inc. to become a separate neighborhood. I am unable to attend the meeting but I have many thoughts and opinions about the issue and feel strongly about being heard. I'll try my best to be succinct!

I have lived in the north end of Phillips since 1975. I'm practically an old timer! (Family ties go much further back-- my father attended Phillips Junior High in the 1930's.) I love this neighborhood. I am proud that we are the first to embrace new immigrants to Minneapolis. I am proud that we are home to one of the most dense urban Native populations in the country. I am proud of the many, many elders living here and the many, many young people. And I am proud that we are named for one of the great people in American history: Wendell Phillips.

Wendell Phillips was a strong, vocal anti-slavery activist who advocated for women's rights and immigrant rights as well. Who better for this community to be named after? I have heard that the name Ventura was picked, not for the governor, but some other reason. I don't buy that, and I am adamantly opposed to the name. It means nothing to me, except embarrassment. I will always identify with the larger Phillips neighborhood.

Aside from the awful name choice are much more serious issues. The whole Ventura Village thing came up after the demise of People of Phillips, which was a terrible blow to the neighborhood. For all its problems, it was an organization that could have and should have been salvaged, saving the little political power this neighborhood had. It's structure was a little cumbersome but was based on very democratic principles. In its absence, the folks of Ventura Village rose up and assumed authority. There was no community-wide referendum, no mandate. It represents a very narrow, self-serving slice of this community. Quite undemocratic.

Another important point is the whole notion of splitting up Phillips. As one of the poorest, if not *the* poorest, our power lies in size and numbers. We would be foolish to break up into little fiefdoms vying for ever-shrinking funding. Should it be decided to split up Phillips into smaller units, I would strongly encourage a much more comprehensive approach than piecemealing it into random block club-sized parcels at the request of individuals. Some thought into exactly *who*

gets to request their own neighborhood should happen long before any action is taken anywhere in the city, not just here in North Phillips.

I am also very alarmed that this hearing is coming up and there has been virtually no neighborhood-wide effort to discuss pros and cons of the proposal. And this should not be the task of Ventura Village, Inc., but a neutral entity. This Balkanization of Phillips does not affect only the north end. It has neighborhood-wide, as well as city-wide implications.

The notice did not include any sort of explanation for the process. What will this hearing determine? Where does the application go to next? How long is the process? What are the opportunities for input? What outreach will happen? Where does the final decision lie?

Thank you for considering my thoughts on this issue. And I urge the Planning Department to recommend no action until more comprehensive planning and discussion has happened.

Sincerely,
Mary Ellen Kaluza
2115 12th Ave So
Mpls., MN 55404
612-871-7722

cc: Dean Zimmermann, Gary Shiff, Robert Lilligren, Mayor's office, Charles Ballentine

Neet, Fred

From: mtmgovek [mtmgovek@qwest.net]
Sent: Monday, April 01, 2002 10:08 AM
To: fred.neet@ci.minneapolis.mn.us
Subject: Ventura Village

We have reviewed the flyer from the City Planning Department, dated March 22, 2002, concerning the public hearing on the application by Ventura Village Inc. to create a separate neighborhood named Ventura Village. We would like to express our full support of this application and the proposed boundaries.

Sincerely,

Melissa Turner and Mike Govek
2207 Bloomington Ave FL 2
Minneapolis, MN 55404

Neet: Fred

From: Laura Espondaburu [espon001@umn.edu]
Sent: Sunday, March 31, 2002 6:17 PM
To: fred.neet@ci.minneapolis.mn.us
Subject: Ventura Village

I firmly oppose to change the name of my neighborhood to that of Ventura Village, and to separate it from the rest of Phillips. As a minority woman I chose to live in Phillips because of its diversity. I see the proposal to separate and change the name of the neighborhood as one step towards it becoming a place where I and others like me will soon be unwelcomed.

A few months ago, attracted by an invitation to discuss the closing of the 12 Ave S block from Franklin to 21 Street South, I attended a meeting of the self-proclaimed Venture Village neighborhood organization. I attended the entire meeting and discovered that this group (Ventura Village, Inc.) is made up of a very small group of property owners who claim to represent a neighborhood they have no class or ethnical links with. Most of its members have business or rental units. Phillips is to them an investment, not a neighborhood.

To give you a flavor of this group, I'll tell you about one of its members:

I happen to have lived since 1987 across the street from Mr. Raymond Peterson, one of the leaders of Ventura Village Inc. In these twenty some years Mr. Peterson has only approached me to accuse me of being responsible for the noise African American kids make on the street(!) (I am 45 years old and live with my 75 years old mother, both of us are Hispanic), to inquire if we have seen who stole a stair ladder from his property, or to ask that I approve the building of a parking area or a new addition for his property (Mr. Peterson has a several rental units in his property). Under no circumstances will I feel represented by someone like Mr. Peterson.

I urge you to dismiss this proposal.
Laura Espondaburu
(612)872-7490
1224 E 22 Street
Minneapolis, MN 55404

Neet, Fred

From: Paula Williamson [paulaw@ties.k12.mn.us]
Sent: Monday, April 01, 2002 1:19 PM
To: fred.neet@ci.minneapolis.mn.us
Subject: Ventura Village

Dear Mr. Neet,

I received the notice of the City Planning Commission meeting about Ventura Village, Inc. and their move to separate from the neighborhood but am unable to attend the meeting on such short notice. I am writing to protest this move. Ventura Village, Inc. does not represent me and, in my opinion, does not represent many of my neighbors. Those that are pushing for this move are self-appointed leaders with little grass roots support. They are an insular group that have done little to organize neighborhood residents. Ventura Village Inc. does not represent my neighborhood.

I have lived in the Phillips neighborhood since 1976. I love my neighborhood and, though at times it has been difficult, I have never considered leaving. I stay because I am fascinated by our diversity and proud that we are able to live together and share our diversity.

Ventura Village's move for separation dates back to the demise of the People of Phillips (POP). POP was a grass roots organization that worked hard to move the neighborhood agenda forward as a democratic process. When the city decided to abandon POP, those with power in the Districts appointed themselves as leaders. This is how Ventura Village Inc. came about, there was nothing democratic about it.

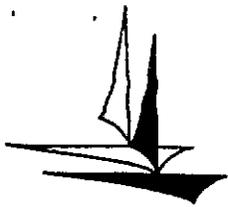
Phillips should not be broken up. Our power is in our size and in our numbers. If the neighborhood is to be parceled out it needs to be done in a comprehensive way that involves all neighborhood residents.

I vehemently oppose any name change. Especially, to a name that is meant to flatter a governor who has done much to harm the residents of Phillips. Our namesake, Wendell Phillips, should be celebrated always for the great man that he was, a fighter for justice, an orator and supporter of abolition and suffrage.

Thank you for your attention to my thoughts on this important issue. I hope this will not be my only opportunity to let my opinion be heard. Please keep me informed on the process the Plannign Department will follow in making this decision. I urge the Planning Department recommend that **no action** be taken on this matter until the discussion is brought to the greater community.

Sincerely,

Paula Williamson
1220 E. 22nd St.
Mpls, MN 55404
874-1080



City of Minneapolis
City Planning Department
 Chuck Ballentine
 Director

350 South 5th Street - Room 210
 Minneapolis MN 55415-1385

Office (612) 673-2597
 Fax 673-2728
 TTY 673-2157

March 22, 2002

To all residents and businesses:

Jesse

Ventura Village, Inc., has applied officially to become a separate neighborhood in the Phillips Community. Its proposed boundaries are drawn on the enclosed map.

The City Planning Commission will hold a public hearing on the application

Monday, April 1
 in 317 City Hall
 at approximately 5:30 p.m.
 (the meeting starts at 4:30 p.m.)

All who wish to comment will be heard.

You may also respond in writing to

Fred Neet, AICP
 210 City Hall
 Minneapolis, MN 55415-1385
 or
fred.neet@ci.minneapolis.mn.us

VENTURA
 The name
 needs to
 be changed or
 dissolved also.

"No." VOTE
 They
 don't need to
 be separate.

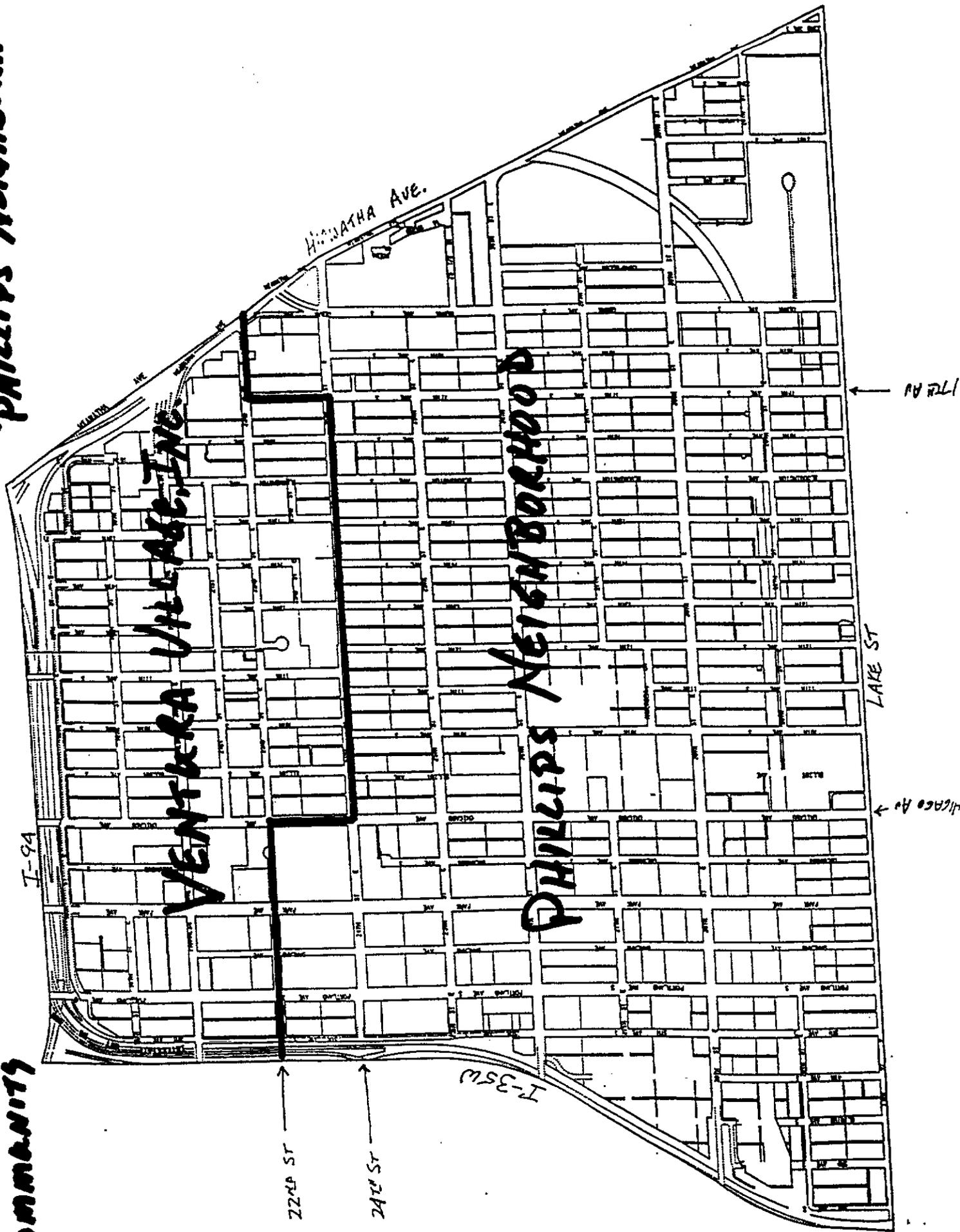
signed:

Dolores S. Saurer
 1905 Elliot Ave.
 So. Mpls. MN,
 55404

OSpior

**PHILLIPS
COMMUNITY**

**PROPOSED DIVISION
PHILLIPS NEIGHBORHOOD**



VENTURA VILLAGE, INC.

PHILLIPS NEIGHBORHOOD

LAKE ST

22ND ST

24TH ST

HIGHWAY AVE

LAKE ST

HINATHA AVE.

I-94

I-35W

VENTURA VILLAGE

*Is the recognized MCDA Citizen Participation Organization
For the Southeastern Edge of Downtown*

P.O. BOX 580757
Minneapolis, MN 55458-0757

June 14, 2001

Dear City of Minneapolis,

The following information is designed to mirror the structure of the requested information as per the Neighborhood Change Boundary Process information we received. This letter contains the following information:

- a) Identity of neighborhood that would be changed and all adjacent neighborhoods
- b) A written description and map showing the proposed boundary change
- c) A written statement describing why the boundary is needed
- d) A description of the public process used to develop the recommended boundary change
- e) A copy of a Board-Adopted resolution from all impacted neighborhoods stating agreement with the proposed change.

The area in question is the current Phillips neighborhood; adjacent to Whittier, Elliot Park, Seward, Powderhorn Park, Stevens Square, Central, Corcoran, Longfellow.

The Name of the Neighborhood is and shall be Ventura Village.

Ventura Village is the northern area of Phillips community bordered by I-94 (North) to 24th Street S (South) and I-35W (West) to the original boundary of the Phillips Neighborhood on the East (as presented in maps from the Minneapolis Planning Department and commonly understood by Seward and Phillips neighborhood representatives at multiple joint planning meetings on the Hiawatha LRT Franklin Avenue Station Planning area) If there exists any problem with this boundary it is something that can be worked out or adjudicated after the fact

Ventura Village proposes change in neighborhood boundary because Ventura Village is unique in character and consequently, is best served as an autonomous unit of neighborhood government. Such a change would give official recognition for what already exists for NRP, Planning, and MCDA Citizen Participation purposes.

Population

According to the 2000 census, Phillips Neighborhood has a population of 19,805, which makes it the most populated neighborhood in the city. The average neighborhood has a population of 4,555. This creates great difficulty related to meeting resident and business needs, neighborhood management issues, as well as straining governmental-neighborhood relations. The Phillips neighborhood is currently very diverse in population, need and demographic and is too large to be appropriately managed as a single political entity. It in fact has not been managed by one single political entity for the past two years, with four separate "de facto" neighborhood organizations representing four autonomous neighborhoods with separate needs and interests. (Aprox. Ventura Village Population is 7150)

City Planning Process and Procedures

Minneapolis has a neighborhood-based planning structure. This is manifest through funding mechanisms and procedural aspects of planning, such as NRP and neighborhood approval. Due to the importance of the neighborhood planning structure, the citizens would benefit from becoming politically independent from the Phillip's neighborhood as a whole, thus enabling to aim services, funding and participation to a smaller and more homogeneous population. This allows for greater efficiency in meeting the needs of the citizens in the Ventura Village neighborhood and creates better representation within the neighborhood as is recognized by the city. Prior to the dissolution of POP citizen participation at monthly meetings for the area consisted of 4 to 6 residents attending meetings. With the creation of Ventura Village as a separate "de facto neighborhood" presently between 70 and 125 residents normally attend and fully participate in each monthly meeting. Not having "official" separate neighborhood status may unfairly discriminate against the residents of the area because the area residents do not have the same per capita access to funding as the residents, in similar situations, living within the boundaries of smaller "official" neighborhoods.

Relative Location

Ventura Village has a very unique location relative to the city, as well as to Phillips Community District at large. Its close proximity to the central business district makes its needs, problems and concerns best served separate from problems and needs of the remainder of Phillips. Franklin Avenue, which runs through the middle of Ventura Village, is the focus of the interest of the Ventura Village Neighborhood group. Since no part of Franklin touches the other areas of Phillips there has been a historic disregard of it by those regions that have had their attention focused on Lake Street. Lake Street, which runs along the southern boundary of the other Phillips "Neighborhood's is rightly the focus of these neighborhood groups.

These dissimilar interests caused bitter internecine warfare between residents of the two areas in the recent past. Separating the regions into separate neighborhoods has allowed a spurt of development activity and citizen participation to take place in the past two years. It has also created alliances, which would not have been possible when good people on each side were put in a position of having to fight for scarce resources.

The primary center for commercial activity is located along Franklin Avenue, which is the "backbone" of Ventura Village. Franklin Avenue is an asset to the city and region, and planning for the commercial corridor is presently centered within the Ventura Village Neighborhood, whose residents disproportionately utilize and rely on the business and transportation, located along it. The proposed LRT line will significantly impact Franklin Avenue and consequently neighborhood planning will be best served with Ventura Village continuing to supply the primary planning for the western portion of the impact area and being the agency responsible to the City and its residents for citizen input and involvement.

Priority Differences

Differences in priorities have caused considerable problems related to neighborhood improvements. Each area of Phillips has a unique set of concerns, needs, and preferences. This is highlighted in examining how NRP funds are allocated. Ventura Village has indicated that increasing the number of affordable housing units is the number one priority, in conjunction with increasing the safety within the area. Concerns listed by other portions of Phillips have indicated that economic development is a greater concern. During the recent past the areas south of 24th Street, with a concentration of single family and duplex housing placed a high priority on ridding themselves of houses where drug dealing took place. This resulted in a large number of houses being demolished and subsequent vacant lots. The area north of 24th with its population concentrated in rental apartments viewed these houses as too valuable to demolish, which resulted in few demolitions and vacant lots. This disparity of values caused problems where well-meaning people were fighting over whether to demolish a house or not.

The smaller the geographic area, the more representative the unit of government can be of the population. The current structure of funding through the NRP process makes it necessary to separate Phillips into smaller neighborhoods, in order to better allocate limited resources, thus improving the service to the neighborhoods and the city at large. This will allow each neighborhood to focus both fiscal and human resources on solutions that are appropriate to that particular area.

BOUNDARIES

The boundaries for the neighborhood represented in this request would be the boundaries of Phillips - Region 2 in 1998, when the People of Phillips Organization (POP) disintegrated. We would however recommend that the city planning staff and the Planning Commission exercise sound planning and follow their approved guidelines for boundaries. While our request for separate neighborhood status and identification is for that area formally known as District 2 - Phillips, prudent and logical planning would make the southern boundary 24th Street across the entire southern boundary; rather than only between 17th Avenue and Chicago. On the East side of Ventura Village all residents living north of 24th Street are in the existing Ventura Village, only the tiny jog around the park interrupts the existing boundary of 24th Street. On the west, East 22nd Street is a substandard street in size and does not exist between Chicago Avenue and Park Avenue. The residents of that area have a history of participation in Ventura Village and have participated in the NRP fix up grant programs as Ventura Village residents.

Natural or Human-Constructed Breaks - All the Ventura Village boundaries are Human-Constructed Breaks with Historical, Social, Political, and most importantly, logical planning context.

These breaks follow a very logical physical delineation, as three boundaries would consist of freeway and or fixed asset transit causing extreme disruption to the landscape. **These boundaries already exist and are the east, west, and north boundaries of the old Phillips Neighborhood and should be the East, West and North boundaries of the Phillips Community Planning District.** These freeways and transit ways act as virtual barriers to increased vehicular and non-vehicular traffic. **The fourth boundary on the south is East 22nd Street from the Eastern boundary to 17th Avenue South, and then south on 17th Avenue South to 24th Street, then west on 24th Street to Chicago Avenue, then north on Chicago Avenue to 22nd Street, then west on 22nd Street to I-35.**

This last boundary does not represent a logical boundary and we recommend, (though it is not part of this formal request), that the Minneapolis Planning Commission make this boundary 24th Street. East 24th Street is a historical and political boundary, but also a much larger road and a very obvious physical delineation. The residents north of 24th Street have traditionally felt themselves to be separate from the area south of 24th Street.

Historical Context

Ventura Village has been identified as a historical neighborhood, and East 24th Street as a "natural" southern boundary. The southern boundary of Minneapolis was historically East 24th Street. The street grid map can demonstrate this graphically. Streets do not go through from north of 24th Street

*Ventura means happiness and luck. Happiness and good luck to you
Bon Ventura*

to south of 24th Street. It is also graphically portrayed by the Yellow Page map showing downtown Minneapolis as being bounded by 24th Street on the south. As it is important to respect the historical context of the City of Minneapolis, this boundary seems logical. This would respect the cultural and political history of the existing neighborhood.

Public Process Used to Develop Proposal

- The process for the separate neighborhood status request and the Ventura Village Comprehensive Land Use Master Plan included citizen participation and public notification on levels that far exceeds that which is usually done when the City of Minneapolis engages in a "Forty Acre Study". Numerous public meetings, several of which had mailed notification to every household in the area, were held to have input from residents and to vote on separate neighborhood status and the name of the Neighborhood. Separate neighborhood status was approved by unanimous votes of the residents attending these meetings. (See attachment minutes from December 14, 1999) The agenda and notice of the meeting was mailed or hand delivered to every household within the boundaries of I-35 on the east, I-94 on the north, Soo Line Railroad on the east, and 24th Street East on the south. This is the area that has been previously identified as the Ventura Village Neighborhood. These mailings were paid for by NRP dollars, (for verification of this, and other neighborhood wide mailings, and their cost please check with Robert Miller and Carstad at the NRP office).

After that meeting a letter was sent to Chuck Ballentine and cc'ed to Council-person Jim Niland, which requested separate neighborhood status. This request was again repeated during mid-year of 2000 and City of Minneapolis planning staff person Daryl Stokesbarry worked with the neighborhood to accomplish such as fact. At the end of the Minneapolis Planning Commission's meeting and public hearing on the process for setting boundaries for neighborhoods it was questioned whether or not Ventura Village had to again request separate neighborhood status. We were assured that "**NO, we did not have to**". Because of staff retirement and the apparent loss of our previous request, this matter has not been scheduled for review by the full Planning Commission. WE again have been asked, **at a neighborhood wide meeting**, to formally request such separate neighborhood status.

- A comprehensive Land Use Master Plan was created which shows and planned for the area north of 24th street being a separate autonomous neighborhood. This planning process was paid for with NRP dollars and a grant from the Metropolitan Council. The Minneapolis City Council approved requesting pre-development planning grant funds from the Metropolitan Council for the area bounded by the boundaries detailed above and described by name as "Ventura Village". The City of

*Ventura means happiness and luck. Happiness and good luck to you
Bon Ventura*

Minneapolis subsequently applied for grants using the same boundaries and name in other grant requests. **This Master Plan was also approved at a neighborhood wide meeting with each and every household being notified of the meeting, (again paid for and verifiable through Robert Miller and the NRP office)**

- Each of the regions memberships voted to approve Ventura Village's separate neighborhood status
- Ventura Village voted to acknowledge and approve separate neighborhood status for each of the four regions of Phillips.
(See attached letters, agendas and minutes from meetings)

Although Ventura Village seeks autonomy, we still value the important inter-connections that have developed under the previous neighborhood structure. Ventura Village has become a model for the other neighborhoods of Phillips, helping and encouraging them to each become autonomous with their own By-laws, 501-c-3 corporate statuses, and becoming evolved in their own master planning efforts. We will continue to work closely with the other Phillips neighborhoods in order to best serve the Phillips Community Planning District at large, as well as the City of Minneapolis.

Thank You

Ventura Village Inc.

Janet Graham
Chairperson

VENTURA VILLAGE, INC

*is the recognized MCDA Citizen Participation Organization
for the area of the Phillips Neighborhood generally north of East 24th Street*

MINUTES OF MEETING HELD ON

December 14, 1999

=====

The Meeting was called to order at Trinity Lutheran School at 7:15 pm by facilitator, Ray Peterson.

The attendees introduced themselves.

Jim Graham moved approval of the agenda, Jan Graham seconded. The motion carried.

Bob Albee moved approval of the minutes of the November 9, 1999 meeting, Jim Graham seconded. Mary Watson explained that the approval of the Hope Development Plan for the corner of Portland and Franklin Avenues excluded the property owned by Won Yoon. The motion carried with the correction.

The Secretary distributed the names of the fifteen nominees whom had been nominated in advance. (Please see attachment A.) Va Xiong, Won Yoon, Robinson Cook and Jens Christensen were nominated from the floor. Each nominee who was in attendance gave a brief explanation of their involvement in the community. Omar Sabri and Carl Peterson withdrew their names from the nominees. Elections were done by written ballots. The following fifteen board members were elected:

Robert Albee
John Bohnsack
Robinson Cook
Donna Ellringer
Jim Graham
Kathy Mishow
Ray Peterson
Won Yoon

Roger Barghouthi
Lilly Bresina
Katy Cole
Janet Graham
Morrie Longballa
Michael Jon Olson
Mary Watson

The motion carried.

Jim Graham moved that Ventura Village, Inc. send a letter to Chuck Ballentine, Director of the Planning Department, asking him to prepare a recommendation to the City Council to make the area designated by the Bylaws of Ventura Village, Inc. a separate neighborhood. Michael Jon Olson second. The motion carried unanimously.

Jim Graham moved that Ventura Village, Inc. retain the name Ventura Village, Inc. Michael Jon Olson seconded. The motion carried 16 to 3 with 3 abstentions.

Jim Graham summarized the Ventura Village accomplishments for our first year.

The following Sections and Subsections of the Bylaws were amended as follows:

II. Section 2. VOTING. Any voting member of the community attending any official meeting will be entitled to an equal vote. All voting members must have signed in to be counted as attending the meeting.

MINUTES OF MEETING HELD ON
September 12, 2000

=====
The Meeting was called to order at Trinity Lutheran School at 7:08 pm by facilitator, Ray Peterson.

Attendees introduced themselves.

Jim Graham moved approval of the agenda with the addition of the Ventura Village Grant Program and Simpson Shelter report added to old business. Mary Watson seconded. The motion carried.

Bob Albee moved approval of the August 8th minutes, Holliar Tyner seconded. The motion carried.

Morrie Longballa introduced our CCP/SAFE team, Jennifer Waisanen and Kurt Mencil. Jennifer and Kurt explained the new formation of the Phillips Neighborhood Task Force made up of representatives from the Probation, Protection, Inspections, City Council, Sentence to Serve and CCP/SAFE departments. This task force is targeting a different four block area each month. Officer Mencil explained that due to confidentiality the Task Force cannot have citizen participation, but he is willing to report back to Ventura Village on the progress of the Task Force "after the fact" if Ventura Village contacts him for information. The membership voted to extend the presentation for one more period. Morrie Longballa announced a

meeting to be held at Stewart park on October 17th.
Jan Graham moved to support other regions of Phillips should they vote to seek separate neighborhood status. Mary Watson seconded. The motion carried.

The following motions were brought and were approved as recommended:

moved to hold the lottery for the rental property exterior grant program at the January 9, 2001 monthly meeting.

moved to approve \$1,000 from Crime and Safety strategy 2.1.1 to the Franklin Library to assist them in obtaining a security system.

moved to approve expending the remaining \$25,029.05 from Arts/Culture/Ethnicity strategy 2.1.1 Franklin Theater for completion of exterior renovation of Franklin Theater.

moved to allocate \$9,769.35 from the Housing Strategy 1.5.1 for the "249" list MOU for demolition of houses.

moved to allocate up to \$20,000 of Crime and Safety strategy 2.1.1 for a Task Force for Franklin Avenue Security.

VENTURA Village

P.O. Box 580757
Minneapolis, MN 55458-0757
(612) 871-7973 fax (612) 871-6974

August 22, 2000

Glory Gloudemans
2715 Cedar Avenue South
Minneapolis, MN 55407

Beth Hart
2467 Elliot Ave S.
Minneapolis, MN 55404

Muriel Simmons
2702 Portland Avenue South
Minneapolis, MN 55407

Dear Regional Chairs,

As discussed in our meeting with NRP Director, Bob Miller, Ventura Village is requesting that your regions support our efforts to seek separate neighborhood status by passing formal resolutions of support. As discussed, our Board would like to attend your October, 2000 meetings to request your support.

Ventura Village will consider similar motions of support for your regions at our September 12, 2000 meeting.

Sincerely,



Janet Graham, Chairperson

cc: Bob Miller, NRP Director

Ventura means happiness and luck. Happiness and good luck to you.
Bon Ventura



P.O. Box 580757
Minneapolis, MN 55458-0757
(612) 871-7973 fax (612) 871-6974

September 13, 2000

Bob Miller, Director NRP
Room 425, 105 5th Avenue South
Minneapolis, MN 55401

Dear Mr. Miller:

The following motion passed at the September 12, 2000 Ventura Village meeting.

moved to support other regions of Phillips should they vote to seek separate neighborhood status.

Sincerely,

A handwritten signature in cursive script that reads "Janet Graham".

Janet Graham, Chairperson

cc: Jim Niland, Councilman

September 20, 2000

To: Whom It May Concern

From: Muriel Simmons, Chair
Phillips West Neighborhood

Subject: Ventura Village's separate neighborhood status

To Whom It May Concern,

Representatives from Ventura Village attended the Phillips West Neighborhood meeting on Thursday, September 7, 2000 to discuss their position as an emerging neighborhood independent from Phillips. They detailed the history of their organization and their process for becoming a separate neighborhood. They requested the support of Phillips West.

Phillips West supports Ventura Village in their efforts to seek separate neighborhood status.

Yours very truly,



Muriel Simmons
2702 Portland Avenue
Minneapolis, MN 55407

October, 2000
Meeting Minutes
Midtown Phillips

Date: October 11, 2000
Time: 6:00 - 7:45 p.m.
Location: Andersen School

Attendance: 22 people

Meeting called to order at 6:05 p.m. by Beth Har, Region Co-Chairperson

Introductions: See attached meeting sign-in sheet (Attachment A) for a list of meeting attendees.

Note: All people who live, work or own property in the Midtown Phillips area are eligible to make motions and vote at meetings.

Review/Approval of September, 2000 Meeting Minutes:

Minutes were approved with one change.

Page 3: Topic: Midtown Phillips Housing - September Motion re: 2306 15th Avenue S.

Motion should also read: The purchaser has met the requirements and the sale is recommended based on a lot that is 14 feet wide. (Note reference September, 2000 Housing Minutes)

Motion to approve minutes with change: Sue Hunter Wier / Second Randy Huskamp.
Motion passed.

Agenda: Agenda approved with addition of 29th Street Closure discussion:

Ventura Village

Janet Graham / Mary Watson

Janet and Mary said that Ventura Village is asking the city for separate neighborhood status for Ventura Village. A portion of the discussion related to comments that said that Bob Miller / NRP Director has made regarding a suggestion that if Ventura Village was going to apply for separate neighborhood status that they should do so before NRP Phase 2 rather than afterwards. They also said that Miller strongly suggested the advisability of informing and getting approval from the other Phillips neighborhood regions

Watson noted that Phillips West had already given their endorsement to Ventura Village and that Janet and Mary would be asking for EPIC's endorsement on October 12th.

Motion:

Support Ventura Village being a separate neighborhood.

Motion: Shirley Hoyer / Second Jensen. Motion passed.

Mary Watson... on a monthly basis. She suggested that it is of value and recommended that all the regions become involved in the meeting. Shirley Hoyer - Housing Task Force chair noted that this issue would be taken up by the Housing Task Force

Unity Temple Building Plan Review

Pastor Ezra Faggatt / Odell Wilson

Odell Wilson discussed the current status of Unity Temple's study of the property at 23rd & Bloomington Avenue. Wilson noted that the two properties that they are interested in at 2300 Bloomington Avenue are owned by the MCDA. He also noted that they are currently only with the vacant lot. He said that they hope to have two lots in which to develop their plan and associated parking (2500 Bloomington Avenue - 10,000 Square Feet and 2302-04 Bloomington Avenue - 5,600 Square Feet).

Minutes of EPIC Meeting

October 12, 2000, 6:30pm

Holy Rosary Church

In attendance: Glory Gloudeans (GG), Jean Higgins (JH), Barb Lickness (BL), Michael Green (MG), Dana Gudmundson (DG), Joan Venhala (JV), Rose Hieraert (RH), Debby Judge (DJ), Carol Pass (CP), Annie Young (AY), Susan Aasn (SA), Randy Hammad (RH), Jill Wright (W), Jane Thomson (JT), Morrie Longballa (ML), Corrie Zoll (CZ), Krishna Dorney (KD), Janet Graham (JG), Mary Watson (MW)

- Corrie Zoll from ETC. He has time available to assist us with the closing of 29th street between Bloomington & 16th Avenue. He recently received a letter from Councilman Jim Niland indicating his support for limiting access to 29th street (rather than closing the street altogether.) Krishna Dorney has been in touch with Ron Mattan, but as of this date, no answer from him regarding status.

The ETC will be hosting a Fall Harvest Dinner at Lutheran Social Services on October 19th 6pm. The dinner will be potluck and discussions will be on next year's gardens, Representative Karen Clark on Apple Orchards, and group discussions on city garden purchase policies.

- Morrie Longballa from Phillips Wide Crime & Safety Chair (for now). On October 24th the crime and safety committee will be starting a new project to get a committee set up in each region of Phillips, acknowledging the way Phillips now functions. In November there will be block club leader training. He will bring in a code 4 study.

Motion: Approve September minutes. CP/MK carried.

Motion to approve agenda, approved.

- Tim Springer Midtown Greenway Coalition. The Calthorpe Plan calls for a roadway at 28th street crossing Hiawatha and heading east. Midtown & EPIC want to adopt a common use goal for the greenway, and identify green spaces for development. (park areas). Seward passed a resolution saying that the area identified on the Calthorpe plan should not be a roadway. The Corcoran Neighborhood recommended a park as well as Longfellow. EPIC needs to weigh in on the issue.

Motion: EPIC supports the Longfellow Neighborhood's position opposing extending 28th Street across Hiawatha and in favor of creating a green space north of Minnehaha Mall. JV/MK, Carried.

A letter should be written to interested parties (city) and to the Greenway Coalition stating our motion.

Motion: That EPIC supports the possibility of a land bridge across Hiawatha Avenue at the Greenway crossing. CP/AY, Tim Springer abstained. Passed.

- Rosa Herrera's garage variance request for 1708 East 25th street. She has been instructed to contact Mary Gonzior for a special meeting of Village in Phillips that will hear her request.

Motion: That EPIC supports a variance for Rosa Herrera's garage contingent on the approval of Village in Phillips. MK/JT, carried.

A letter needs to be written to Jim Niland stating EPIC's position.

- Mary Watson and Jan Graham from Ventura Village seeking separate neighborhood status. The issue of difficulties dealing with East Phillips Park was raised. Concern was voiced that crime and other problems were difficult to deal with since East Phillips does not have political jurisdiction there. Some residents from the area have voiced a desire to become part of East Phillips.

Motion: That EPIC supports separate neighborhood status for Ventura Village with the proviso that we are not necessarily endorsing the current 24th Street boundary between Ventura Village & East Phillips. MK/AY, 4 approved, 3 opposed, 3 abstained, passed.

A letter with our motion to Ventura Village and the NRP needs to be written.

Ventura Village has already made a motion that says that any other region requesting separate neighborhood status may contact them and they will send a letter approving this.

- A \$10,000 acquisition/delocation money for VIP went before the Metropolitan Council. It will be a month before she knows if VIP received their grant.
- Hi-Lake redevelopment. The EPIC sub committee recommended hiring DJR Architects to assist EPIC in the planning process. Hi-Lake Business Association members retail & industry, Epic members, a resident of the Corcoran Neighborhood, the Midtown Greenway Coalition director & DJR Architects met to discuss planning for the hi-lake and surrounding areas. They all agreed to proceed with planning process post haste, and to invite further collaboration with the surrounding neighborhood. A meeting is tentatively set for next Wednesday at 7pm at the YWCA. JV raised issues

VENTURA Village

P.O. Box 580757
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(612) 871-7973 fax (612) 871-6974

October 13, 2000

Councilman Jim Niland
Room 307
350 South 5th St
Minneapolis, MN 55415-1383

Mr. Chuck Ballentine
Planning Director
350 S 5th St. Room 210
Minneapolis, MN 55415

Dear Councilman Niland and Director Ballentine,

Representatives from Ventura Village have recently attended the meetings of the other three regions of the Phillips Neighborhood with the intent of obtaining their support for our request to be a separate neighborhood. All three regions voted to support our efforts to obtain separate neighborhood status.

Ventura Village originally voted in December, 1999 to request separate neighborhood status and letters of request were sent to you at that time. We are aware that efforts have been made since that time to address our request. We would truly appreciate your efforts to move our request forward for City Council approval in the next few weeks.

We are even hopeful that we will begin Phase II of NRP as a separate neighborhood.

Sincerely,



✓ Janet Graham, Chairperson

cc: Robert Miller, NRP

*Ventura means happiness and luck. Happiness and good luck to you.
Bon Ventura*



City of Minneapolis

October 11, 2001

City Planning Department

Chuck Ballentine
Director

Jim Graham
Ventura Village
P.O. Box 580757
Minneapolis, MN 55458-0757

350 South 5th Street - Room 210
Minneapolis MN 55415-1385

Office (612) 673-2597
Fax 673-2728
TTY 673-2157

RE: Application for neighborhood boundary change

Dear Mr. Graham:

I have reviewed your application for neighborhood boundary change (i.e., establishment of separate neighborhood status for Ventura Village) submitted to the Planning Department on August 21, 2001.

I appreciate that you clarified many of the issues that were raised regarding your first application submitted July 10, 2001.

If you wish, I will accept your August 21 application and schedule a time for it to be heard by the City Planning Commission Committee of the Whole. I believe, however, that your application, and thus your case for separate neighborhood status, can be strengthened in a number of ways (each of which were mentioned previously in an e-mail from Amy Tibbs to Ventura Village staff Andy Johnson dated August 1, 2001):

VERIFICATION OF THE PUBLIC NOTIFICATION PROCESS

Number 2 d) on page 3 of the Neighborhood Boundary Change Process requires applicants to submit "a description of the public process used to develop the recommended boundary change, including a report on how residents, businesses and property owners within the affected area were notified of the proposed boundary change. Neighborhoods may wish to attach minutes from neighborhood board meetings, flyers or advertisements noticing those meetings, or newspaper articles."

In your application, you have included minutes from a December 14, 1999 meeting at which it was decided unanimously that "Jim Graham...send a letter to ...Director of the Planning Department, asking him to prepare a recommendation to the City Council to make...Ventura Village, Inc a separate neighborhood." You can strengthen your application by indicating that residents, businesses and property owners in the de facto Ventura Village neighborhood were aware that independent neighborhood status would be voted on at this December 14 meeting. You may wish to provide copies of the meeting notices, dates of mailings, and the distribution list for this meeting.

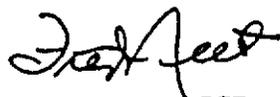
BOARD ADOPTED RESOLUTIONS FROM IMPACTED NEIGHBORHOODS:

Number 2 e) on page 3 of the Neighborhood Boundary Change Process requires "all impacted neighborhoods, through their recognized general-purpose neighborhood organizations, to provide a copy of a Board-adopted resolution that agrees with the proposed change." Impacted neighborhoods must agree with the proposed boundaries, not only with the concept of a boundary change. Typically, there must be agreement on the boundaries before the boundary change application is submitted to the Planning Department.

It is not necessary that you provide new board adopted resolutions because you are proposing the tacitly-accepted district council boundaries dating from the dissolution of People of Phillips (and recognized by the Minneapolis Community Development Agency for citizen participation purposes). If you were to propose 24th Street as the southern boundary, however, you would need to submit new board adopted resolutions stating agreement with the boundary proposal. The Planning Department will not make the boundary decision for you – it is a decision to be made between Ventura Village and its adjacent neighborhood organizations. You must decide if the southern boundary is important enough to you to prolong this process and get board adopted resolutions agreeing with the 24th Street boundary from adjacent neighborhood organizations. For my part, I intend to encourage adjacent neighborhood organizations within Phillips to pursue independent neighborhood status. This may facilitate a discussion of the 24th Street boundary, but we should move ahead with your application in the meantime since there is no guarantee that adjacent neighborhoods will pursue separate neighborhood status.

I hope that this letter provides some clarification. Please call me at 673-3242 to let me know how you would like to proceed.

Sincerely,

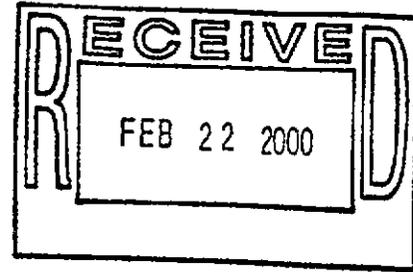


Fred Neet, AICP
Planning Supervisor
Minneapolis Planning Department

cc: Jim Niland, 7th Ward Council Member
Ron Mittan, Assistant to Council Member Niland
Chuck Ballentine, Planning Department Director

FN/AT

East Phillips Improvement Coalition



Chuck Ballantine, Planning Director
City of Minneapolis
City Hall-Room 210
Minneapolis, MN 5515

February 10, 2000

Dear Mr. Ballantine:

It has been brought to our attention that the north Phillips (Ventura Village) leadership group has come before the Planning Commission asking for a separation from the Phillips neighborhood. They have apparently requested that their boundaries be:

35 W/94 commons on the north, 24th Street on the south, 35W on the west and the Hiawatha rail corridor on the east.

We are opposed to this set of boundaries.

The East Phillips region (now called EPIC= East Phillips Improvement Coalition) made the following motion at our recent January, 2000 monthly meeting:

EPIC offers a counter proposal to Ventura Village leadership's proposal: that the new boundaries for East Phillips be from Franklin on the north to Lake Street on the south and from Bloomington on the west to the Hiawatha rail corridor on the east.

We believe we have a strong rationale for this counter- proposal. Our reasons are as follows:

A. Control of East Phillips Park by East Phillips (EPIC) residents.

- 1) We wish to maintain the continuity of governance of East Phillips Park. East Phillips Park has been continually presided over by East Phillips Community meetings and is over 30 years old. It is slated for major renovation by The Minneapolis Park and Recreation Board over the next three years. Over 100 residents, mostly from East Phillips, have attended park renovation meetings held in several locations throughout East Phillips since 1997. Members of the Golden Eagles Program and Healthy Nations have joined with Park Board staff to raise more funds for a new community center to be located closest to 24th. That dialogue has included issues around parking, lighting, usage, building of a new community center, location of fields, etc. A new, renovated tot lot was just completed in late fall 1999 and the new, colorful equipment will be in full use in several weeks when spring arrives. This has been a continual focus of East Phillips region from the beginning, roughly 30 years ago.
- 2) Ventura Village leadership's proposal would leave North Phillips with two parks, (East Phillips Park and Peavey Park) and East Phillips, already a small, populous, and depressed area, with no park at all. Every community should have a park. The Park Board even professes to have a park within six blocks of every residents of the city. East Phillips is our park for our corner of the world.
- 3) The majority of users of the park should exercise jurisdiction over the park. Ventura Village leadership's proposal does the opposite. East Phillips Park (north of 24th St.) has been considered part of East Phillips for as long as we have defining maps of the area. This has served us well because the overwhelming majority of children and young adults using the park come from south and southwest of the park, from Little Earth and the area just west of Little Earth, as well as young people from Holy Rosary Church. (Notice the map) There is no population east of the park, site of Cedar Ave. and Highway 55. North of the park there are three hi-rises filled with many Seniors and older adults which

need the open green space for fresh air and relaxation. Beyond this is vacant land, not many park users there. This leaves some park users directly west and the vast majority south. East Phillips' control of the park allows those parents and leadership from those using the park to exercise care and custodianship of the park.

Those who use the park most should not have to go to another neighborhood to address crime and behavior issues in the park or to plan programs for the park.

EPIC's future proposals, as generated through the park planning process, includes a proposed greenway connector (pedestrian, bike path) from Franklin to Lake. It would help make greenspace connections from Franklin Avenue through the East Phillips Park renovation, on to our small pocket park - Cedar Field and LRT/ Greenway discussions all connected. It also allows better coordination of critical southward pedestrian paths and traffic issues emerging from the coming LRT. At present there is not sustained and productive dialogue between East Phillips and the Ventura Village leadership regarding these issues. It is cumbersome on many levels with little coordination, with East Phillips experiencing little regard for this kind of necessary coordination. EPIC's proposal would facilitate this coordination.

B. Simplicity and Clarity for Purposes of Development and Citizen Participation.

Establishing these new boundaries for the purposes of city business, the EPIC boundary proposal is simple, easily identifiable, and deals successfully with critical issues requiring coordination and jurisdiction. It resolves past difficulties and creates the possibility for community in an area which has struggled for it, that part of Phillips just south of the east end of Franklin. Last, it creates greater population and geographic equity among the regions of Phillips.

The current boundaries for regions were established over ten (10) years ago within the former organizational structure of our neighborhood organization, People of Phillips. They were gerrymandered, without much rhyme or reason.

Some residents even remember meetings prior to People of Phillips that brought together many residents of the East Phillips region. This was the base which joined together to fight and win an environmental justice struggle in the neighborhood over the building of a garbage transfer station.

We see other issues impacted by this boundary decision. They include, but are not limited to:

- 1) Effective monitoring of the park requires control of the area surrounding the park. East Phillips has always wrestled with issues in the park with additional difficulty because we only can address the south side at our community meetings. We partner with Holy Rosary, various block clubs, and at times with Little Earth to deal with park issues. However, we partner less successfully with neighbors west of the park because of lack of jurisdiction. Neighborhood activists from the west side, technically in Ventura Village, come to East Phillips and Village In Phillips meetings to address park issues when they arise, so we are already including some folks there in our organizations. They come because of the naturalness of the geographic proximity. It makes sense to just include them by extending our boundaries.
- 2) Holy Rosary Church is politically split from its convent (North of 24th St. and just west of 17th Ave.) by the current and proposed boundaries requested by the Ventura Village leadership. The Sisters residing at Holy Rosary Convent are consistent participants in East Phillips' political entities. They vote here, take leadership here, and call on our activists to assist with issues of their 2,000 member congregation, many of whom live here. This is also true of other Phillips activists in the area just south of Franklin. They involve themselves as members of East Phillips. EPIC's boundary change request embodies this already existing relationship.
- 3) EPIC's proposal would keep the electoral polling place for most East Phillips residents in the Hiawatha Towers which is at the northern end of our proposed region.

- 4) Our main residential/commercial strip is Bloomington Avenue. It makes sense for EPIC to take Bloomington Ave. in its entirety all the way to Franklin Ave. for a coordinated economic development and land use planning effort. EPIC's proposal facilitates that. The focus of Ventura Village has appropriately been and will continue to be Franklin Avenue. Bloomington is in desperate need of similar focus. EPIC is already looking at economic development opportunities south of 24th Street and wishes to capture the full length of the corridor the area north of 24th Street. It makes sense to address Bloomington Ave. in one piece to coordinate its development.
- 5) East Phillips' geographical area is very small by neighborhood standards and could use the additional area and population to be a more viable community. EPIC's proposal accomplishes that. As the largest section of the neighborhood, north Phillips could easily spare these additional blocks and population.

We believe our counter proposal has great merit and helps us come closer to meeting the definition of a neighborhood as provided by the City of Minneapolis. We will be presenting these remarks to the Planning Commission and any other place where it is necessary. Thank you for your attention to these matters. We are willing to meet with you and answer any questions you may have.

I will be calling you in the next few days as to when we can speak to the Planning Commission or your timeline in considering this issue.

Sincerely,



Glory Gloudemans, Chair, EPIC

Cc: Jim Niland, Councilmember
Planning Commission members
Bob Cooper, MCDA, Citizen Participation Dept.
Bob Miller, Director, NRP

Neighborhood Boundary Change Process

Background

The need to revise the definition of a neighborhood and revisit our neighborhood boundaries.

Neighborhoods were initially established in the 1950s and 1960s primarily to create a sense of ownership and to foster civic pride, particularly around neighborhood schools. At that time, neighborhood boundaries were generally defined by physical characteristics. Over time, neighborhoods have become more involved in determining the activities that will shape their future and have built the capacity to do so more effectively. At present, neighborhoods not only participate in setting priorities to improve their area, they also develop contracts to implement the improvements. Because of the larger role that neighborhoods now play, it is more important now than ever before that the neighborhood be organized to carry out their expanded responsibilities and that the neighborhood organization be representative of the neighborhood as a whole. In order to recognize this expanded role, the Planning Department, NRP and MCDA staff propose revising the definition of a neighborhood.

Definition of Neighborhood:

The term "neighborhood" is used to describe the basic subdivision of the community. Minneapolis has eleven communities. The definition and boundary for communities will remain intact as they currently exist. However, due to several changes over time, the concept of neighborhood needs to be renewed.

A neighborhood can be described as a geographic area that consists of the physical features (i.e. homes, streets, neighborhood niches, anchoring institutions, public facilities and open spaces, etc.), and the people that occupy and use those features within boundaries that can be easily identified and are generally accessible by walking. The optimal size of a neighborhood may be one-quarter to one-third of a mile center to edge with natural or physical boundaries (i.e. river, highways, railroad, parks or lakes, etc.) that geographically frame the area. The neighborhood is the basic planning unit for diagnosing problems, identifying priorities, developing plans, implementing programs and strategies, delivering services and evaluating results for the residents of that geographic area.

The term "neighborhood" is meant to apply to predominantly residential areas that include institutions, schools and businesses that meet day-to-day needs. The term may also be applied to intensive, special use areas such as industrial, commercial and institutional districts.

Criteria and Considerations for Neighborhood Boundary Change:

Existing neighborhood boundaries will be recognized until the Planning Commission and City Council have approved the neighborhood boundary change and directed the Planning Department to create a new map.

The following criteria and considerations will be applied to help the Planning Commission determine the necessity and appropriateness for a neighborhood boundary change. Neighborhoods are required to meet the criteria; they are NOT required to meet the considerations. Exceptions may be granted by the Planning Director. Planning Department staff will use the considerations to evaluate the proposed boundary change.

Criteria:

All impacted neighborhoods*, through their recognized general-purpose neighborhood organizations (i.e., MCDA-recognized citizen participation group), must agree in writing to the proposed change.

Neighborhood organizations must notify those within the affected areas** and provide a public opportunity to receive their comments.

Considerations:

The proposed neighborhood boundary should follow a logical physical delineation (i.e. railroads, rivers, lakes, and major highways).

A significant change (approximately 25%) in the overall land use pattern within the existing neighborhood may warrant a boundary change.

The cultural and political history of the existing neighborhood which helped to shape its identity should be respected.

* Impacted neighborhoods are the geographical neighborhoods that will gain or lose area if the proposal is accepted.

** Affected areas are considered to be the properties located within the specific area delineated by the old and new boundaries.

Neighborhood Boundary Change Process

Change in Neighborhood Boundary is Requested:

1. A change in neighborhood boundary may be initiated by a general purpose neighborhood organization, the Mayor, the City Council Member for that Ward, the City Planning Commission or the Planning Department. Regardless of who initiates the change, the boundary change request must be agreed upon and submitted by the neighborhood organization.
2. A neighborhood's boundary change request must be submitted in a letter to the Planning Department. The letter must include the following information:
 - a) Identity of the neighborhood that would be changed and all adjacent neighborhoods;
 - b) A written description and map showing the proposed boundary change (a current boundary map can be obtained from the Planning Department);
 - c) A written statement describing why the boundary change is needed;
 - d) A description of the public process used to develop the recommended boundary change, including a report on how all residents, businesses and property owners within the affected area were notified of the proposed boundary change. Neighborhoods may wish to attach minutes from neighborhood board meetings, flyers or advertisements noticing those meetings, or newspaper articles;
 - e) All impacted neighborhoods, through their recognized general-purpose neighborhood organizations, must provide a copy of a Board-adopted resolution that agrees with the proposed change.

Planning Department Review and Recommendation to City Planning Commission's Committee of the Whole:

3. Planning Director assigns staff to determine the completeness of the request and the impact of the proposed change. The analysis will be completed within thirty (30) days and will include a review of the following:
 - The impact on data collection and consistency with Census Tract boundaries;
 - Changes to population base and land use patterns;
 - The rationale for change and consistency with city goals and planning policies;
 - Potential changes in neighborhood representation and organizational capacity;
 - Potential impact on allocation of city resources (NRP, parks, schools, libraries).
4. Staff informs other jurisdictions of the proposed boundary change and requests comments.
5. Staff prepares a recommendation for the City Planning Commission Committee of the Whole. The Committee may recommend one of the following options for full Planning Commission action:
 - Accept the boundary change;
 - Deny the boundary change;
 - Modify and negotiate the boundary change.

City Planning Commission Conducts Public Hearing to Receive Comments:

6. City Planning Commission sets Public Hearing date;
7. Planning staff sends out notifications to a newspaper of general circulation, to impacted neighborhoods, and to residents, property owners and businesses within the affected area;
8. City Planning Commission reviews staff findings and recommendation;
9. City Planning Commission conducts hearing to receive public comment;
10. City Planning Commission deliberates and votes on recommendation;
11. City Planning Commission forwards recommendation to City Council Zoning and Planning Committee.

Zoning and Planning Committee of City Council:

12. Receives City Planning Commission Report;
13. Deliberates and votes on recommendation.

City Council Final Action:

14. Receives Zoning and Planning Committee recommendation and takes final action.

City Planning Department Implements Change:

15. Amends neighborhood boundaries and adjusts map to reflect new boundaries;
16. Notifies neighborhood organizations as well as residents, business and property owners in the affected area, other jurisdictions, and other city departments of the approved neighborhood boundary change.

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Approved by the Minneapolis City Council on April 6, 2001

PHILLIPS
COMMUNITY

PROPOSED DIVISION OF
PHILLIPS NEIGHBORHOOD



PHILLIPS NEIGHBORHOOD

VENTURA VILLAGE

CHICAGO AV

LAKE ST

17th AV

I-35W

24th ST

22nd ST

I-94

HIAWATHA AVE.

Motion:

We, Midtown Phillips recognize the following boundaries (also per attached map) for the four areas that comprise the Phillips Community Planning District:

West Phillips

- 35W on the west from Lake Street to 22nd Street
- 22nd Street on the north from 35W to Chicago Avenue
- Chicago Avenue on the west from 22nd Street to Lake Street
- Lake Street on the south from Chicago Avenue to 35W

Midtown Phillips

- Chicago Avenue on the west from 24th Street to Lake Street
- 24th Street on the north from Chicago Avenue to Bloomington Avenue
- Bloomington Avenue on the east from 24th Street to Lake Street
- Lake Street on the south from Bloomington Avenue to Chicago Avenue

East Phillips (EPIC)

- Bloomington Avenue on the west from Lake Street to 24th Street
- 24th Street on the north from Bloomington Avenue to 17th Avenue
- 17th Avenue on the west from 24th Street to 22nd Street
- 22nd Avenue on the north from 17th Avenue to Hiawatha Avenue
- Hiawatha Avenue on the east from 22nd Street to Lake Street
- Lake Street on the south from Hiawatha Avenue to Bloomington Avenue

Ventura Village (North Phillips)

- Interstate 35W on the west from 22nd Street to Interstate 35W/94 commons
- Interstate 35W/94 commons on the north from Interstate 35W to the former Soo Line railroad tracks
- The former Soo Line railroad tracks on the east from Interstate 94 to 22nd Street
- 22nd Street on the south from the former Soo Line railroad tracks to 17th Avenue
- 17th Avenue on the east from 22nd Street to 24th Street
- 24th Street on the south from 17th Avenue to Chicago Avenue
- Chicago Avenue on the west from 22nd Street to 24th Street
- 22nd Street on the south from Chicago Avenue to Interstate 35W.

We, Midtown Phillips also support the right of each of these areas to apply for separate neighborhood status if the group representing the area in question chooses to apply for separate neighborhood status and there are no changes in the boundaries as identified above.

This motion was approved at the April 10, 2002 meeting of the board of Midtown Phillips.

Shirley Meyer, co-chair
Signature

4-10-02
Date

[Signature]
Signature

4/10/02
Date

We, Phillips West, recognize the following boundaries (also per attached map) for the four areas that comprise the Phillips Community Planning District:
This motion was approved at the April 4, 2002 meeting of the board of Phillips West.

Phillips West

- 35W on the west from Lake Street to 22nd Street
- 22nd Street on the north from 35W to Chicago Avenue
- Chicago Avenue on the west from 22nd Street to Lake Street
- Lake Street on the south from Chicago Avenue to 35W

Midtown Phillips

- Chicago Avenue on the west from 24th Street to Lake Street
- 24th Street on the north from Chicago Avenue to Bloomington Avenue
- Bloomington Avenue on the east from 24th Street to Lake Street
- Lake Street on the south from Bloomington Avenue to Chicago Avenue

East Phillips (EPIC)

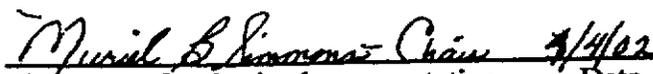
- Bloomington Avenue on the west from Lake Street to 24th Street
- 24th Street on the north from Bloomington Avenue to 17th Avenue
- 17th Avenue on the west from 24th Street to 22nd Street
- 22nd Avenue on the north from 17th Avenue to Hiawatha Avenue
- Hiawatha Avenue on the east from 22nd Street to Lake Street
- Lake Street on the south from Hiawatha Avenue to Bloomington Avenue

Ventura Village (North Phillips)

- Interstate 35W on the west from 22nd Street to Interstate 35W/94 commons
- Interstate 35W/94 commons on the north from Interstate 35W to the former Soo line railroad tracks
- The former Soo Line railroad tracks on the east from Interstate 94 to 22nd Street
- 22nd Street on the south from the former So^oLine railroad tracks to 17th Avenue
- 17th Avenue on the east from ~~22nd~~ Street to 24th Street
- 24th Street on the south from 17th Avenue to Chicago Avenue
- Chicago Avenue on the west from 22nd Street to 24th Street
- 22nd Street on the south from Chicago Avenue to Interstate 35W.

We, Phillips West, also recognize the right of each of these areas to apply for separate neighborhood status, and give full support to such application if the group representing the area in question chooses to apply for separate neighborhood status and there are no changes in the boundaries as identified above.

Adopted by Phillips West


Signature of authorized representative Date

Motion:

We, East Phillips Improvement Coalition recognize the following boundaries (also per attached map) for the four areas that comprise the Phillips Community Planning District:

West Phillips

- 35W on the west from Lake Street to 22nd Street
- 22nd Street on the north from 35W to Chicago Avenue
- Chicago Avenue on the west from 22nd Street to Lake Street
- Lake Street on the south from Chicago Avenue to 35W

Midtown Phillips

- Chicago Avenue on the west from 24th Street to Lake Street
- 24th Street on the north from Chicago Avenue to Bloomington Avenue
- Bloomington Avenue on the east from 24th Street to Lake Street
- Lake Street on the south from Bloomington Avenue to Chicago Avenue

East Phillips (EPIC)

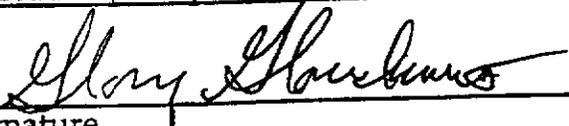
- Bloomington Avenue on the west from Lake Street to 24th Street
- 24th Street on the north from Bloomington Avenue to 17th Avenue
- 17th Avenue on the west from 24th Street to 22nd Street
- 22nd Avenue on the north from 17th Avenue to Hiawatha Avenue
- Hiawatha Avenue on the east from 22nd Street to Lake Street
- Lake Street on the south from Hiawatha Avenue to Bloomington Avenue

Ventura Village (North Phillips)

- Interstate 35W on the west from 22nd Street to Interstate 35W/94 commons
- Interstate 35W/94 commons on the north from Interstate 35W to the former Soo Line railroad tracks
- The former Soo Line railroad tracks on the east from Interstate 94 to 22nd Street
- 22nd Street on the south from the former Soo Line railroad tracks to 17th Avenue
- 17th Avenue on the east from 22nd Street to 24th Street
- 24th Street on the south from 17th Avenue to Chicago Avenue
- Chicago Avenue on the west from 22nd Street to 24th Street
- 22nd Street on the south from Chicago Avenue to Interstate 35W.

We, East Phillips Improvement Coalition also support the right of each of these areas to apply for separate neighborhood status if the group representing the area in question chooses to apply for separate neighborhood status and there are no changes in the boundaries as identified above.

This motion was approved at the April 11, 2002 meeting of the board of East Phillips Improvement Coalition.



Signature

4-11-02

Date

Motion:

We, Ventura Village recognize the following boundaries (also per attached map) for the four areas that comprise the Phillips Community Planning District:

West Phillips

- 35W on the west from Lake Street to 22nd Street
- 22nd Street on the north from 35W to Chicago Avenue
- Chicago Avenue on the west from 22nd Street to Lake Street
- Lake Street on the south from Chicago Avenue to 35W

Midtown Phillips

- Chicago Avenue on the west from 24th Street to Lake Street
- 24th Street on the north from Chicago Avenue to Bloomington Avenue
- Bloomington Avenue on the east from 24th Street to Lake Street
- Lake Street on the south from Bloomington Avenue to Chicago Avenue

East Phillips (EPIC)

- Bloomington Avenue on the west from Lake Street to 24th Street
- 24th Street on the north from Bloomington Avenue to 17th Avenue
- 17th Avenue on the west from 24th Street to 22nd Street
- 22nd Avenue on the north from 17th Avenue to Hiawatha Avenue
- Hiawatha Avenue on the east from 22nd Street to Lake Street
- Lake Street on the south from Hiawatha Avenue to Bloomington Avenue

Ventura Village (North Phillips)

- Interstate 35W on the west from 22nd Street to Interstate 35W/94 commons
- Interstate 35W/94 commons on the north from Interstate 35W to the former Soo Line railroad tracks
- The former Soo Line railroad tracks on the east from Interstate 94 to 22nd Street
- 22nd Street on the south from the former Soo Line railroad tracks to 17th Avenue
- 17th Avenue on the east from 22nd Street to 24th Street
- 24th Street on the south from 17th Avenue to Chicago Avenue
- Chicago Avenue on the west from 22nd Street to 24th Street
- 22nd Street on the south from Chicago Avenue to Interstate 35W.

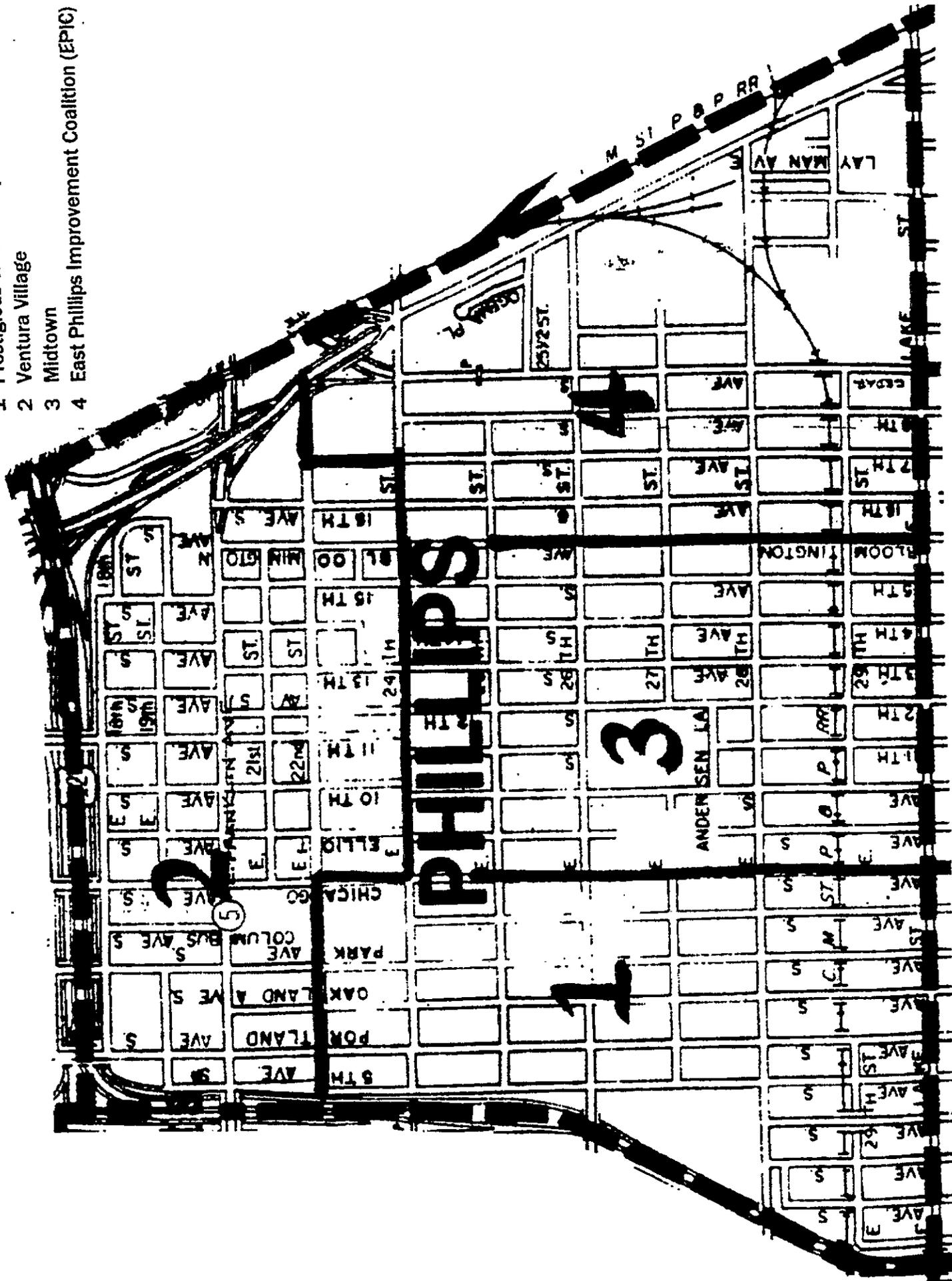
We, Ventura Village also support the right of each of these areas to apply for separate neighborhood status if the group representing the area in question chooses to apply for separate neighborhood status and there are no changes in the boundaries as identified above.

This motion was approved at the April 9, 2002 meeting of the board of Ventura Village.

Ray Peterson
Signature

April 9, 2002
Date

- 1 Prestigious West Phillips (PWP)
- 2 Ventura Village
- 3 Midtown
- 4 East Phillips Improvement Coalition (EPIC)



11/03/99