

August 21, 2006

Minneapolis Zoning & Planning and Community Development Committees  
c/o Jennifer Jordon  
350 S 5<sup>th</sup> Street, Room 210 City Hall  
Minneapolis, MN 55415

RE: Industrial Land Use and Employment Policy Plan

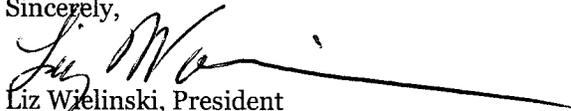
Committees:

The Columbia Park Neighborhood Association (CPNA) has reviewed the Industrial Land Use Study and Policy Plan (ILUS). The proposed Employment District 2 - Shoreham Yards - is located within the Columbia Park Neighborhood. We understand that that the Committees are recommending implementation Option #3, which would prohibit future residential use within Employment Districts. We offer the follow comments for your consideration:

- One of the stated criterions for establishing the Employment Districts is “proximity to/buffering from residential uses.” The portion of Employment District 2 that is located east of Main Street/University Avenue, north of St. Anthony Parkway, and west of 5<sup>th</sup> Street, is surrounded by residential neighborhoods (see enclosed map). We request that this area be **removed** from Employment District 2.
- The above referenced area also includes land identified for a future LRT station at the southeast corner of the University Avenue/37<sup>th</sup> Avenue NE intersection. Prohibiting residential uses would eliminate the future consideration of a Transit Oriented Development (TOD) at University Avenue/37<sup>th</sup> Avenue NE.
- The Shoreham Yards area is a major redevelopment area for the city and encompasses over half of the Columbia Park Neighborhood. We understand the need to provide jobs in our community, but prohibiting residential uses from this significant redevelopment site prior to a community land use planning initiative is putting the cart before the horse. We **strongly recommend Option #2** that would balance the need for jobs with the need to provide housing.

In summary, we request that the above referenced area be removed from Employment District 2 (see enclosed map) and that implementation Option #2 be recommended by the Committees and adopted by the City Council. If you have any questions regarding these concerns please contact me at lizski@goldengate.net or 612-788-5688.

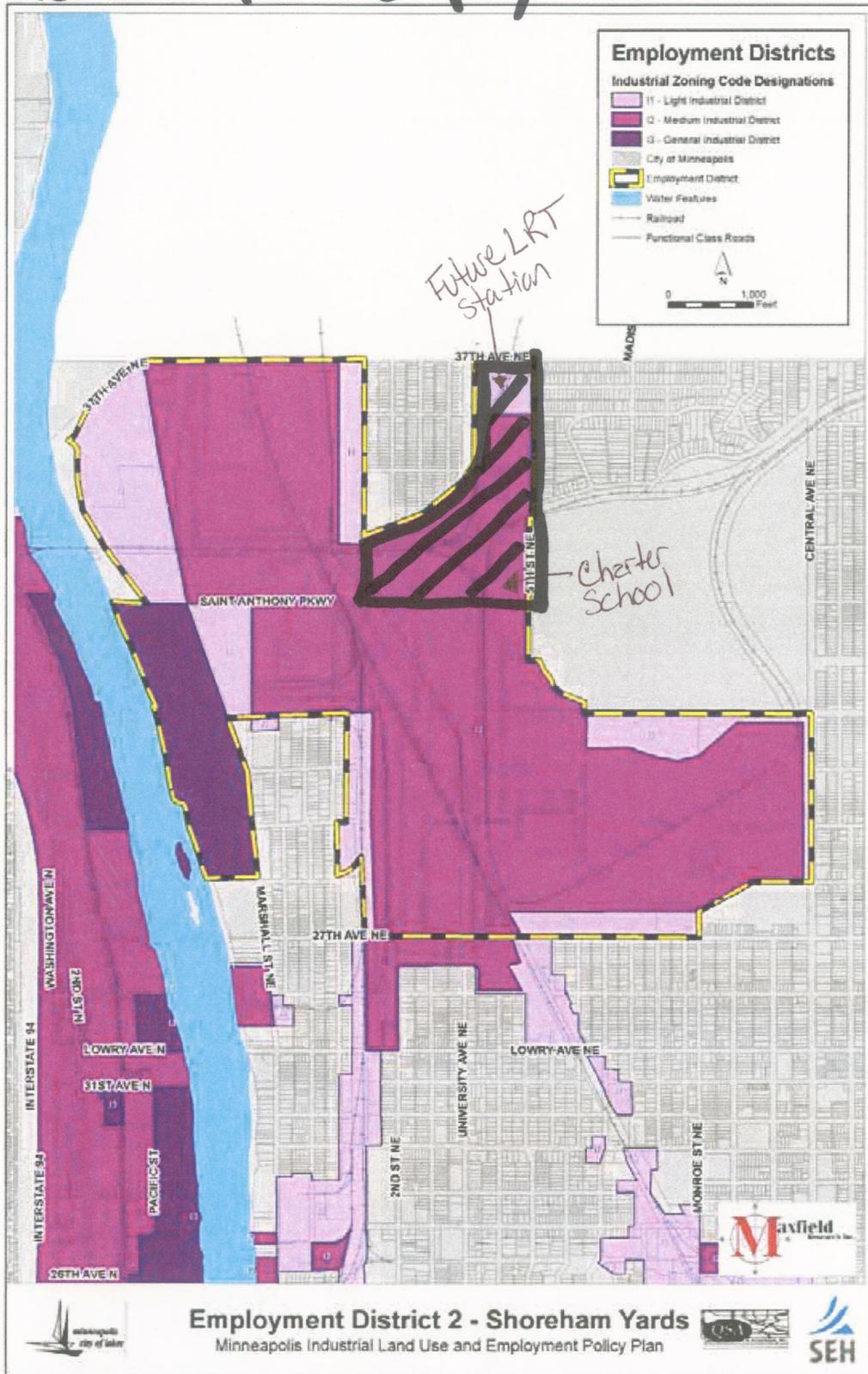
Sincerely,



Liz Wielinski, President  
Columbia Park Neighborhood Association  
P.O. Box 21593  
Columbia Heights, MN 55421

Enclosure

# ☑ Remove from Employment District 2



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

**From:** Svattheriver@aol.com [mailto:Svattheriver@aol.com]

**Sent:** Tuesday, August 22, 2006 5:52 PM

**To:** Jordan, Jennifer L

**Cc:** dsiggelkow@minneapolisparcs.org; afcac@abovethefalls.org

**Subject:** Industrial Land Use and Employment Plan

After many years work, the City of Minneapolis and Minneapolis Park and Recreation Board agreed to endorse a visionary plan that would revitalize the upper river.

We had turned our backs to the river and forgotten its importance. That was a mistake.

Now we realize the importance of this natural wonder and have come up with a plan that incorporates commercial, housing, and parks in a carefully thought out plan that will bring people to the river and a much needed amenity to this part of the city.

The Above the Falls Master Plan is the approved plan and while the conflict is relatively small with the Industrial land use study, there is only one river and the Above the Falls land use plan should take precedence.

Passed on June 9th 2000 and signed by the Mayor on June 15th 2000 after review of the Z&P Committee and after a public hearing, the City approved the Above the Falls master plan and staff recommendations, both as set forth in Petn.

No 265966.

The MCDA and Planning staff with MCDA assuming lead agency responsibilities were directed to:

a. Implement the Plan, including broad-based citizen and property owner participation, and to

work with the Legal staff on implementation of the Plan;

b. Identify relocation sites for medium and heavy industry;

c. Pursue designation of a historic district on Marshall Street between Broadway and Northern

States Power that preserves potentially historic homes, businesses and other culturally significant

resources on their original sites, including properties of architectural and historic significance;

d. Pursue development of continuous recreational trails along both sides

of the river corridor;

and

e. Pursue amendment of the Zoning Code and The Minneapolis Plan as appropriate.

Scott Vreeland

Minneapolis Park and Recreation Board

Commissioner District # 3

Statement to Two Minneapolis City Council  
Committees on August 24, 2006

The Prospect Park East River Road Improvement Association is the oldest continuously functioning neighborhood improvement association in the City of Minneapolis.

We strongly endorse the modifications to the Master Plan for the University Research Park, formerly known as the Southeast Minneapolis Industrial Area, which have been developed by the City Planning and Economic Development Department. These modifications were cleared through the SEED (South East Economic Development) Committee which includes the City Council Member who represents the area, representatives of three adjacent Minneapolis neighborhoods ( i.e. Prospect Park, West Como and Marcy Holms),as well as representatives from the St. Anthony Park neighborhood in St. Paul, the Southeast Minneapolis Business Association and the University of Minnesota. The SEED Committee has proved to be a effective mechanism through which the adjacent neighborhoods and other interested parties can be involved in development decisions, discuss questions and issues that arise and provide advice and recommendations to the Minneapolis City Council.

The City's over-arching objective in the University Research Park and the focus of the activities of the SEED Committee is: To reclaim abandoned or otherwise underutilized industrial land and return it to productive use and thereby increase the tax base and encourage the creation of living wage jobs in the City.

This area has been recognized for well over a decade, by the City and other knowledgeable parties, as a prime area for industrial development because of its unique location adjacent to the main campus of the University and because of the availability of underutilized and polluted sites which could be converted to industrial use.

During the last decade a great deal of preliminary work has been accomplished including the establishing the boundries of the area, the preparation of a Master Plan, the completion of an area wide site review process and the construction of the initial stages of a new road network and a storm water drainage system for the area. While in retrospect, much has been accomplished during the last decade, quite frankly, the

construction of the necessary infrastructure has been delayed by the lack of funds during the last several years. Nonetheless, the development of more than a million square feet of commercial/industrial space and the addition of approximately 1,500 jobs over the last ten or twelve years is a credible achievement.

Where the University Research Park goes from here depends on three key elements. First, strong actions of the City to preserve land presently zoned for industrial use for that purpose and resist efforts to rezone it for residential or other uses. Second, provide adequate funds to complete the infrastructure improvements which have been planned for the area. Third, to actively participate with the University of Minnesota, the City of St. Paul and the State of Minnesota in a coordinated effort to stimulate and support science based entrepreneurial activity within the University Research Park. I'd like to elaborate briefly on each of these elements.

Preserving Industrial Land The importance of preserving land presently zoned for industrial use is high lighted in a recently completed study entitled, "Industrial Land Use Study and Employment Policy Plan" This study, which was commissioned by the City Planning and Economic Development Department, strongly recommends that the City "Adopt Employment Districts (and) prohibit rezoning amendments for residential uses in Employment Districts." The Report adds that "...residential uses clearly have a disturbing effect on the stability of industrial areas."

This report documents the fact that over the last several decades, there has been a growing trend toward rezoning land which has been historically zoned "industrial" to residential or mixed use. The cumulative result of this trend is that the City's ability to attract industrial employers that provide living wage jobs has been substantially eroded and strong action is required by the City Council and the City Administration is to reverse this trend. We believe that all of the Primary Land Use Recommendations, Option #3, contained in this report deserve serious consideration and implementation by the City Council and the City Administration.

Adequate Funding for Infrastructure Improvements Any successful strategy to attract industrial developments that create living wage jobs to the University Research Park must necessarily include more adequate funding for the infrastructure improvements. The inadequate funding provided during the last several years needs to be corrected and the funding continued until the improvements are completed.

University Enterprise Laboratories, Inc. One of the notions that has persisted from the earliest days of the University Research Park, more than a decade ago, is that science based research and technology developed at the University should be encouraged and supported by developing laboratory and other auxiliary facilities adjacent to the main campus of the University. A few years ago, University Enterprise Laboratories, Inc. was established within the University Research Park, just a couple of blocks into St. Paul. This is a state-of-the-art bioscience incubator designed to support and grow early-stage bioscience companies. Although Minneapolis was not one of the original sponsors of this public-private initiative, it would make eminently good sense for the City to establish a formal and official relationship with this enterprise in order to coordinate its development initiatives in the University Research Park with those of University Enterprise Laboratories, Inc.

DAL

8/14/06

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

From: Jason Rivers [<mailto:jjrivers6@hotmail.com>]

Sent: Wednesday, August 23, 2006 12:18 PM

To: Kasper, Irene M

Cc: floso@mac.com

Subject: ATF Project Feedback

Irene -

I have recently been contacted by Fred Loso, my community representative on the Above the Falls project, regarding suggested industrial use only sections on the river above the falls.

I am writing today to indicate my opposition to the industrial development of this area and to indicate my support of the ATF plan to continue and to be protected as presented and agreed.

Please do not hesitate to contact me if you have any questions or would like to discuss this issue in greater depth.

Sincerely,  
Jason J. Rivers  
1608 Emerson Avenue North  
Minneapolis, MN 55411

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

From: Fred Loso [<mailto:floso@mac.com>]

Sent: Wednesday, August 23, 2006 12:19 PM

To: Kasper, Irene M

Cc: Old Highland List Serve; mayor; Samuels, Don H

Subject: CD & Z&P 8/24/2006 Above the Falls Plan

Irene, I live in North Mpls and very much support the Above the Falls Plan as proposed.

We now hear the City is considering requiring industrial use in part of the plan area.

Why do we always hear about the nice things that are about to happen in North Mpls only to find later that the City changed it's mind later and once again North Mpls gets the wrong end of the stick.

The Above the Falls plan should be protected and implemented as proposed.

Please enter my comments in for the public record.

Thank You, Fred Loso

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

From: Bruce Center [<mailto:cente001@umn.edu>]

Sent: Wednesday, August 23, 2006 12:38 PM

To: Kasper, Irene M; Old Highland

Subject: CD & Z&P 8/24/2006 Center Correspondence re Protect the ATF plan

To Whom it May Concern:

As a resident of the Old Highland neighborhood, and impacted directly by the Above the Falls (ATF) plan, I am very upset that the city is suddenly thinking of putting more industry around the Mississippi river. This would be counterproductive in almost every way conceivable.

Please ensure that the ATF plan is protected as presented.

Bruce A. Center Ph.D.

1623 Dupont Ave N.

Minneapolis 55411

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

From: Krista Stensrud [<mailto:kristastensrud@gmail.com>]

Sent: Wednesday, August 23, 2006 1:12 PM

To: Kasper, Irene M

Subject: Protect the ATF Plan as presented!

PLEASE ENTER MY COMMENTS INTO THE PUBLIC RECORD

Irene,

I am writing to express my concern for reconsideration of the Above the Falls Plan. As a resident of North Minneapolis, I was incredibly excited to hear that our river front above the falls had been reclaimed for residential development. I was also excited to hear about the new bike and walking trails that will be coming to that part of town soon. As I'm sure you are aware, those of us who live in North Minneapolis do not have many options for SAFE outdoor recreation. I do not see industrial spaces along the river front doing anything for public safety. We need residents in this area.

I also don't understand why the city would go to the trouble to get input from residents of the area, pass a well thought plan and then turn around and override the results. Don't we have enough examples of failed plans in the city to know better than to alienate residents in this way? I can point out a number of vacant buildings on West Broadway where the residents would be happy to have you move new businesses. Please protect the AFT Plan as presented and find alternative areas for business development (namely, 6-8 blocks to the west away from the river front).

Thank you,  
Krista Stensrud

1827 Girard Ave. N  
Minneapolis, MN 55411  
612.377.5045

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

**From:** Monkatie@aol.com [mailto:Monkatie@aol.com]

**Sent:** Wednesday, August 23, 2006 1:17 PM

**To:** Kasper, Irene M

**Subject:** ATF Plan

I am e-mailing you to put my opinion on the record asking that the ATF plan be protected as presented. We need these areas to be developed into residential areas. It will not do us any good to have bike and walking trails along the west side of the river (coming very soon), if the environment around them is not safe. Eyes on the street from residents that live there are the best solution to help keep these areas populated with people actually using these new amenities. New home owners will also help North Mpls change our demographics that will enable West Broadway to flourish.

There is a need for industry in the City but not along our newly reclaimed public use river. We can point to many empty buildings on West Broadway as an example of where businesses should be located.

Thank You

Jessica and Albert Kaether

1318 Emerson Ave N

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

**From:** Gialluca, Kathleen A. [mailto:Kathleen.Gialluca@pearson.com]  
**Sent:** Wednesday, August 23, 2006 12:54 PM  
**To:** Kasper, Irene M  
**Cc:** rt@minneapolis.org; Samuels, Don H; OldHighland@mpls.net  
**Subject:** Above the Falls plan

Ms. Kasper:

I live in North Minneapolis and very much support the Above the Falls plan as it is proposed.

I was surprised and very disappointed to hear that the City is considering a change in the plan to allow industrial-only use in some areas. I am writing to request that the city adhere to its promise to the community and the original plan, thereby offering some stability to the north side neighborhoods.

Please enter my comments into the public record.

Thank you.

Kathi Gialluca  
1623 Dupont Ave. N.  
Minneapolis

\*\*\*\*\*  
\*\*\*\*\*

This email may contain confidential material. If you were not an intended recipient, Please notify the sender and delete all copies. We may monitor email to and from our network.

\*\*\*\*\*  
\*\*\*\*\*

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

From: Jelinek, Mark [<mailto:MarkJelinek@edinarealty.com>]

Sent: Wednesday, August 23, 2006 1:32 PM

To: Kasper, Irene M

Cc: mayor; Samuels, Don H; OldHighland@nmpls.net

Subject: RE: Above the Falls Plan

Irene,

My name is Mark Jelinek. I am a 39 year old professional man. I am a proud resident of North Minneapolis. I've lived in Uptown, Eden Prairie, and Roseville. After I sold my home in Eden Prairie, I CHOSE to move into North Minneapolis and make my home here.

As a busy professional I don't have the time to go to all the meetings (like the one scheduled for Thursday morning) and do all the community watchdog things that I unfortunately feel need to be done to keep North Minneapolis growing in a positive manner.

It seems in many communities there are 'disenfranchised' areas that are easy for business and other interests to take advantage of. North Minneapolis seems to be one of those areas and when a community approved plan like the AFP suddenly gets changed and a meeting is scheduled which most working people can't make to voice their opposition, well it makes me wonder.

Please enter into the public record my support of the Above the Falls Plan as proposed. I am very opposed to the changes that are being considered requiring industrial use in part of the plan area. I strongly believe that the negatives far outweigh the positives.

Thank you,

Mark Jelinek

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

**From:** Jeremy Morris [mailto:[jeremy.morris@rsparch.com](mailto:jeremy.morris@rsparch.com)]

**Sent:** Wednesday, August 23, 2006 2:07 PM

**To:** Kasper, Irene M

**Cc:** anne.wiegand

**Subject:** Above the Falls Plan amendments

Ms. Kasper,

I am a recent transplant to the Near North area of Minneapolis. One of the reasons I was willing to invest in this community was because I saw the positive changes taking place that are the cornerstone to the Above the Falls Plan. I also happen to work in the Grain Belt Brewhouse and have seen the great strides being made to create a working and living community along the riverfront.

I see the proposed segmentation that would remove property dedicated to housing and replace it with light industry as a subversion of the intent of the plan and another means to fragment future communities along the river. There is ample opportunity, especially in the W. Broadway revitalization plan, to take existing light industrial or commercial facilities and turn them into thriving centers of employment for North Minneapolis. North Minneapolitans shouldn't have to travel to newly developed areas along the River when there is unoccupied and run down commercial space available in their backyard.

Please record my opposition to this plan for the meeting 8/24/06.

Thank you for this opportunity to voice my concern.

Jeremy Morris  
1724 Fremont Ave. N.  
Minneapolis, MN 55411  
612.529.8296

**RSP Architects**  
**Jeremy Morris**  
*Marketing Coordinator*  
[jeremy.morris@rsparch.com](mailto:jeremy.morris@rsparch.com)  
[1220 Marshall St. NE](#)  
[Minneapolis, MN 55413](#)  
tel: [612.677.7252](tel:612.677.7252)  
fax: 612.677.7499  
[www.rsparch.com](http://www.rsparch.com)

---

This email has been scanned for all viruses by the MessageLabs SkyScan service.

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

**From:** Martin Pagano [mailto:gnmtgs@yahoo.com]

**Sent:** Wednesday, August 23, 2006 2:34 PM

**To:** Kasper, Irene M

**Subject:** ATF

Please keep the Above the Falls plan as presented. I am a resident of North Minneapolis.

"If you know of someone looking for a mortgage or refinance - tell them about me." I love referrals.

---

Talk is cheap. Use Yahoo! Messenger to make PC-to-Phone calls. [Great rates starting at 1¢/min.](#)

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

From: J R [<mailto:pager3000@hotmail.com>]  
Sent: Wednesday, August 23, 2006 3:33 PM  
To: Kasper, Irene M  
Subject: Above the Falls Plan

Ms. Kasper,

My name is Jonathan Reid, I am a resident of North Minneapolis who grew up here until I was 17 years old. At that age I joined the Army, and am still involved as a National Guard Officer more than 20 years later.

Last year, I had the opportunity to buy back the house that I grew up in, naturally you can understand my concern over the community's well being, as well as opportunities to make our neighborhood flourish toward a positive environment. That being said, I would like to address the "Above the Falls" plan as outlined to me by Mr. Fred Loso whom is very respected, and discussed inside our community.

There appears to be a lessening of emphasis on the ATF plan, in deference to overlaying industrial use only on parts of the plan.

In order for the Above the Falls plan to work, these areas need to be developed into residential areas. It will not suffice to have bike and walking trails along the west side of the river, for example, if the environment around them is not safe. Eyes on the street from residents that live there are the best catalyst to keeping these areas populated. New home owners will also help North Mpls change our environment to one that will enable West Broadway to flourish.

Additionally, there are currently numerous plots along West Broadway which are already situated in a business sector, and available for influx of solid business ideas and proposals, which will yet further improve the neighborhood and solidify a positive environment. I would like to see our children playing together in the neighborhood once again, as in my youth. I miss that.

Please allow the Above the Falls Plan to stand as it is. We must triage our lives in priority of the future of the residents of North Minneapolis, for without them there is no neighborhood, and no one will benefit.

Sincerely,

Jonathan Reid  
1415 Emerson Ave. North.  
Old Highland

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

**From:** Romelle Pier [mailto:[candrpier@earthlink.net](mailto:candrpier@earthlink.net)]

**Sent:** Wednesday, August 23, 2006 3:20 PM

**To:** Kasper, Irene M

**Subject:** ATF Plan

Dear Ms. Kasper;

We recommend that the Above the Falls plan be protected as presented.

Sincerely,

Craig and Romelle Pier

[candrpier@earthlink.net](mailto:candrpier@earthlink.net)

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

From: Will Stensrud [<mailto:s10srud@hotmail.com>]

Sent: Wednesday, August 23, 2006 3:39 PM

To: Kasper, Irene M

Subject: Keep the ATF plan Alive!!

To whom it may concern,

As a resident of the Near North neighborhood (just south of W. Broadway) I am very disconcerted about the recent considerations to allow industrial developments to crop up along the Mississippi River. This blatantly conflicts with the vision put forth through the ATF plan to preserve our cities riverfront. The Minneapolis riverfront is a vital community resource that we all take pride in. The continued growth and positive development of our city depends on maximizing our cities natural resources for our citizen's use and enjoyment.

In addition to the riverfront simply being the WRONG location to consider such developments, there are many areas of the city that are standing in the wings waiting for this kind of business and development to arrive. It is simply unfair to even consider a legally protected waterfront for this development when other areas are in such need of new business and infrastructure.

By keeping industrial developments off of our river property you will be keeping the RIGHT vision alive for the future of our city.

Sincerely,

Will Stensrud  
1827 Girard Ave. N.  
Minneapolis

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

**From:** Kerri Rivers [mailto:kmrivers@hotmail.com]

**Sent:** Wednesday, August 23, 2006 3:32 PM

**To:** Kasper, Irene M

**Cc:** oldhighland@nmpls.net; rt@minneapolis.org; Samuels, Don H

**Subject:** The Above the Falls Plan

Ms. Kasper,

As residents of North Minneapolis, we am writing with regard to the fact that the City is considering requiring industrial use in part of the Above The Falls plan area, effectively altering the plan from it's original format in a seriously negative manner.

We support the Above the Falls plan as it was originally drafted and believe that it should be protected and implemented as proposed. Please enter our comments in for the public record.

Thank You,  
Jason and Kerri Rivers  
1608 Emerson Avenue North

---

[Get the new Windows Live Messenger!](#)



SOUTHEAST BUSINESS ASSOCIATION  
PO BOX 14747  
MINNEAPOLIS, MINNESOTA 55414  
TEL (612) 280-2582 FAX (612) 377-3526  
SEBA@URBANWORKS.COM

August 23, 2006

Jennifer Jordan  
City of Minneapolis  
Department of Community Planning and Economic Development  
350 South 5<sup>th</sup> Street, Room 220  
Minneapolis, Minnesota 55415

PRESIDENT  
LOWELL BLISS  
WALDEN MANAGEMENT

VICE-PRESIDENT  
DAVID CARLAND  
CSM CORPORATION

SECRETARY  
RICHARD MURPHY JR  
MURPHY WAREHOUSE

TREASURER  
DENISE CURRIE  
SUNTIDE REALTY

DIRECTORS

STEVE SCALLEN  
JUNO INVESTMENTS

JERRY SHOWALTER  
PROSPECT PARK CITGO

KIETH SJOQUIST  
SJOQUIST ARCHITECTS

EXECUTIVE DIRECTOR  
MICHAEL MCLAUGHLIN  
URBAN WORKS  
612-280-2582

**Re: Industrial Land Use Study and Employment Policy Plan**

On behalf of the Southeast Business Association – which represents some 50 member businesses and more than 150 additional businesses in southeast Minneapolis – I would like to express our support of the city's adoption of the Industrial Land Use Study and Employment Policy Plan, including our strong support for the policy recommendations outlined under Option #3.

As a business association representing one of the city's largest industrial areas, we feel the policy recommendations will allow the Southeast Minneapolis Industrial (SEMI) / University Research Park Area to continue to develop into a major industrial / research park benefiting both the city and the entire region.

Our members are quite aware of the economic pressures caused by the current market conditions where non-industrial land uses can mean higher land values. However, our members are also aware that a tremendous amount of financial and human resources have been expended over the past fifteen years with the singular goal of ensuring our industrial area transforms into a modern research park that can build upon the assets of University of Minnesota adjacent to the area.

We feel the designation of our industrial area as an Employment District and adoption of the recommended policies furthers both our goals as well as the City's to add high-quality jobs and increased tax base.

In closing, we want to acknowledge the remarkable staff work that went into this study as well as the thorough and compelling work product that was produced by the consulting team.

Sincerely,

Michael McLaughlin  
Executive Director

**Kasper, Irene M**

---

**From:** Alfred Bertke [aabertke@drewan.net]

**Sent:** Thursday, August 24, 2006 10:15 AM

**To:** Johnson, Barbara A; Gordon, Cam A.; Hofstede, Diane T.; Samuels, Don H; Glidden, Elizabeth A.; Schiff, Gary; Goodman, Lisa R; Ostrow, Paul T; R.T. Rybeck; Remington, Ralph S.; Lilligren, Robert W; Colvin Roy, Sandra K; Benson, Scott A; Kasper, Irene M

**Cc:** OldHighland Issues List

**Subject:** CD & Z&P 8/24/2006 Bertke Correspondence Stick with the Plan

Ms. Kasper,

Add my comments into the record for the Meeting concerning the Above the Falls Plan.

I whole heartedly support the existing above the falls plan and oppose any alterations to it. Although we have only lived here for three years I know that citizens from North and NE have worked for years to develop the current plan. To even suggest or to attempt to make changes on short notice without citizen input is an outrage!

Planning is an ongoing process and conditions change that need to be addressed. However, I feel the city is continually violating the citizens of North Minneapolis by changing the rules and ignoring procedure.

Live Life Each Day  
Al

Al Bertke  
Certified Life Coach  
612-588-0399  
Al@RiptideRescue.com  
www.RiptideRescue.com

**Sanz, Tina L**

---

**From:** Schiff, Gary  
**Sent:** Thursday, August 24, 2006 4:38 PM  
**To:** Sanz, Tina L  
**Subject:** FW: Industrial Land Use Study

For the record

**Gary Schiff**  
Minneapolis City Council Ward 9  
(612) 673-2209

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

**From:** Galatz, Eric [mailto:eric.galatz@leonard.com]  
**Sent:** Thursday, August 24, 2006 4:19 PM  
**To:** Schiff, Gary  
**Subject:** Industrial Land Use Study

Council Member Schiff:

As you will recall, I represent a housing developer with a specific interest in the Hubbard site. We are not yet prepared to come forward with a proposal for that site, but we are concerned about any city action that might effect the site. You heard more about that from me than you wanted to at the Planning Commission and more today. I will not go into it again here.

For my client's sake, we want a set of clear criteria for rezoning because we sincerely believe that when it is time to present a rational analysis of this specific site based on the ILUS, the Council will agree this is a housing site not an industrial site. We know we have a lot of work to do with the neighborhood first and we are not presenting that argument now.

We are hoping you will agree that for the City's sake, Option 2 provides the Council with a stronger basis for protecting industrial land because it is enforceable and it provides the Council criteria for declining rezoning when presented with specific applications. Without those criteria, the Council will look at every application for rezoning--and you cannot prohibit the applications--without a clear basis for granting or denying.

Here is the distilled legal argument about Option 2 versus Option 3:

The statutes tell us how zoning and rezoning works.

The council cannot change the rules by which a city zones and rezones (see A.G. Opinion below) and the council cannot prohibit rezoning

And they certainly cannot prohibit applications for rezoning

If a landowner applied for rezoning and the staff rejected the application because the city does not rezone, then the landowner would probably get the rezoning automatically under the 60 day rule.

If the city accepted the application, then the council would first consider taking the land out of the

employment zone (which of course is rezoning)

Option 3 provides no criteria for determining whether it should take a property out of the employment zone, and in fact purports to prohibit the council from doing so

Option 3 requires the City Council to reconsider and possibly amend the whole Industrial Land Use Policy every time a property owner presents an application for rezoning.

Option 2 provides criteria for rezoning without requiring amendment of the Industrial Land Use Policy

Option 2 protects industrial land and it protects the Industrial Land Use Policy

If the Council really wants to protect the employment zones, then the Council should adopt a set of enforceable rules for denying rezoning.

Thanks for considering this request.

|   |   |
|---|---|
| WWW.LEONARD.COM                                   |   |
| <b>LEONARD</b>                                    | <b>Eric H. Galatz</b>   |
| <b>STREET</b>                                     | Attorney  |
| <b>AND</b>  | 612-335-1509  |
| <b>DEINARD</b>                                    | eric.galatz@leonard.com   |
|   | Download vCard  |
| <b>Leonard, Street and Deinard</b>                |   |
| Uncommon Wisdom <i>A Professional Association</i> |   |
| Common Sense*                                     | 150 South Fifth Street Suite 2300<br>Minneapolis, Minnesota 55402 |

;

**CONFIDENTIALITY NOTICE:** The information contained in this e-mail is confidential, may be legally privileged, and is intended only for the use of the party named above. If the reader of this is not the intended recipient, you are advised that any dissemination, distribution, or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify us by telephone at 612.335.1500 and destroy this e-mail.



**MUNICIPALITIES: ZONING: AMENDMENT:** With certain exceptions, municipal zoning ordinances may be adopted or amended by majority vote of governing body notwithstanding charter provision, or ordinance requiring greater majority. Minn. Stat. §§ 462.351, 462.357.

59a-32  
(Cr. Ref. 441h; 477b-34)

January 25, 2002

Mr. Brian D. Neugebauer  
Moorhead City Attorney  
Ohnstad Twichell, P.C.  
901 13th Avenue East  
P.O. Box 458  
West Fargo, ND 58078-0458

Dear Mr. Neugebauer:

Thank you for your letter concerning the number of city council votes required to adopt or amend zoning ordinances.

#### FACTS

In 2001, the legislature amended Minn. Stat. § 462.357, subd. 2 to reduce the necessary voting majority for adoption or amendment of most municipal zoning ordinances from two-thirds to a simple majority of all members of the governing body. The City of Moorhead, a home-rule charter city, has enacted a zoning ordinance that requires a two-thirds council vote on all zoning issues in accordance with the previous state law.

You ask whether a home-rule charter city may adopt a more restrictive voting requirement than that required by state statute for adoption or amendment of zoning ordinances.

#### OPINION

We answer your question in the negative.

First, it is well established that local units of government have no inherent powers, but can only take those actions expressly authorized by statute or home-rule charter or implied as necessary to carry out the powers expressly conferred. *See, e.g., Borgelt v. City of Minneapolis*, 271 Minn. 249, 135 N.W.2d 438 (1965); *Alexander v. City of Minneapolis*, 267 Minn. 155, 125 N.W.2d 583 (1963); *City of Birchwood Village v. Simes*, 576 N.W.2d 458 (Minn. Ct. App. 1998). Authority for municipalities to enact land use controls, including zoning ordinances, is expressly provided by Minn. Stat. §§ 462.351, *et seq.* *See, e.g., Alexander.*

Prior to 2001, Minn. Stat. § 4562.357, subd. 2 (2000) authorized adoption or amendment of zoning ordinances only by a two-thirds vote of all members of the governing body. According to the facts provided, the Moorhead zoning ordinance is consistent with that requirement. It appears that two-thirds voting requirement in the ordinance was based solely upon the provisions of section 462.357, subd. 2 (2000). As you have noted, however, the legislature, by the Act of May 29, 2001, ch. 207 § 13, 2001 Minn. Laws 849, 854, amended that subdivision as follows:

Subd. 2. **GENERAL REQUIREMENTS.** (a) At any time after the adoption of a land use plan for the municipality, the planning agency, for the purpose of carrying out the policies and goals of the land use plan, may prepare a proposed zoning ordinance and submit it to the governing body with its recommendations for adoption.

(b) Subject to the requirements of subdivisions 3, 4 and 5, the governing body may adopt and amend a zoning ordinance by a majority vote of all its members. The adoption or amendment of any portion of a zoning ordinance which changes all or part of the existing classification of a zoning district from residential to either commercial or industrial requires a two-thirds majority vote of all ~~its~~ members of the governing body.

(c) The land use plan must provide guidelines for the timing and sequence of the adoption of official controls to ensure planned, orderly, and staged development and redevelopment consistent with the land use plan.

(Underlined material added by amendment.)

Therefore, after the effective date of the 2001 amendment, there appears no remaining statutory authority for imposition of a two-thirds voting requirement for municipal zoning enactments other than those changing residential classification to commercial or industrial. Rather, a majority of the members of each city council is statutorily authorized to adopt or amend zoning ordinances.

Second, the fact that the statutory language is permissive in nature does not authorize the city to impose conditions or restrictions at variance with those expressly provided by statute. *Cf., RES Investment Co. v. County of Dakota*, 494 N.W.2d 64 (Minn. Ct. App. 1992) (County board did not have authority to impose limits on their own statutory jurisdiction to consider tax abatement applications). Nor may a council, by ordinance, impair or divest its successors' legislative power. *See, e.g., Minneapolis Street Railway Co. v. City of Minneapolis*, 229 Minn. 502, 40 N.W.2d 353 (1949) (Municipal corporation cannot, by contract, surrender or curtail police power); *Hanna v. Rathje*, 171 N.W.2d 876 (Ia. 1969) (City zoning ordinance could not impair successors' authority to amend); 4, McQuillin, *Municipal Corporations* § 13.03.15 (3rd Ed. ).

Finally, it is our opinion that the statutory provision for enacting or amending zoning ordinances by a majority vote supercedes any contrary provision that might be found in a city's charter. Pursuant to

[1] the Constitution, the legislature has granted city residents substantial authority to adopt home-rule charters, to empower and direct the governance of their cities and to provide for city legislation on matters of municipal concern. *See* Minn. Stat. § 410.07 (2000) *State ex rel Town of Lowell v. City of Crookston*, 252 Minn. 526, 91 N.W.2d 81 (1958). That grant of power does not, however, impair the ultimate power of the legislature to pre-empt local authority on matters it considers to be of statewide concern. *Id., Lilly v. City of Minneapolis*, 527 N.W.2d 107 (Minn. Ct. App. 1995). As to matters of zoning, the legislature has made clear its intent that the provision of sections 462.351 *et seq.* should be followed, rather than any conflicting local enactments. Minn. Stat. § 462.351 specifically states:

It is the purpose of sections 462.351 to 462.364 to provide municipalities, in a single body of law, with the necessary powers and a uniform procedure for adequately conducting and implementing municipal planning.

Furthermore, section 462.352 defines the term municipality for purposes of sections 462.351 to 462.364 to mean, "any city, including a city operating under a home rule charter . . ."

For the foregoing reasons, it is our opinion that Minn. Stat. § 471.357, subd. 2 (Supp. 2001), authorizing adoption or amendment of certain zoning ordinances by a majority of all members of the governing body, prevails over inconsistent municipal ordinances or charter provisions. This reasoning is consistent with that reached in Op. Atty. Gen. 59A-32, October 13, 1955, which determined that the statutory requirement for a two-thirds vote to amend a zoning ordinance prevailed over inconsistent provisions in a city charter and ordinance.

Respectfully submitted,

MIKE HATCH  
Attorney General

KENNETH E. RASCHKE, JR.  
Assistant Attorney General

---

[1]  
Minn. Const. art. XII, § 4.

**Kasper, Irene M**

**From:** Kasper, Irene M  
**Sent:** Thursday, August 24, 2006 9:36 AM  
**To:** Council Members  
**Cc:** Sanz, Tina L; Jordan, Jennifer L  
**Subject:** CD & Z&P 8/24/2006 Addnl Correspondence

Attached & also copied below is additional correspondence received for the CD & Z&P meeting of 8/24/2006.

Please enter my comments into the record for the Meeting concerning the Above the Falls Plan.

I whole heartedly support the existing above the falls plan and oppose any alterations to it. Citizens from North and NE have worked for years to develop the current plan. To even suggest or to attempt to make changes on short notice without citizen input is an outrage!

Planning is an ongoing process and conditions change that need to be addressed. However, violating the citizens trust and ignoring procedure and citizen input is totally unacceptable!

Stick with the Plan

Greg Rosenow  
1425 Dupont Ave N

.....  
It is disturbing to find out that a perfectly good plan might be altered to the detriment of rebuilding North Minneapolis.

As a resident of Near North and a real estate broker who is working hard to promote North Minneapolis as a decent place to live, I ask you not to change the plan. Many people have made their home buying decisions with the belief that the City of Minneapolis, Mayor and City Council are making North Minneapolis a priority.

There seems to be a lack of vision about what it will take to make North Minneapolis whole. It feels like we take one step forward and three steps back.

I strongly urge you to get a plan and stick with it. Why should we trust you if you don't carry through with what you have promised? Furthermore, why pay for a planning department and waste citizen's valuable time soliciting input, if you are just going to ignore what people have said they want?

Sandy Loescher  
1835 Irving Avenue North

.....  
As a 46 year resident of north Mpls, I was disappointed to hear about the change you are considering making to the Above The Falls Plan. We really do not want to see industrial use on that beautiful part of the river..Please reconsider and stick to the original well thought out Plan as proposed.-----Thank you-----Marion Loso--1624 Emerson Ave N.

.....  
I have lived in north Minneapolis for 35 years and find the Mississippi Parkway system one of the most enjoyable walking routes in the entire city. How wonderful it will be to have it continue beyond Plymouth, Broadway, Lowry so we and anyone else using those trails can discover and enjoy another whole new part of the city they are not familiar with. The potential of what that can do to turn around the image of north Minneapolis is beyond what money can buy in advertising.

Please honor the wishes of all those good citizens who participated in the planning process for the proposed Above the Falls plan. We have had too many disappointments where our hard-worked, well-thought out plans get dismantled and never implemented. Please don't repeat that history by allowing pieces of the plan to be converted to Industrial only use. We need the residential areas to ensure that our parkway system remains a safe, well-used environment for walkers and bicyclists--just as the Above the Falls plan originally proposed.

Please enter these comments into the public record.

Angie Nelson

1514 Dupont Avenue North  
Minneapolis, MN 55411  
angienelson@mn.rr.com

**Kasper, Irene M**

---

**From:** mary and shannon [Maryshannon@mn.rr.com]  
**Sent:** Thursday, August 24, 2006 10:25 PM  
**To:** Kasper, Irene M  
**Cc:** OldHighland@nmpls.net  
**Subject:** CD & Z&P 8/24/2006 Re M Loso Correspondence Mississippi River

Ms. Kasper,

Please enter my comments into the record for the Meeting concerning the Above the Falls Plan.

As a resident of near north Minneapolis I whole heartedly support the existing above the falls plan and oppose any alterations to it. It is vital to the positive growth of our neighborhood for which we all are working toward.

Mary Loso

8/25/2006

**Kasper, Irene M**

---

**From:** Kasper, Irene M  
**Sent:** Monday, August 28, 2006 12:14 PM  
**To:** Sanz, Tina L; Jordan, Jennifer L  
**Subject:** FW: CD & Z&P 8/24/2006 Gilroy Correspondence Preserve ATF

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

**From:** Colleen1921@aol.com [mailto:Colleen1921@aol.com]  
**Sent:** Monday, August 28, 2006 12:13 PM  
**To:** Kasper, Irene M  
**Subject:** CD & Z&P 8/24/2006 Gilroy Correspondence Preserve ATF

Ms. Kasper --

I strongly believe the 'Above The Falls' plan should be protected and implemented as presented.

Thank you.

Mary Gilroy  
Former AFCAC Alternate  
colleen1921@aol.com

08-23-06

To: Minneapolis Zoning & Planning Committee and  
Community Development Committee

Re: Industrial Land Use Study and Employment Policy Plan (proposed)

The Above the Falls Citizen Advisory Committee (AFCAC) sent an earlier letter (dated 08-14-06) to the Minneapolis Zoning and Planning Committee and the Community Development Committee detailing specific land use conflicts between the proposed Industrial Land Use Study and Employment Policy Plan (ILUS) and the Above the Falls (ATF) Plan. After discussion, and consensus, at the AFCAC meeting last night, we are following up with this letter to further express our concerns with certain aspects and implications of the proposed ILUS.

The Above the Falls (ATF) Plan and members of AFCAC recognize the importance of balancing an employment base with residential areas and park land in the upper river area of North and Northeast Minneapolis, and we believe the ATF plan already addresses those various interests (and predicts 2500 housing units, 2000 additional jobs, and over \$10 million in additional tax revenue). In particular, we are concerned that adopting an alternate land use plan that is inconsistent with the ATF plan--especially one that advocates taking so much residential/mixed-use land out of the vision--could significantly alter the market signals sent to developers, the Minneapolis Park Board, and other interests with regard to how the City would like to see development occur along the upper river. We believe that adoption of the ILUS as currently proposed would diminish enthusiasm for the ATF Plan and undermine its implementation.

We believe that the ATF design is comprehensive and takes into account the interactive aspects of the proposed park, residential, retail, and industrial uses in the upper river corridor. One key aspect of the plan is having housing and retail uses adjacent to park land - so that residents and visitors will enliven and protect the public space. A change in demographics is also anticipated in the ATF Plan, as well as reconnections of Northside and Northeast neighborhoods to the Mississippi River, physically and socially, in a creative and effective manner; we are concerned that large industrial areas will compromise these connections and decrease the likelihood of any demographic changes (particularly in North Minneapolis).

We are also troubled because six years after adoption of the award winning ATF Plan, preceded by many more years of dedicated work by the City of Minneapolis, Hennepin County, the Mississippi River and Recreation Area, hundreds of interested citizens, and many others, the City of Minneapolis is now proposing to adopt an alternate plan that takes precedence over the ATF Plan with no progress having yet been made on the formal adoption necessary to bring about the land uses envisioned by the ATF Plan.

We do not oppose the adoption of needed industrial zoning within the City to maintain a reasonable balance of employment base with other uses, but we strongly oppose the aspects of the ILUS to the extent it is inconsistent with the ATF and the efforts to recognize and enhance the greatness of the Mississippi River - an under-valued asset of the City of Minneapolis, and the neighborhoods of North and Northeast. We urge you to consider the best use of this land - now is the time and here is the opportunity.

Finally, as the Citizen Committee charged with protecting and promoting the vision of the ATF Plan, we ask that you do not "approve the Industrial Land Use Study & Employment Policy Plan," nor "amend the City's comprehensive plan to incorporate policy direction and land use

AFCAC ILUS Comment Letter

August 23, 2006

Page 2

maps" where such approval would compromise the Above the Falls Plan. We would also like to note that AFCAC participated in two meetings with Maxfield Research (and many of us also participated in neighborhood meetings), but we were not aware of the final recommendations until we saw the written proposal; we request that further discussions be held, as needed, in an open, thorough, and comprehensive manner.

Thank you very much for your consideration.

Sincerely,

Karen Swenson and Mary Jamin Maguire, Facilitation Committee Co-Chairs  
Above the Falls Citizen Advisory Committee (AFCAC)



# Hubbard Broadcasting, Inc.

3415 UNIVERSITY AVENUE • SAINT PAUL, MINNESOTA 55114-2099

CD ZP Joint mtg  
8-24-06  
road/ presented at meeting

## Remarks of David Jones, General Counsel of Hubbard Broadcasting, Inc.

### Joint Meeting of Community Development & Zoning & Planning Committee

August 24, 2006

As many of you know, Hubbard Broadcasting operates two television stations and three radio stations at our campus on University Avenue. You may not know that the Minneapolis and St. Paul city line runs right through the lobby of our building. HBI is the only local television operator in the Twin Cities. Currently 600 HBI employees work at the location. Over 100 of these jobs have been created since the year 2000 as we've added new TV and radio stations and are about to launch a new satellite/cable network.

We are here today to comment on the ILUS because HBI owns about 6.75 acres of the undeveloped property located along the Minneapolis/St. Paul border between our University Avenue campus and the University of Minnesota Transitway. The HBI property has been included within the SEMI Employment District. As you know, the Planning Commission recommended adoption of the ILUS along with Option #3 which prohibits any residential use within the Employment Districts, thereby prohibiting rezoning of any such property to allow even partial residential use. ILUS Option #2, on the other hand, reinforces the existing zoning classification as industrial, while at the same time establishes a defined process for exceptions to be considered along with specific criteria to guide consideration of any such application by the City Council. If the ILUS were adopted with Option #3, the HBI site would be locked into an

industrial zoning designation for which it may not be well suited without a defined process for consideration of a proposed zoning change. We are here today asking only that you keep the door open for re-zoning of this site if an appropriate use were presented to you. Assuming that your recommendation today is to adopt the ILUS, we would ask that you consider incorporating adoption of Option #2 into your recommendation.

We are certain that a number of other sites exist in the seven proposed Employment Districts with similar challenges for industrial use. My remarks today will focus on our site, but only for the purpose of illustrating how adoption of Option #3 would seem to run contrary to the interests of both the affected landowners and the City. With this perspective in mind, perhaps some background information on the HBI site would be helpful. By the way, more detail is provided in my June 12, 2006 letter to Jennifer Jordan that is a part of the record.

We acquired the property in 1996, intending to build a headquarters for our direct satellite broadcasting business – USSB. However, about two years after closing on the property, USSB was merged into DirecTV, and operations were consolidated in California. In the process of acquiring the property, HBI worked in cooperation with the Cities of Minneapolis and St. Paul, the Minnesota Pollution Control Agency and the University of Minnesota. Together, we invested several million dollars to clean up one of the most severely polluted superfund sites in the State. When completed, the site was remediated to a residential standard. At that time, HBI also acquired adjacent property that had been operating as a trucking terminal and warehouse facility. By closing this facility, we were able to eliminate significant on-going truck traffic into this largely residential neighborhood.

The City of Minneapolis provided tax increment financing for a portion of the clean-up costs. HBI has repaid that assistance through property tax payments. Certainly a goal which the City and HBI share, is returning this property to productive use with the attendant property tax benefit to the City.

Beginning in 2000, after the USSB-DirecTV merger, HBI and other interested parties spent hundreds of thousands of dollars exploring office and light-industrial uses for the parcel.

- In 2000 we assembled a group of architects, planners and real estate professionals and developed a plan for a mixed retail and office development. Interestingly, the City's consultant for the ILUS, Maxfield Research, Inc., was a part of this team. Maxfield's conclusion was that the industrial development potential on the site was limited but saw housing as a reasonable potential use for the property.

- Nonetheless, HBI continued to pursue office and light industrial development. From 2000 to 2003, the real estate market (particularly in the Midway area) was in a severe recession. The only interest expressed in the parcel during this time was by non-profit organizations and residential developers.

- In 2003 HBI offered the parcel as a site to all those bidding on the University Enterprise Laboratories project. No one included our parcel in their bid.

- In 2004 we provided McGough Development with an option on the property. McGough contacted over 250 of the largest employers in the Twin Cities about our site. They found no interested parties, and McGough let the option lapse.

For six years, HBI has worked in good faith to locate a light industrial user for this site, coordinating its efforts with the City and the University of Minnesota. Unfortunately, the market has spoken; six years of effort yielded no commercial or industrial buyers.

The market's reaction is no doubt based on the fact that our parcel possesses characteristics that pose special challenges for industrial development, including the following:

- Access to the parcel is limited. Bedford Street is the only street that serves the site, and Bedford only connects to University Avenue, not to the industrial areas north and east of the site. Access problems are a major impediment to industrial development.

- We are the only parcel included in the SEMI Employment District which is located south of the U of M Transitway without direct access to the SEMI Employment District. As such, our parcel is isolated from other industrial users. There are no plans to connect our parcel to the rest of the SEMI Employment District or to the proposed Granary Parkway that will connect SEMI to truck routes.

We understand that the City Council may adopt the ILUS study, but we hope that in doing so, you will provide for both structure and flexibility as it relates to possible future

rezoning of property within the Employment Districts. This only seems prudent in a world where the economy is changing rapidly. In this environment the City must have the flexibility to respond quickly to evolving market conditions. The “industrial jobs” of the 21st century are likely to be in light industry, which is very compatible with residential uses. In fact, mixed use projects further a City goal of providing workers with the opportunity to live near where they work. Option #2 provides a process for considering such mixed use projects; Option #3 would prohibit them.

The City has multiple land use objectives which occasionally conflict. In our case, our property is not only designated for inclusion in the SEMI Employment District, but is also part of the Central Transit Corridor, and is located near the U of M (and on its Transitway). These latter characteristics might seem to favor residential use. Similar conflicts could exist along the Mississippi River in the Upper River Employment District, along the lightrail line in the Seward/Hiawatha Employment District and with historically significant structures such as the Cream of Wheat Lofts. It seems evident that the City needs to maintain flexibility to sort out conflicts between planning goals where unique parcels and unique circumstances are involved.

Option #2 accomplishes just such a result and, perhaps most importantly, provides a process and criteria for evaluating requests for rezoning industrial property located in the Employment Districts. Inevitably future circumstances will arise where such rezoning will not only be acceptable, but desirable. Option #2 requires that the Planning Commission make findings on five issues: (i) comprehensive plan compliance, (ii) whether the amendment would be in the public interest, (iii) compatibility with adjacent uses, (iv) whether the existing use is

reasonable, and (v) any transitions that have occurred in the character of the general area. In addition, the Council is required to address the following subjects when considering rezoning amendments for industrial areas:

- job impacts;
- tax base impacts;
- viability;
- transition; and
- adjacency to viable industrial areas.

As such, Option #2 creates structure for the thoughtful consideration of proposed rezoning applications.

For all these reasons, we urge the City Council to adopt a flexible approach to dealing with a rapidly changing economic future. We at HBI understand full well that, if we seek a rezoning of this site, we need to convince the requisite number of council members that not only is such re-zoning in our best interest, but such re-zoning is also consistent with the City's then current planning goals. Adoption of Option #2 clearly states the City's preference for industrial use, while still preserving the opportunity to convince you that re-zoning is appropriate. This seems to be a win-win for all concerned. Accordingly, if you choose to adopt the ILUS, please include adoption of Option #2. Thank you for your consideration.

2905465v3

CD ZP Joint mtg  
8-24-06  
Rev'd at mtg

July 20, 2006

Mayor RT Rybak  
350 South 5<sup>th</sup> Street  
Minneapolis, MN 55415

Dear Mayor Rybak;

The Minneapolis Park and Recreation Board voted unanimously last night to forward a letter to the City that reiterates our support for the "Above the Falls" master plan and express our concern about the proposed Land Use and Employment Policy Plan impact on the Above the Falls master plan. The Above the Falls master plan was the result of extensive community review and participation in developing a long range land use plan for the Mississippi River corridor north of Plymouth Avenue. The Minneapolis Park and Recreation Board voted unanimously to approve the plan.

The recently developed Industrial Land Use and Employment Policy Plan, under consideration by the City of Minneapolis, is contradictory to the recommendations of the Above the Falls master plan on land use. The Industrial Land Use plan replaces the residential property land use recommended in the Above the Falls with industrial land use. While the Park Board fully supports the jobs created from industrial land use, placing the industry next to parkland along the riverfront is a major step backwards. Residential property adjacent to parkland provides the tax base, activity and aesthetic qualities that make for a high quality community. Residential property adjacent to parkland is the guiding land use practice supported by the Park Board and the public in the Above the Falls plan.

We would urge you to revise the proposed Industrial Land Use plan along the Mississippi River corridor to reflect the community desire to have residential land use adjacent to parkland along the river.

Sincerely,

Jon Olson  
President  
Minneapolis Park and Recreation Board

Copies to City Council Members, Planning Commission Members

**Kasper, Irene M**

---

**From:** mary and shannon [Maryshannon@mn.rr.com]  
**Sent:** Thursday, August 24, 2006 10:25 PM  
**To:** Kasper, Irene M  
**Cc:** OldHighland@nmpls.net  
**Subject:** CD & Z&P 8/24/2006 Re M Loso Correspondence Mississippi River

Ms. Kasper,

Please enter my comments into the record for the Meeting concerning the Above the Falls Plan.

As a resident of near north Minneapolis I whole heartedly support the existing above the falls plan and oppose any alterations to it. It is vital to the positive growth of our neighborhood for which we all are working toward.

Mary Loso

**Kasper, Irene M**

---

**From:** Kasper, Irene M  
**Sent:** Monday, August 28, 2006 12:14 PM  
**To:** Sanz, Tina L; Jordan, Jennifer L  
**Subject:** FW: CD & Z&P 8/24/2006 Gilroy Correspondence Preserve ATF

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

**From:** Colleen1921@aol.com [mailto:Colleen1921@aol.com]  
**Sent:** Monday, August 28, 2006 12:13 PM  
**To:** Kasper, Irene M  
**Subject:** CD & Z&P 8/24/2006 Gilroy Correspondence Preserve ATF

Ms. Kasper --

I strongly believe the 'Above The Falls' plan should be protected and implemented as presented.

Thank you.

Mary Gilroy  
Former AFCAC Alternate  
colleen1921@aol.com