

**University District Zoning and Planning Regulatory Review Task Force
Membership – 8/26/08 Draft**

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Other participants:

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 Peg Wolff, University of Minnesota

University District Zoning and Planning Regulatory Review Task Force Scope and Timeline – 8/26/08 Draft for Discussion Purposes

Objective

To address land use and development concerns facing neighborhoods in the University District area, including the neighborhoods of Cedar Riverside, Marcy Holmes, Prospect Park, Southeast Como, and University. Issues to be addressed include parking, occupancy, design standards, zoning, inspections, and public involvement in the development review process. This will build upon existing initiatives and plans to create a coordinated response to this group of related issues.

Goal: A City policy and regulatory structure that encourages healthy interaction between the University campus and surrounding neighborhoods, while reducing or mitigating negative impacts on community character and quality of life.

Scope of Project

- Review and compile information on neighborhood issues related to land use and development impacts in the University District. Will include review of recent studies, meetings and conversations with key neighborhood stakeholders, and other means.
- Identify priority planning and zoning issues facing the District area, particularly those which would benefit from City intervention. Not all may be feasible within project scope.
- Develop an implementation plan for addressing each priority issue, which may include coordination with other ongoing enforcement or regulatory efforts within and outside City government. Will draw on best practices from other communities.
- Initiate implementation of plan, and regularly track progress towards goals.

Proposed Timeline

July 2008 – Initial kickoff meetings through University Alliance; background research

August – Convene task force; compile and review information on District zoning and land use

September – Develop priority issues and potential strategies for implementation

October – Community outreach to affirm direction on priority issues, solutions

November – Develop draft implementation plan for addressing priority issues

December – Finalize draft plan for review, with interim product for legislative report

January 2009 – Community outreach to review, finalize draft

Winter/early Spring 2009 – Adoption and action on implementation plan

**University District Zoning and Planning Regulatory Review Task Force
Major Issues – 8/26/08 Draft for Discussion Purposes**

Neighborhood Issue	What can be done?	Additional factors
Parking requirements – large number of students per unit means the parking requirement should be increased	This could be incorporated into an overlay district, perhaps using the 0.5 parking spaces per bedroom standard, as recommended in the Marcy Holmes Neighborhood Master Plan	The City has some competing policy directions regarding parking. A pending zoning text amendment reduces some parking requirements (though it does acknowledge U area parking will be addressed separately). Direction for pedestrian oriented overlays and LRT stations, located in this area, also support reduced parking.
Restrictions on on-street parking – including metering and critical parking areas	Would require coordination with Public Works department	Already in place for much of the area, though may need evaluation to determine if more is needed.
Review of base zoning in University District area	Could be conducted through a rezoning study, as proposed in a text amendment introduced subsequent to release of Impact Report	Would need to ensure compliance with comprehensive plan. Also, five-neighborhood area is very large and diverse, so would need to narrow the scope of what area would be considered.
More inspections and enforcement of property and license standards to counteract poor property management, discourage illegal occupancy, promote good maintenance of sites	Would require coordination with Regulatory Services and other departments, including Public Safety and City foreclosure initiatives	May need to identify additional resources to increase enforcement activities. Possibility of special services district could provide needed funding to step up efforts.
More neighborhood input into project design – particularly with developments approved through administrative review process – and revision of design standards	Could be addressed through separate project to pursue district-level design guidelines; also through modifications to 1-4 unit review standards.	Neighborhood-specific design guidelines are advisory, and not enforceable as regulations. Standards may be implemented on a pilot level for projects seeking public assistance.
Occupancy standards – adjustments need to limit number of unrelated individuals living in a structure of a certain size	May be able to address through parking requirements	A text amendment was introduced CM Gordon that would likely increase allowed occupancy for unrelated individuals.

Statistical Snapshot for University District Neighborhoods

source: City Assessor's Data

Total parcels

Neighborhood	2002	2003	2004	2005	2006	2007	2008	02-08 chg
MARCY-HOLMES	1,466	1,465	1,470	1,472	1,593	1,747	1,752	286
COMO	1,500	1,500	1,500	1,504	1,506	1,505	1,505	5
CEDAR RSIDE/WEST BANK	931	928	928	928	928	931	990	59
PROSPECT PK/E RIVER RD	1,215	1,222	1,250	1,302	1,373	1,418	1,418	203
UNIVERSITY	120	120	120	120	120	120	120	0
TOTAL	5,232	5,235	5,268	5,326	5,520	5,721	5,785	553

Single family parcels

Neighborhood	2002	2003	2004	2005	2006	2007	2008	02-08 chg
MARCY-HOLMES	276	273	269	267	267	267	263	-13
COMO	945	945	948	949	952	954	953	8
CEDAR RSIDE/WEST BANK	42	43	42	40	40	37	36	-6
PROSPECT PK/E RIVER RD	628	629	627	619	620	619	619	-9
UNIVERSITY						1	1	1
TOTAL	1,891	1,890	1,886	1,875	1,879	1,878	1,872	-19

Duplex or triplex parcels

Neighborhood	2002	2003	2004	2005	2006	2007	2008	02-08 chg
MARCY-HOLMES	278	280	284	283	282	282	284	6
COMO	289	288	291	291	289	287	288	-1
CEDAR RSIDE/WEST BANK	37	39	38	38	39	44	45	8
PROSPECT PK/E RIVER RD	207	207	209	208	206	204	202	-5
UNIVERSITY	21	21	21	21	21	20	20	-1
TOTAL	832	835	843	841	837	837	839	7

Condo, co-op, or townhome parcels

Neighborhood	2002	2003	2004	2005	2006	2007	2008	02-08 chg
MARCY-HOLMES	448	448	452	457	507	567	574	126
COMO	13	13	13	13	13	13	13	0
CEDAR RSIDE/WEST BANK	490	489	489	489	489	489	548	58
PROSPECT PK/E RIVER RD	38	48	77	101	98	221	221	183
UNIVERSITY								0
TOTAL	989	998	1,031	1,060	1,107	1,290	1,356	367

Apartment parcels

Neighborhood	2002	2003	2004	2005	2006	2007	2008	02-08 chg
MARCY-HOLMES	174	176	177	180	180	180	183	9
COMO	41	42	43	45	45	45	46	5
CEDAR RSIDE/WEST BANK	23	19	19	23	22	21	20	-3
PROSPECT PK/E RIVER RD	83	86	87	83	84	83	83	0
UNIVERSITY	2	3	3	2	2	3	3	1
TOTAL	323	326	329	333	333	332	335	12

Parcels determined to have below average building condition

Neighborhood	2002	2003	2004	2005	2006	2007	2008	02-08 chg
MARCY-HOLMES	41	42	53	52	50	50	49	8
COMO	108	159	157	162	160	153	143	35
CEDAR RSIDE/WEST BANK	11	12	5	14	12	9	9	-2
PROSPECT PK/E RIVER RD	71	125	115	116	111	111	109	38
UNIVERSITY						1	1	1
TOTAL	231	338	330	344	333	324	311	80

Parcels with homestead status

Neighborhood	2002	2003	2004	2005	2006	2007	2008	02-08 chg
MARCY-HOLMES	726	712	708	704	692	765	748	22
COMO	856	821	782	760	728	706	673	-183
CEDAR RSIDE/WEST BANK	497	500	498	503	497	498	485	-12
PROSPECT PK/E RIVER RD	703	711	712	731	728	775	763	60
UNIVERSITY	1	1	1	1	1	1	1	0
TOTAL	2,783	2,745	2,701	2,699	2,646	2,745	2,670	-113

Single family homes with homestead status

Neighborhood	2002	2003	2004	2005	2006	2007	2008	02-08 chg
MARCY-HOLMES	196	190	185	181	174	164	155	-41
COMO	732	709	692	672	650	629	600	-132
CEDAR RSIDE/WEST BANK	22	24	26	25	25	27	25	3
PROSPECT PK/E RIVER RD	552	551	542	532	528	532	525	-27
UNIVERSITY								0
TOTAL	1,502	1,474	1,445	1,410	1,377	1,352	1,305	-197

Parcels with new construction

Neighborhood	2002	2003	2004	2005	2006	2007	2008	Total
MARCY-HOLMES	22	17	36	31	151	297	174	728
COMO	17	42	52	64	63	55	37	330
CEDAR RSIDE/WEST BANK	2	5	5	15	10	2	7	46
PROSPECT PK/E RIVER RD	24	48	67	117	69	109	94	528
UNIVERSITY		1	4	2	3	2	3	15
TOTAL	65	113	164	229	296	465	315	1,647

Total living units (rentable)

	2002	2003	2004	2005	2006	2007	2008	02-08 chg
MARCY-HOLMES	4,206	4,315	4,446	4,502	4,693	4,654	4,636	430
COMO	2,264	2,267	2,277	2,282	2,276	2,266	2,267	3
CEDAR RSIDE/WEST BANK	2,640	2,647	2,650	2,621	2,629	2,645	2,697	57
PROSPECT PK/E RIVER RD	2,395	2,910	3,065	3,083	3,060	3,146	3,087	692
UNIVERSITY	84	128	128	128	132	149	154	70
TOTAL	11,589	12,267	12,566	12,616	12,790	12,860	12,841	1,252

Residential estimated market value

	2002	2003	2004	2005	2006	2007	2008	02-08 chg
MARCY-HOLMES	175,493,700	200,408,900	221,853,700	241,535,500	253,763,900	273,771,200	292,587,600	117,093,900
COMO	184,949,350	200,195,000	237,891,400	270,323,900	285,550,600	290,009,000	265,221,400	80,272,050
CEDAR RSIDE/WEST BANK	59,150,800	69,678,700	77,694,800	81,592,300	84,943,700	86,116,500	81,203,100	22,052,300
PROSPECT PK/E RIVER RD	200,680,000	226,835,300	260,121,300	284,737,500	305,965,000	327,204,100	312,209,800	111,529,800
UNIVERSITY	7,105,000	7,573,500	7,780,000	8,046,100	8,670,000	9,163,100	9,536,200	2,431,200
TOTAL	627,378,850	704,691,400	805,341,200	886,235,300	938,893,200	986,263,900	960,758,100	333,379,250

Commercial/industrial estimated market value

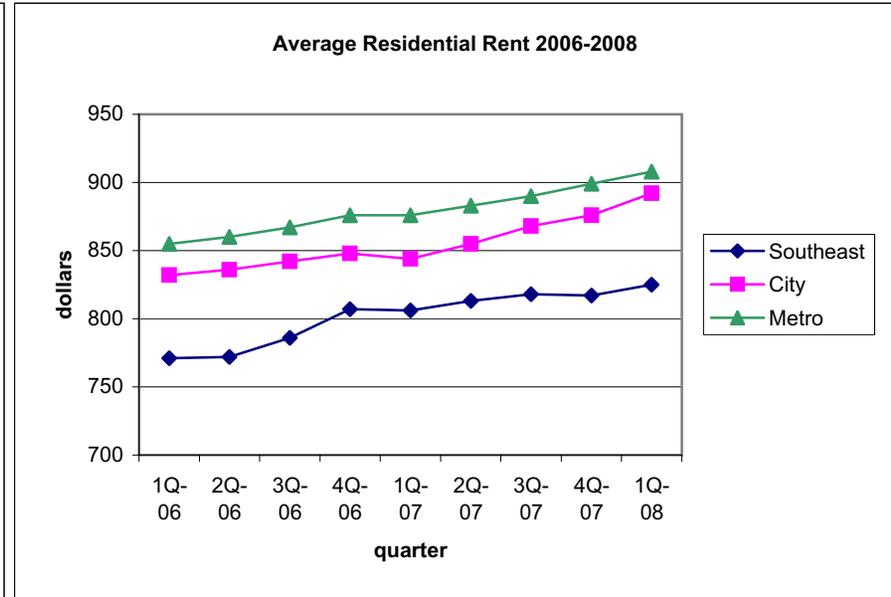
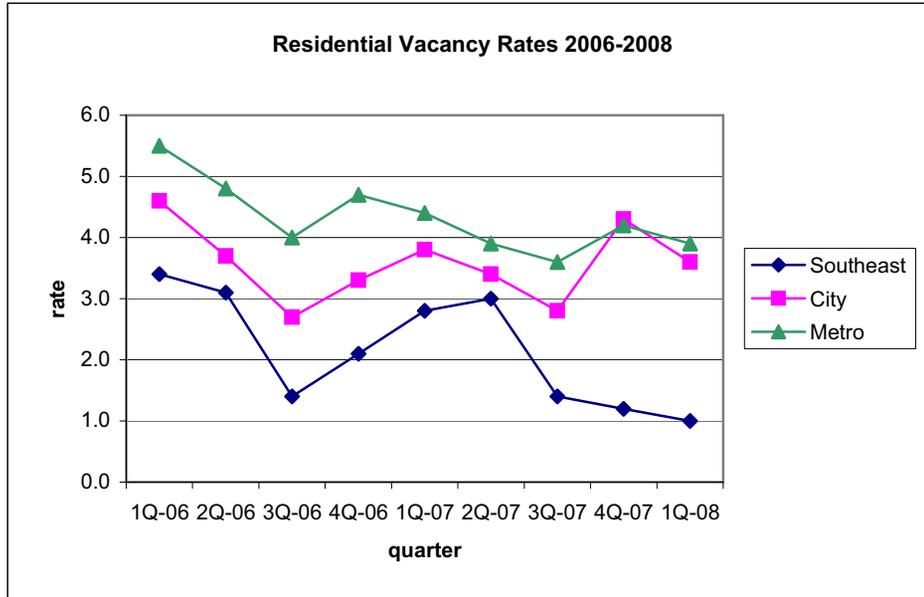
	2002	2003	2004	2005	2006	2007	2008	02-08 chg
MARCY-HOLMES	148,434,000	154,442,900	162,718,700	182,457,800	194,906,800	203,404,900	211,478,300	63,044,300
COMO	164,831,200	163,689,200	163,125,500	170,167,900	174,473,300	183,329,400	190,378,500	25,547,300
CEDAR RSIDE/WEST BANK	189,844,900	182,019,600	208,404,800	316,091,500	341,255,200	388,592,100	397,444,800	207,599,900
PROSPECT PK/E RIVER RD	204,966,000	216,668,200	223,937,900	233,508,100	245,743,300	258,141,200	263,966,800	59,000,800
UNIVERSITY	1,101,057,000	1,099,100,300	1,202,471,500	417,311,200	420,077,000	458,710,700	872,391,100	-228,665,900
TOTAL	1,809,133,100	1,815,920,200	1,960,658,400	1,319,536,500	1,376,455,600	1,492,178,300	1,935,659,500	126,526,400

Exempt property estimated market value (nontaxable)

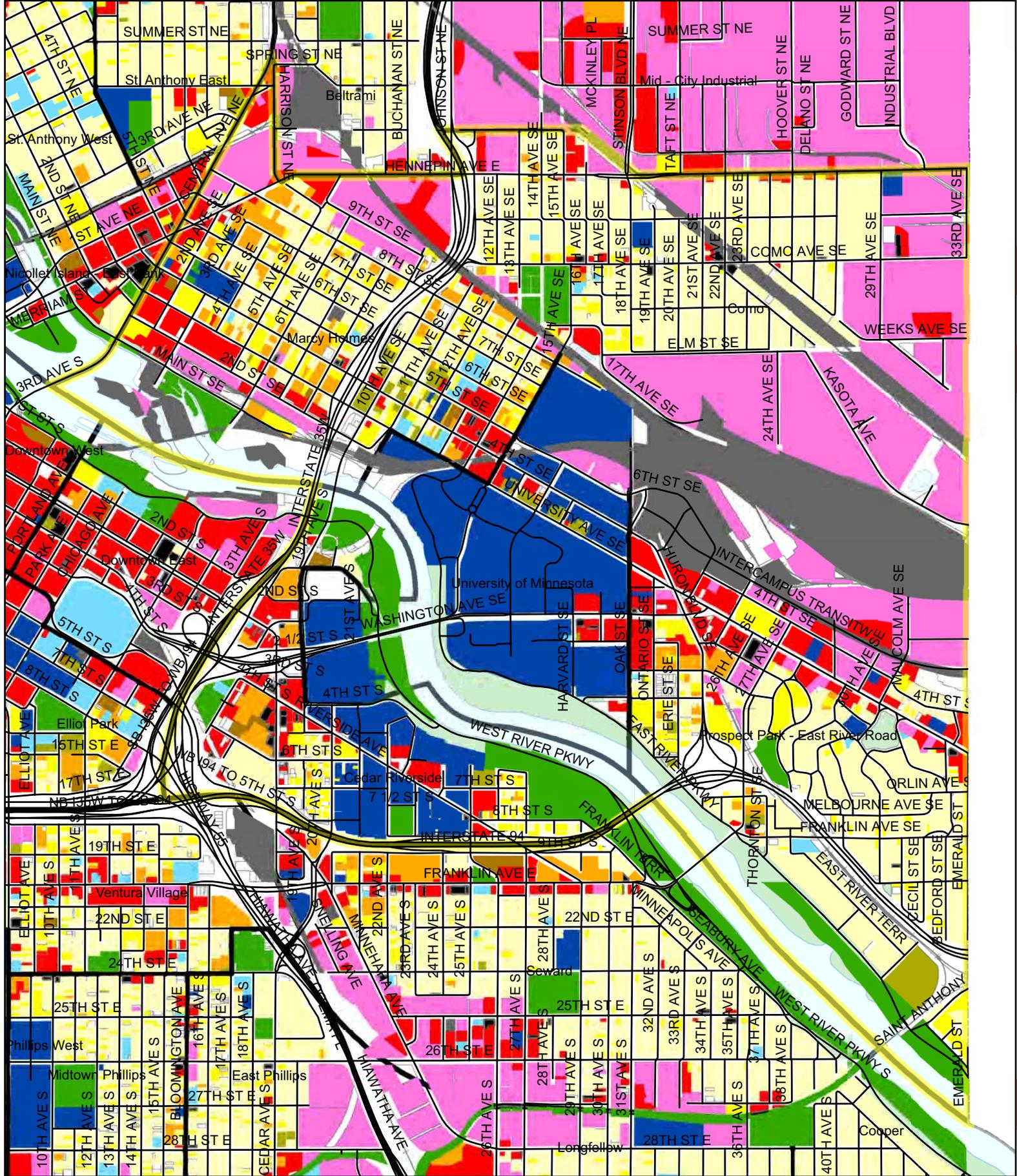
	2002	2003	2004	2005	2006	2007	2008	02-08 chg
MARCY-HOLMES	57,049,000	63,153,500	66,379,100	79,960,000	85,940,100	92,216,100	94,814,800	37,765,800
COMO	55,470,500	57,294,800	59,925,700	74,893,800	75,053,500	77,314,000	76,458,200	20,987,700
CEDAR RSIDE/WEST BANK	200,932,500	207,712,400	235,083,500	358,913,100	380,311,400	435,005,700	430,431,000	229,498,500
PROSPECT PK/E RIVER RD	146,690,600	165,814,900	178,973,500	199,730,800	221,639,100	241,717,900	239,814,700	93,124,100
UNIVERSITY	1,139,102,600	1,143,895,800	1,251,558,900	524,610,900	521,396,200	573,572,400	984,952,000	-154,150,600
TOTAL	1,599,245,200	1,637,871,400	1,791,920,700	1,238,108,600	1,284,340,300	1,419,826,100	1,826,470,700	227,225,500

Active rental licenses - August 2008

	Number of units			Number of licenses			Units per
	1-11 unit bldg	11+ unit bldg	Total	1-11 unit bldg	11+ unit bldg	Total	license
MARCY-HOLMES	961	2,668	3,629	379	95	474	7.7
COMO	961	278	1,239	563	15	578	2.1
CEDAR RSIDE/WEST BANK	326	1,907	2,233	127	17	144	15.5
PROSPECT PK/E RIVER RD	563	1,351	1,914	246	33	279	6.9
UNIVERSITY	14	88	102	3	3	6	17.0
TOTAL	2,825	6,292	9,117	1,318	163	1,481	6.2



Source for both charts: GVA Marquee Advisors



Legend

Existing Land Use

- University District
- Very High-Density Housing (>120 DU/acre)
- Cultural/Entertainment
- Transportation/Communication/Utilities
- Low-Density Housing (up to 20 DU/acre)
- Congregate Living
- Commercial
- Industrial
- Medium-Density Housing (20-50 DU/acre)
- Mixed Use
- Public/Institutional
- Parks/Open Space
- Vacant
- High-Density Housing (50-120 DU/acre)

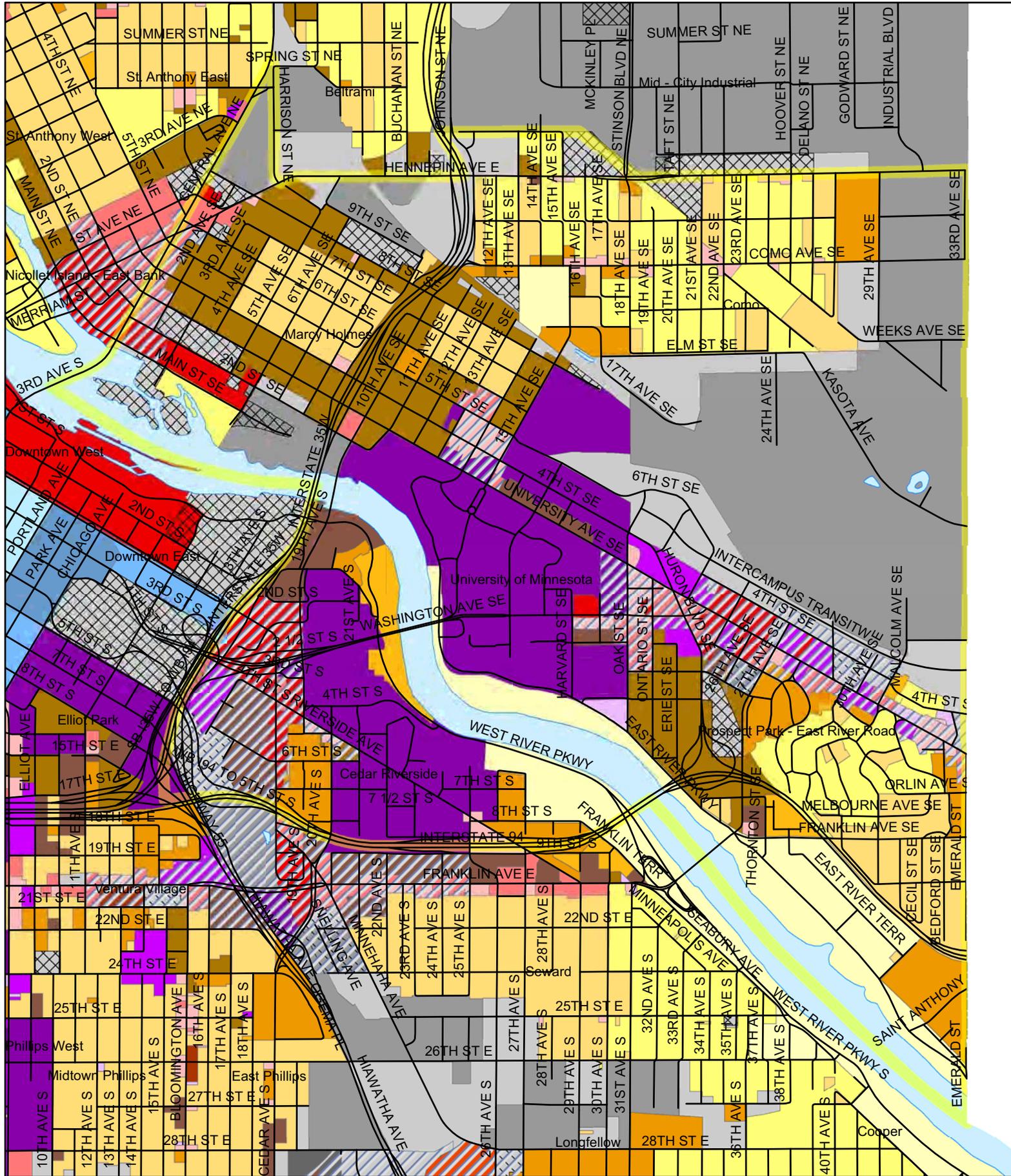
University District Existing Land Use

CPED Department Planning Division August 2008



0 0.1 0.2 0.3 0.4 Miles





University District Existing Zoning

Legend

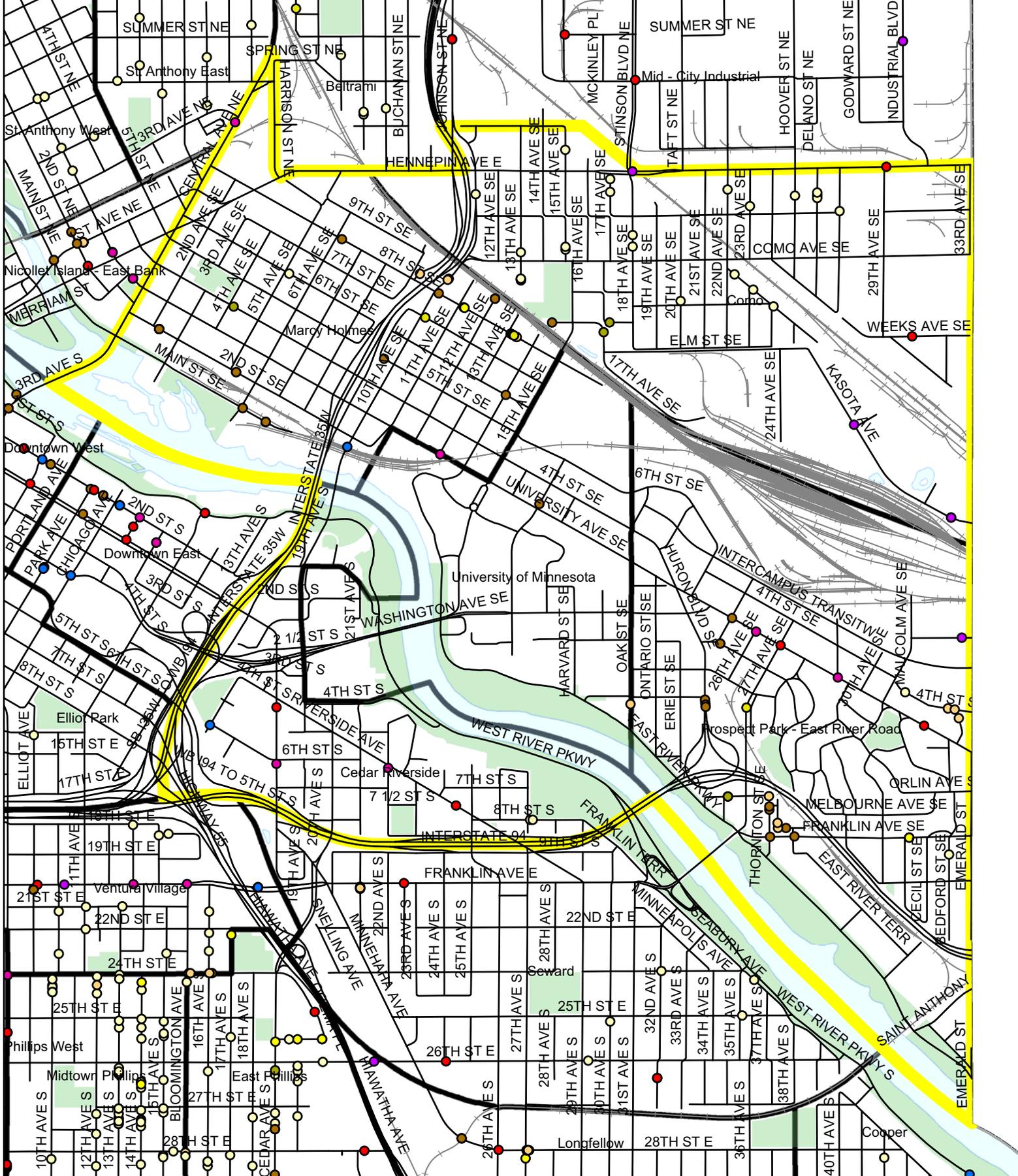
	Pedestrian Oriented		B4S-2		I2		R2
	Industrial Living		C1		I3		R2B
	B4-1		C2		OR1		R3
	B4-2		C3A		OR2		R4
	B4C-1		C3S		OR3		R5
	B4C-2		C4		R1		R6
	B4S-1		I1		R1A		



0.0 0.1 0.2 0.3 0.4 Miles

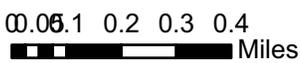


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August 2008

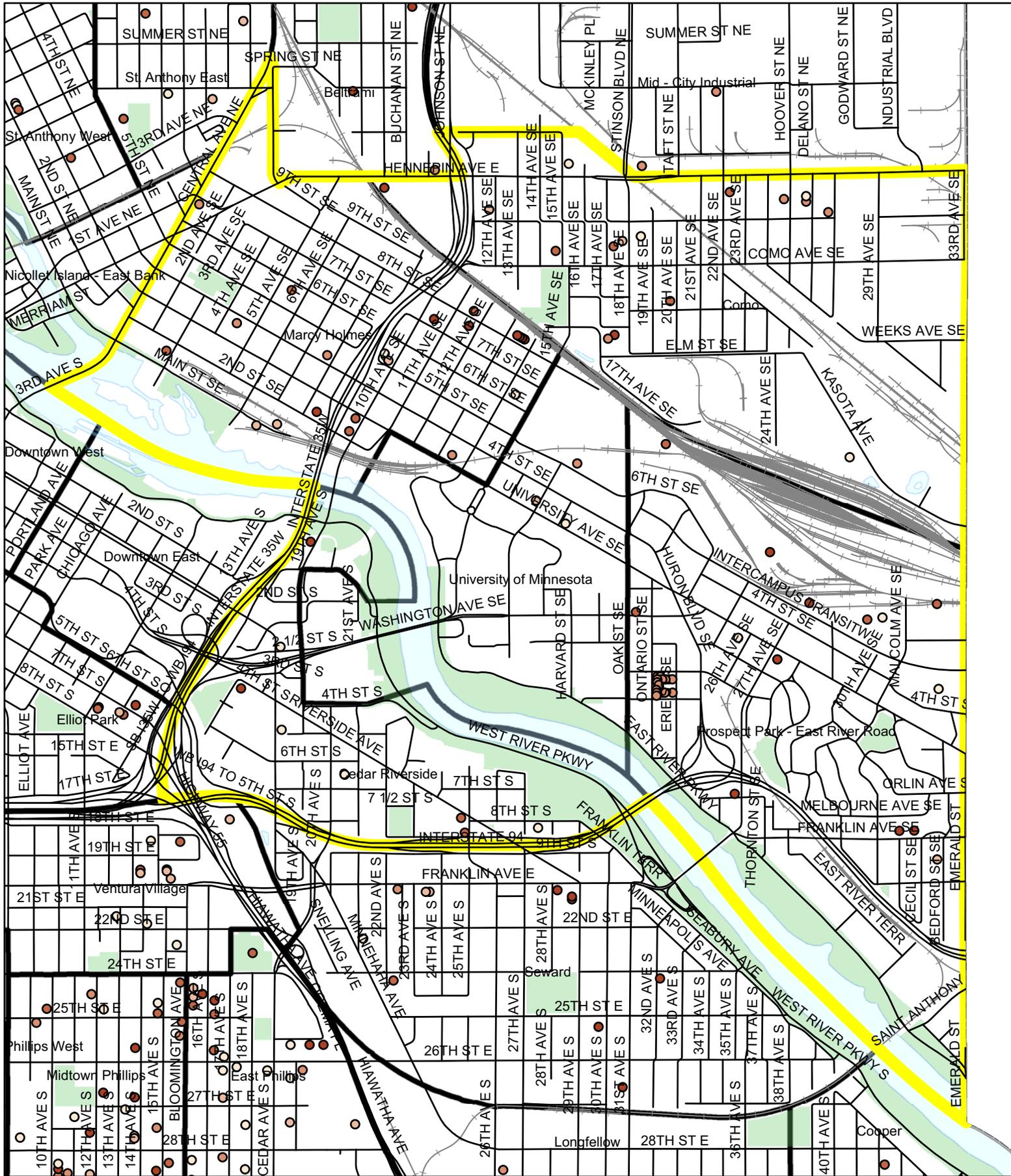


University District
New Construction
Building Permits
2000 to July 2008

- Legend**
- Building permits 2000-08**
- Single Family
 - Duplex
 - Triplex
 - 4-Plex
 - Townhome
 - Multifamily 5+ Units
 - Mixed Use
 - Commercial
 - Industrial
 - Institutional
 - University District



CPED Department
 Planning Division
 August 2008



**University District
Demolition Permits
1999 to July 2008**

Legend

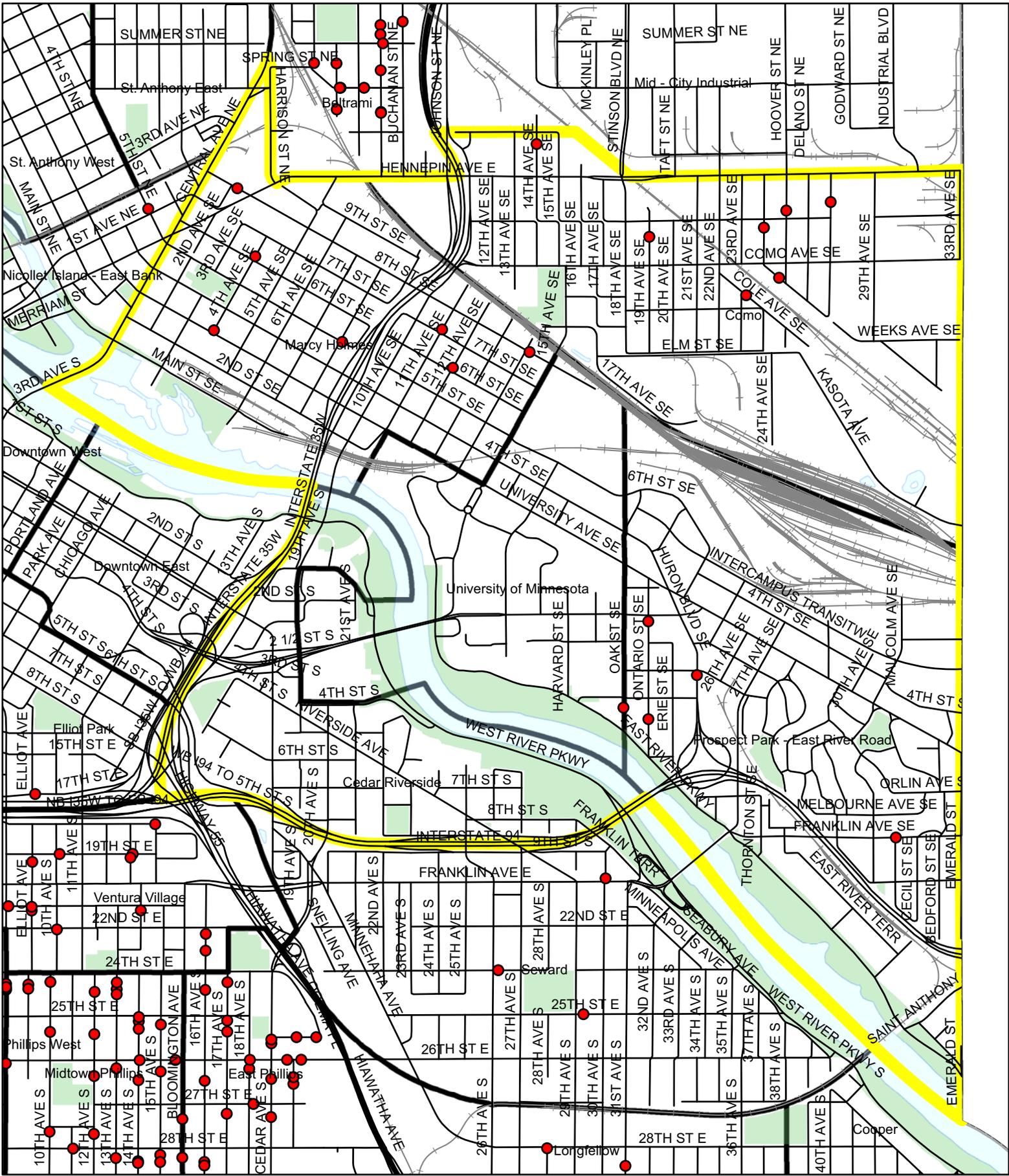
- Demolition Permits by year**
- 1999-2000
 - 2001-2002
 - 2003-2004
 - 2005-2006
 - 2007-2008
- ▭ University District



0 0.1 0.2 0.3 0.4
Miles



CPED Department
Planning Division
August 2008



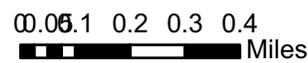
University District

Vacant and Boarded Properties (249 List)

June 2008

Legend

- Vacant & boarded properties
- University District



CPED Department
Planning Division
August 2008

Historic Resources in the University Area

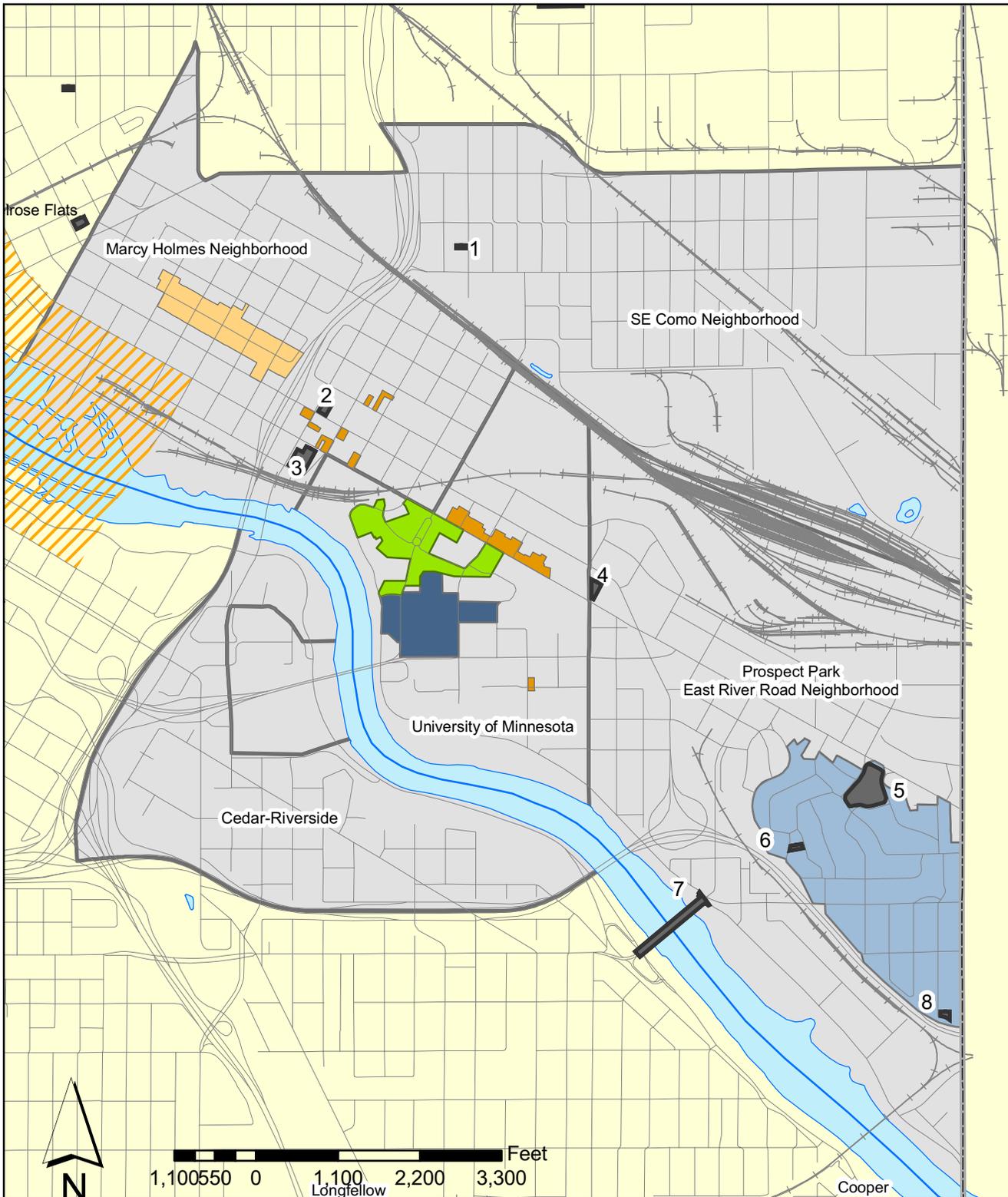
-  Individual Landmarks
- 1 - Donald Cattanach House
- 2 - B.O. Cutter House
- 3 - Florence Court**
- 4 - Fire Station No. 19**
- 5 - Prospect Park Water Tower**
- 6 - Jacob Hafstad House
- 7 - Franklin Avenue Bridge
- 8 - Malcolm Willey House

Historic Districts

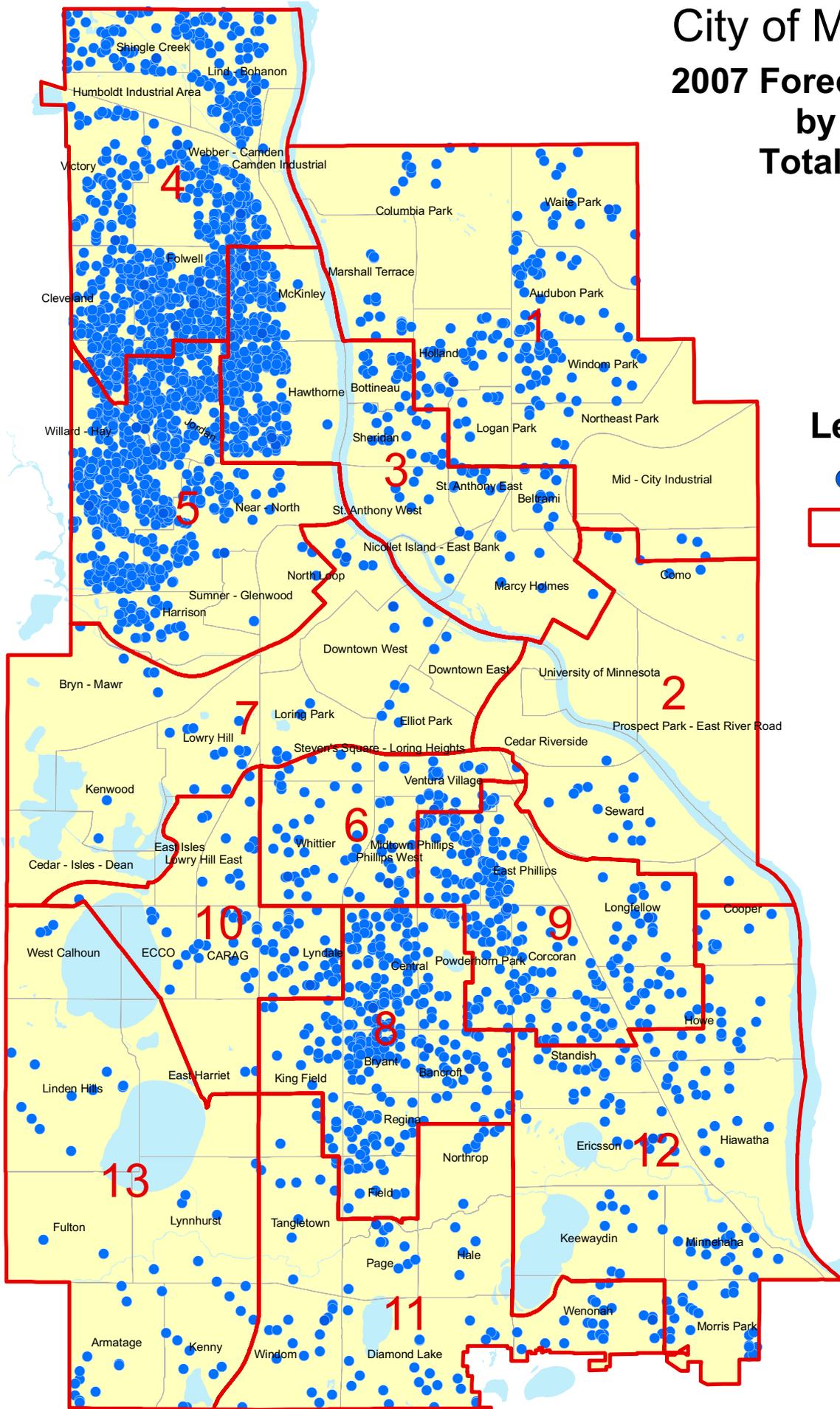
-  Fifth Street SE Historic District
-  St. Anthony Falls Historic District
-  U of M Greek Letter House Historic District
-  University of Minnesota Old Campus Historic District (National Register only)

Potential Historic Districts

-  Potential Prospect Park Historic District
-  Potential Greater University of Minnesota Historic District



City of Minneapolis 2007 Foreclosure sales by Ward Total = 2,895



Legend

- Foreclosures
- Ward



Source: Community Planning and Economic Development Research with data from Hennepin County Sheriff's Office
Jan. 11 2008

University Alliance 40 Acre Study Areas

