

Department of Community Planning and Economic Development – Planning Division
Small Area Plan/Comprehensive Plan Amendment

Date: June 8, 2009

Project Name: Phillips West Master Land Use Plan

Submitted By: CPED Community Planning Division

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Ward: 6

Neighborhood Organization: Phillips West Neighborhood Organization

Current Minneapolis Plan Designations:

- Wells Fargo/Hospitals Area Growth Center
- Chicago & Lake Activity Center
- Chicago Avenue Community Corridor
- Lake Street Commercial Corridor

Background and Process

The Phillips West Master Land Use Plan was initiated by the Phillips West Neighborhood Organization, which contracted with Hay Dobbs to conduct the planning process and produce the plan document. The planning process was funded and managed by the neighborhood group with periodic consultation from City staff. The Phillips West Neighborhood Organization has formally approved the plan and is asking the City of Minneapolis to adopt the plan as an amendment to and articulation of The Minneapolis Plan, the City's comprehensive plan.

Public outreach for the Phillips West Master Land Use Plan began in late 2007 and consisted of several community open houses, land use committee meetings, surveys, flyers, and a project web site. The neighborhood organization conducted its own 45-day review in summer 2008. A summary of community outreach is provided on page 62 of the plan document.

Following the neighborhood process, City staff reviewed the plan for consistency with The Minneapolis Plan. The consultant revised the Phillips West Plan based on staff comments and the neighborhood resubmitted the plan for adoption in early 2009.

The draft plan has been available for public review on the City's web site and in hardcopy in several community locations since March 9, 2009.

Plan Summary

The purpose of the Phillips West Master Land Use Plan is to serve as a guide for investment and future land use changes within the boundaries of the Phillips West neighborhood (22nd Street East to Lake Street, and I-35W to Chicago Avenue). The central theme of the plan is to encourage investment in the neighborhood that reflects a balance of redevelopment with rehabilitation of existing buildings and housing stock. The plan provides a future land use map that is consistent with other adopted small area plans in the area as well as The Minneapolis Plan. At the request of CPED-Planning, the future land use map does not provide recommendations for properties fronting Chicago Avenue on the eastern boundary of the neighborhood. Policy guidance for these properties will be the subject of a City-led planning process focusing on both sides of Chicago Avenue, scheduled to begin this summer.

Analysis – Major Considerations and Issues

The Phillips West Master Land Use Plan offers recommendations related to land use, housing, transportation, the public realm, and urban design. The following highlights some of the major themes.

Land Use. The plan makes recommendations for future land uses on a parcel-by-parcel basis for all land within the Phillips West boundaries, with the exception of parcels fronting Chicago Avenue (as noted above). The future land use map is intended to serve as a guide for stakeholders to use when actively affecting land use change or reacting to specific development proposals. The City of Minneapolis will consult this map and other applicable policy documents when weighing the merits of requests for rezoning and other formal land use applications.

The future land use map provided in the plan reaffirms recently-approved land use policy along the Midtown Greenway and East Lake Street (Midtown Greenway Land Use and Development Plan; Midtown Minneapolis Land Use and Development Plan), shows preferred locations for continued institutional/office uses, and identifies areas for stabilization, infill, and rehabilitation. The map also highlights potential opportunities for new parks and open space in the form of a “Parks, Open Space Opportunity Overlay.” It should be noted that the intent of this designation is to give focus to neighborhood efforts aimed at creating new green spaces. Parcels with this designation also have an underlying future land use designation that will serve as the policy basis for responding to rezoning requests.

Transportation. The plan proposes no major changes to the transportation network in Phillips West. It acknowledges the potential for future changes to access to and from I-35W as well as the arrival of Bus Rapid Transit at I-35W and Lake Street, and provides some suggested changes to the layout of Park and Portland Avenues. The guiding principles on page 41 indicate support for a more balanced transportation system, consistent the transportation policies of The Minneapolis Plan.

Urban Design, Housing. The plan expresses the general sentiment that the wide variety of building types and land uses in Phillips West is something to be embraced. Residents value the residential feel of the interior of the neighborhood, while supporting intensification of development along the Midtown

Greenway and Lake Street.

Public Realm. In addition to the discussion of parks and open space mentioned in the land use section above, the plan offers support for investing in streetscape improvements for major corridors within the Phillips West neighborhood.

Compatibility with The Minneapolis Plan

The analysis and recommendations in the Phillips West Master Land Use Plan build upon the policy framework provided by The Minneapolis Plan, resulting in a small area plan that is generally consistent with the City's comprehensive plan and other adopted small area plans. The plan document provides a summary of these existing plans and how they affect the Phillips West neighborhood. The future land use maps add definition to the area-specific guidance of the comprehensive plan and will be integrated with complementary maps from other small area plans, becoming part of the citywide future land use map.

Public Comments

The bulk of public comments were made during the community process conducted by the neighborhood organization and its consultant. Documentation of that process is provided in the plan document.

Staff did not receive any comments during the City's 45-day public review.

Future Related Actions

- Comprehensive plan changes. This small area plan will be amended into the city's comprehensive plan, and its future land use map will be incorporated into the comprehensive plan's citywide future land use map.
- Zoning changes. The Planning Division will analyze existing zoning in the study area and may recommend changes that are consistent with the future land use map and policies of this plan.
- Development review. Future development proposals for property in the study area will require Planning Commission review of land use applications such as rezonings, conditional use permits, and site plan review. This plan will provide guidance for decisions regarding those applications.
- Chicago Avenue Corridor Plan. CPED-Planning will be leading a community planning process beginning this summer that will result in a small area plan for both sides of Chicago Avenue from roughly I-94 to the Midtown Greenway.

Reference Materials

- Phillips West Master Land Use Plan (http://www.ci.minneapolis.mn.us/cped/phillips_west.asp)

RECOMMENDATION OF THE DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT – PLANNING DIVISION:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council **approve** the Phillips West Master Land Use Plan and **amend** the policy guidance for the area into the City's comprehensive plan.