

Department of Community Planning and Economic Development

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MEMORANDUM

DATE: March 27, 2014

TO: Planning Commission Members

FROM: Haila Maze, Principal Planner

SUBJECT: Marcy Holmes Neighborhood Master Plan and Dinkytown Business District Plan

In the Dropbox are copies of the Marcy Holmes Neighborhood Master Plan and its companion piece, the Dinkytown Business District Plan, to be discussed at the March 27 Committee of the Whole. While these two documents were produced in separate (but closely related) processes, they are being combined as a unified policy framework for the Marcy Holmes neighborhood and the Dinkytown business district it contains.

The Marcy Holmes plan incorporates Dinkytown as one of its five character areas, and includes the recommendations developed through the Dinkytown process. The Dinkytown plan document serves as a detailed appendix, providing additional detail specific to the business district.

This plan represents the culmination of yearlong planning processes, led by Marcy Holmes Neighborhood Association and the City – and coordinated closely with business and property owners in Dinkytown, along with other stakeholders. The result updates and replaces the existing Marcy Holmes Master Plan adopted by the City Council in 2003, and subsequently amended in 2007 and 2009.

Some key plan highlights:

- Supports the City's goals for increased growth and density, with designated areas for medium to high density residential, and expanded areas for mixed use.
- Advocates for increased investment in infrastructure, bicycle/pedestrian connectivity, and the public realm, particularly in support of increases in growth and density which continue to come to the neighborhood.
- Acknowledges the importance of heritage preservation and community character, with strategies that support the existing three historic districts fully or partially in the neighborhood, and recommend the exploration of a fourth.
- Addresses business districts through a range of strategies, with a focus on some challenging parking issues and supporting a mix of businesses.

At this point, the plans are entering into the City's 45 day public comment period, which will extend into May. The purpose of bringing the plan to CPC COW at this point is to update the Planning Commission on the process to date. The plan will be returning to the CPC COW prior to the Planning Commission public hearing to provide an update on input received during the comment period.

This plan has already been under informal public review for several months. The public comments received to date are being compiled and have been used to update the version before you today. They will also be included with the documentation from the 45 day public review period comments, as an attachment to the staff report.

The Dinkytown business district is also subject to a designation study, as authorized by the Heritage Preservation Commission at its meeting on [February 4, 2014](#). This work is already underway, based on some of the background research conducted as part of the small area planning process. The intent to ensure the plan and the designation study inform one another, but they will have their own separate review processes.

The Dinkytown portion of the plan also has several lengthy technical appendices, including a market study and more information on heritage preservation options. They are available online on the Dinkytown [project website](#).