

Department of Community Planning and Economic Development

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MEMORANDUM

DATE: August 28, 2014

TO: Planning Commission Members

FROM: Haila Maze, Principal Planner

SUBJECT: Sheridan Neighborhood Small Area Plan

In the Dropbox and on the [project website](#) is a copy of the Sheridan Neighborhood Small Area Plan, to be discussed at the August 28 Committee of the Whole. This plan was brought to CPC COW on June 12 for discussion. Since then, the plan completed its 45 day public review from June 30 to August 13 and is ready to move through the City's approval process.

This plan represents the culmination of a yearlong planning process, led by the Sheridan Neighborhood Organization (SNO), to plan for the future of the neighborhood. This is the neighborhood's first small area plan, and also the first for Grain Belt Activity Center, which is located within the neighborhood boundaries. Developing a small area plan for each Activity Center in the city is a stated goal in the adopted *Minneapolis Plan for Sustainable Growth*, the City's comprehensive plan.

Sheridan is adjacent to the Mississippi River on its western edge, and therefore was included partially within the study area for the *Above the Falls Master Plan Update*, which was adopted by City Council in June 2013. The two plans are consistent in their guidance for the area where they overlap.

Some key highlights of the Sheridan plan:

- Expanded the boundaries of the Grain Belt Activity Center and 13th Ave Neighborhood Commercial Node to allow for more density and redevelopment options for the area.
- Expanded mixed use guidance along with the land use boundary adjustments, as well as along Marshall St NE, a community corridor.
- Strengthened community support for the arts, including arts-oriented businesses, affordable housing options for artists, and promoting arts-oriented community functions and activities.
- Supported redevelopment of city-owned parcels near 13th and Marshall with mixed use development.

- Supported expansion of the bicycle network, including both on-street facilities and riverfront trails, and addressed safety issues at key intersections
- Promoted streetscape, public art, and other public realm improvements throughout neighborhood.

The 45 day comments are attached, also with proposed responses. The plan itself is currently under review and revision by the neighborhood organization. Most comments were supportive, with some requesting clarification and additional information.

It is proposed that the 45 day draft be amended as suggested in the attached comment responses, as well as any feedback provided through CPC COW, to move forward at this point through the formal approval process.

It is the intent to bring this plan to the September 15, 2014 Planning Commission for approval.

Attachments:

- Comments received during 45 day comment period
- Proposed responses to 45 day comments

Maze, Haila R.

From: Farrar, Rebecca D.
Sent: Wednesday, July 09, 2014 11:47 AM
To: Maze, Haila R.
Cc: CPED Land Use Design and Preservation
Subject: SNO Small Area Plan - Comments

Haila-

Thanks for your patience as I finally wrapped up my review of the SNO Small Area Plan. Honestly, the tone of this plan is so very different from the tone of other plans I have reviewed recently. Similar to other plans, of course, it could (should ☺) be condensed and there are some suggestions/recommendations in the plan (however, that they actually acknowledge) that are within the purview of Public Works.

I didn't have any major concerns about any of the recommendations noted in the plan but here are a couple of considerations:

- Down-zoning parcels (from medium density to low density) often creates non-conformities (as you are well aware). I'm not sure if we would be concerned in this circumstance as it is difficult to envision how many parcels are affected and I'm unaware of the specific land uses attributed to each of those sites.
- Changing the parcel designations to allow for mixed-use generally sounds like a good idea – but it does appear to be fairly wide-ranging on the future land use map – and the neighborhood will need to understand that mixed-use developments are achieved through commercial or office-residence zoning designations. Perhaps there wouldn't be any major unintended consequences of promoting this idea in such a broad geographic range – but important to acknowledge nonetheless.
- The same could be said for adjusting the boundaries of the activity center and the commercial node – and connecting the two areas geographically. It may indeed make a great deal of sense – but understanding the policy and zoning implications are important.

And just a couple of random notes –

- It might make sense to have the existing land use and future land use map on the same page when talking about recommendations – easier to compare/contrast and understand proposed/encouraged changes instead of flipping back and forth through the document – or better yet, highlight them more clearly on the future land use map or provide a hybrid.
- Links are provided to the majority of the plans and maps that are referenced throughout the plan –*Envisioning the Arts Avenue* and *Re-Discovering Marshall Street* should also be made available via links if they want developers to reference them (they note they are available at the SNO offices – but that is just an invitation for them to be ignored).

Overall, the plan is a really non-specifically prescriptive, non-aggressive plan. It does emphasize the areas of importance to the neighborhood and given the way that it is written offers a relatively fair amount of flexibility in areas related to land use while promoting biking, walking, arts, etc.; in my opinion, that is a really good thing.

Thanks.

Becca Farrar-Hughes

Senior City Planner

Development Services Division

City of Minneapolis – Community Planning and Economic Development

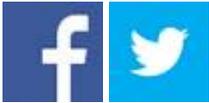
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To: Haila Maze
Principal City Planner
105 5th Ave South, Room 200
Minneapolis, MN 55401

August 11, 2014

Re: Sheridan Small Area Plan

I attended a one meeting about the Sheridan Small Area Plan that included only the contracted planners, WSB and Associates, and myself. At this meeting I made my opinion known about connection to the Mississippi River, but it is only recently that I realize the support of a linear park along the Mississippi would be an important one to address and include in the SNO small area plan.

Here are my two comments.

1)

I would like to see the SNO small area plan support neighborhood CONNECTION to the Mississippi River in a much stronger way, because I believe this most important natural feature could be so instrumental to a higher quality of life in the Sheridan neighborhood, especially in combination with my second point of the linear park along the river.

2)

I believe SNO supports Above the Falls Plan and the Riverfirst initiatives of a linear park along the Mississippi River in the Sheridan neighborhood. However, I think the SNO Small Area Plan is missing a strong statement of support about the vision of a continuous linear park along the Mississippi River. Also useful would be a statement discouraging any use or development that could inhibit or delay the implementation of that linear park along the Mississippi River.

Sincerely,

Karen Bernthal
1509 Marshall Street NE
Minneapolis, MN 55413

Sheridan Plan Comments from CPED Management

- Extending the node and activity center so that they are adjacent makes a lot of sense.
- Need to clean up mapping to clearly show the final recommended future land use. It is unclear in some places.
- The plan recommends a mixed use category for artist live/work space. Is there enough flexibility right now for this? Are there any recommendations for changes that might support this?
- The plan should address the existing industrial uses and buildings. What is in them now, how is this anticipated to change (adaptive reuse vs. redevelopment), and how does this relate to the overall vision – including accommodation of jobs?

Sheridan Neighborhood Organization Small Area Plan
Public Works Comments

- Page 12. Past and Current Planning Efforts Affecting Sheridan – There is no mention of the Pedestrian Master Plan.
- Page 37. 2nd Paragraph. Change to, “...classified as **an A-Minor Arterial** with an average...”
- Page 38. Lower volume and non-signalized intersections would be preferable locations for Paint the Pavement projects.
- Page 39. “Realign skewed/angled intersections along Broadway...” This is a nice goal, but could be extremely expensive to implement. Other strategies may be more appropriate for slowing traffic and reducing crossing distances.
- Page 41. Broadway Street NE and University Avenue NE – “Explore reconfiguration of the intersection to remove skew.” This can be explored, but implementation could be very expensive.
- Page 42. Broadway Street NE and 2nd Street NE – “Explore reconfiguration of the intersection to remove skew.” This can be explored, but implementation could be very expensive.
- Page 43. Broadway Street NE and Marshall Street NE – “Explore reconfiguration of the intersection to remove skew. This can be explored, but implementation could be very expensive.

Sheridan Small Area Plan

Comments and **SUGGESTED Responses from 45 Day Review Period – as of 8/14/14**

Comment	Source	Location in Plan	SUGGESTED Response
Downzoning parcels (from medium density to low density) often creates non-conformities. I’m not sure if we would be concerned in this circumstance as it is difficult to envision how many parcels are affected and I’m unaware of the specific land uses attributed to each of those sites.	CPED staff	Land Use and Housing p. 25	Added language to clarify how many nonconformities would be created (are there any?) and the rationale for making this change.
Changing the parcel designations to allow for mixed-use generally sounds like a good idea – but it does appear to be fairly wide-ranging on the future land use map – and the neighborhood will need to understand that mixed-use developments are achieved through commercial or office-residence zoning designations. Perhaps there wouldn’t be any major unintended consequences of promoting this idea in such a broad geographic range – but important to acknowledge nonetheless.	CPED staff	Land Use and Housing p. 25	Added language to clarify the intent of this change, and how this additional flexibility contributes to neighborhood’s vision
The same could be said for adjusting the boundaries of the activity center and the commercial node – and connecting the two areas geographically. It may indeed make a great deal of sense – but understanding the policy and zoning implications are important.	CPED staff	Land Use and Housing p. 25	Added language to clarify the intent of this change, and how the two areas work together and complement one another
It might make sense to have the existing land use and future land use map on the same page when talking about recommendations – easier to compare/contrast and understand proposed/encouraged changes instead of flipping back and forth through the document – or better yet, highlight them more clearly on the future land use map or provide a hybrid.	CPED staff	Land Use and Housing p. 25	Added map and description showing the changes from the existing to future land map
Links are provided to the majority of the plans and maps that are referenced throughout the plan –Envisioning the Arts Avenue and Re-Discovering Marshall Street should also be made available via links if they want developers to reference them (they note they are	CPED staff	Land Use and Housing p. 27	Put plans on website and added link to them in the document

available at the SNO offices – but that is just an invitation for them to be ignored).			
I would like to see the SNO small area plan support neighborhood CONNECTION to the Mississippi River in a much stronger way, because I believe this most important natural feature could be so instrumental to a higher quality of life in the Sheridan neighborhood, especially in combination with my second point of the linear park along the river.	Karen Bernthal	Mobility and Transportation p. 41	Added language to emphasize the importance of this connection, and how the neighborhood can connect to the river better.
I believe SNO supports Above the Falls Plan and the Riverfirst initiatives of a linear park along the Mississippi River in the Sheridan neighborhood. However, I think the SNO Small Area Plan is missing a strong statement of support about the vision of a continuous linear park along the Mississippi River. Also useful would be a statement discouraging any use or development that could inhibit or delay the implementation of that linear park along the Mississippi River.	Karen Bernthal	Urban Design and Public Realm p. 52	Added language in support of continuous linear park along the riverfront, including area north of Sheridan Park that is not currently parkland but it part of planned trail expansion now underway by MPRB
Extending the node and activity center so that they are adjacent makes a lot of sense.	CPED staff	Land Use and Housing p. 25	This reflects the neighborhood’s vision for a strong mixed use area
Need to clean up mapping to clearly show the final recommended future land use. It is unclear in some places.	CPED staff	Land Use and Housing p. 25	Separated out proposed changes to existing land use, and final future land use, onto two separate maps
The plan recommends a mixed use category for artist live/work space. Is there enough flexibility right now for this? Are there any recommendations for changes that might support this?	CPED staff	Land Use and Housing p. 25	Added language to clarify the intent of this change, and to suggest additional flexibility in terms of uses if needed
The plan should address the existing industrial uses and buildings. What is in them now, how is this anticipated to change (adaptive	CPED staff	Land Use and Housing p. 25	Plan already addresses existing industrial

reuse vs. redevelopment), and how does this relate to the overall vision – including accommodation of jobs?			conditions. Added language to clarify plan for transitional industrial areas and buildings.
Past and Current Planning Efforts Affecting Sheridan – There is no mention of the Pedestrian Master Plan.	Public Works staff	Introduction p. 12	Added reference to Pedestrian Master Plan and its implications for neighborhood
2nd Paragraph: Change to, “...classified as an A-Minor Arterial with an average...”	Public Works staff	Mobility and Transportation p. 37	Made change to text
Lower volume and non-signalized intersections would be preferable locations for Paint the Pavement projects.	Public Works staff	Urban Design and Public Realm p. 54	Added reference to lower volume intersections as potential locations
“Realign skewed/angled intersections along Broadway...” This is a nice goal, but could be extremely expensive to implement. Other strategies may be more appropriate for slowing traffic and reducing crossing distances.	Public Works staff	Mobility and Transportation p. 39	Modified language to “explore realigning...” and added references to other strategies
Broadway Street NE and University Avenue NE – “Explore reconfiguration of the intersection to remove skew.” This can be explored, but implementation could be very expensive.	Public Works staff	Mobility and Transportation p. 41	Added language to reflect that other options will be explored as well. While expensive, having this in the plan may set the stage for change in future years if road is reconstructed.
Broadway Street NE and 2nd Street NE – “Explore reconfiguration of the intersection to remove skew.” This can be explored, but implementation could be very expensive.	Public Works staff	Mobility and Transportation p. 42	Added language to reflect that other options will be explored as well. While expensive, having this in the plan may set the stage for change in future years if road is reconstructed.
Broadway Street NE and Marshall Street NE – “Explore	Public Works	Mobility and	Added language to reflect

reconfiguration of the intersection to remove skew. This can be explored, but implementation could be very expensive.	staff	Transportation p. 43	that other options will be explored as well. While expensive, having this in the plan may set the stage for change in future years if road is reconstructed.
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