

**Community Planning & Economic Development
Planning Division**

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Neighborhood Guide For Developing Planning Documents

Planning efforts in Minneapolis are not always initiated or coordinated by the City, but they still have to meet certain requirements for City approval. This guide was prepared to help people meet these requirements and develop successful neighborhood planning documents. This guide will:

- help people understand and apply City policies to their neighborhood planning efforts;
- communicate what degree of detail is needed and what baseline requirements must be met if the plan is to be adopted by the City; and
- ensure that neighborhood-initiated plans are created within the context of Minneapolis' comprehensive plan, The Minneapolis Plan.

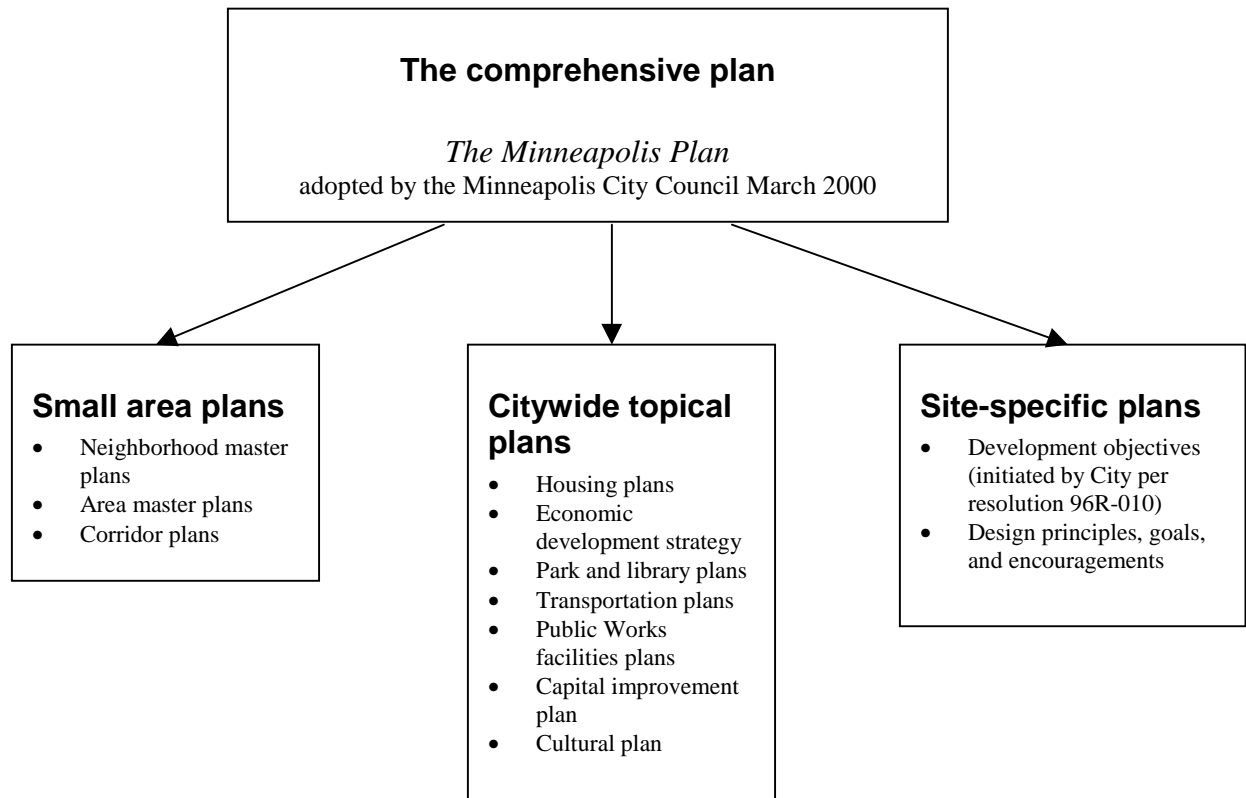
Using The Minneapolis Plan as the base for a neighborhood plan ensures the following successes:

- The plan conforms to the City's comprehensive plan and is compatible with existing and/or adjacent small area plans;
- Stakeholders have a plan that represents their focus or vision;
- The implementation component of the plan is acceptable and realistic and identifies clear steps; and
- The plan is adopted by the City.

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1. Types of plans



Comprehensive plan

Minnesota state statute gives municipalities the authority to develop a comprehensive plan and to implement that plan through zoning regulations. A comprehensive plan is a compilation of policy statements, goals, standards, and maps for guiding the physical, social and economic development, both private and public, of a municipality. Besides policy statements, goals and standards, the document should also contain (but not be limited to) a land use plan, proposed densities for development, a community facilities plan, a transportation plan and recommendations for plan execution.

The Minneapolis Plan is the comprehensive plan for the City of Minneapolis and serves as the primary policy document guiding land use and development within the city. The document provides an analysis of demographic trends in terms of Minneapolis' population growth, projected housing needs and employment goals to 2020 and then lays out a vision for future land development in the city based on those demographic trends. The policies and implementation steps of the plan are used to guide the decisions of elected officials and provide a basis for land regulation through the zoning ordinance. The plan can be accessed online at www.ci.minneapolis.mn.us/planning. All other plans in Minneapolis must be consistent with The Minneapolis Plan.

Small area plans

A small area plan is a plan that is developed for a clearly delineated area and gives more detailed recommendations than would be provided in the comprehensive plan. A small area plan does not function to replace the comprehensive plan but rather serves to

augment it. It builds on the goals, policies and implementation steps in the comprehensive plan to provide a finer level of detail. Examples of small area plans include neighborhood or area master plans and corridor plans.

A neighborhood or area master plan is a document that outlines a long-range vision of typically 15 to 20 years for land use and development in that area. The plan examines the current conditions of the area, develops a future vision of what residents want the neighborhood or area to become and then formulates specific goals, objectives, and policies that will help implement that vision.

Above The Falls – A Master Plan for the Upper River in Minneapolis is an example of a master plan document that outlines a long-range vision for an area. The plan sets out a vision to be implemented over the next 25 years in terms of improving public access to the river, improving street connections, enhancing ecology along the river, expanding the park system, increasing potential for economic development and establishing urban design guidelines.

www.ci.minneapolis.mn.us/citywork/planning/planpubs/above-falls/index.html

Corridor plans are very similar to neighborhood or area master plans in that they outline a long-range vision for land use and development along a major corridor and can be viewed as a master plan for development along that corridor. The items that comprise a neighborhood or area master plan also apply to a corridor plan.

The document, *Nicollet Avenue: The Revitalization of Minneapolis' Main Street*, is an example of a corridor plan that serves up a long-range vision for land use, development, and urban design.

www.ci.minneapolis.mn.us/planning/nicollet/Nicollet_Avenue_Report.pdf

Citywide topical plans

While neighborhoods participate in developing topical plans, they will most likely not be involved in initiating topical plans because those tend to be single-subject and citywide in scope. So while topical plans are listed and defined here, this guide will not discuss the details required in preparing and implementing a topical plan.

Citywide topical plans pertain to a particular program or subject area. Topical plans are not geographically based and can be applied across neighborhood boundaries and have a citywide impact. Examples could include the Affordable Housing Plan, Environmental Sustainability Plan, and park and library plans. The comprehensive plan may provide general guidance on these subjects. However, the difference between the comprehensive plan and a topical plan is that subjects covered in the comprehensive plan are broad in nature; whereas, topical plans provide specific recommendations and detailed implementation strategies about a single subject.

Site-specific plans

Site-specific plans are written to address development that is specific to a particular site or serve to give specific guidance to a particular small area with opportunities for development. Development objectives and site-specific design guidelines are all examples that fall under this category.

Development objectives are a type of site-specific plan, initiated by the City, created for a site or relatively small area that has significant development issues or opportunities. Development objectives are used to review specific development proposals that will be received in relation to that site or relatively small area. Development objectives can be a component of a larger master plan or can become necessary as the larger master plan's vision starts to be implemented. Development objectives can be created as part of the implementation of a small area plan or can be a separate process on its own.

An example of a document that illustrates this plan type is the *Development Objectives for the North Nicollet Mall*. Downtown Minneapolis has its own comprehensive plan entitled *Minneapolis Downtown 2010: Continuing the Vision into the 21st Century*. The Downtown 2010 plan document identifies the area of North Nicollet Mall as an opportunity area with potential for primary and secondary office and hospitality uses. This downtown comprehensive plan provides a good, broad-based vision for the 10-block area but does not provide specific direction on developing its key sites. This is where development objectives come in; the development objectives for the North Nicollet Mall identify four key blocks for redevelopment and show four schemes for potential development. The document sets a baseline of criteria by which current and future development activities in this area should be directed and carried out and is intended to establish parameters within which decisions can be made regarding public and private investment in the area.

Design guidelines form a type of plan that provides a design framework for new development or renovation within a defined area. The document gives specific guidance on the building scale and massing, types of materials, windows, etc. While different areas of the city have different styles and massing common to that particular area, the basic components of design such as urban form, context, building form and image are universal.

An example of design guidelines prepared by a neighborhood is the document *Cedar-Isles-Dean Neighborhood South Cedar Lake Area Voluntary Construction Guidelines (Residential)*. The neighborhood prepared the guidelines to promote construction that is compatible with the character of existing older homes in the area. The document addressed design on three levels: building site, building form and design, and building elements. With building site, the neighborhood encouraged sites with open space, orientation to the street, adequate building setback, mindfulness in retaining existing trees, and decorative fencing. Under building form and design, the neighborhood stressed building mass and scale and building exteriors that were similar to existing building patterns within the neighborhood. Finally, with building elements, the neighborhood outlined the types of exterior building materials that were compatible with the existing homes of the area. Details about windows and doors, roof pitches, porches and decks, and garages and driveways were also outlined.

2. Mandatory plan elements

Outline the plan with these elements as specifically as possible in order to ensure that the neighborhood is getting the most benefits and results for the cost. It is important to clearly state the purpose or reason for undertaking the project. Stating a clear purpose for the plan helps to win over participants, helps to focus the consultant's work in creating the actual plan and saves money and time overall. It is also important to realize that the level of funding available for developing a plan dictates what level and detail of analysis is possible and what can be produced. Aim for quality over quantity.

Below is a matrix of items that are mandatory components of each plan. For each plan type listed, each list of mandatory plan components is divided into two categories: survey of existing conditions and proposed changes. The survey of existing conditions is the baseline or starting point information. The proposed changes list includes the technical analysis, the proposed changes for the area and the policy goals and objectives.

Small area plans	
Neighborhood or area master plan	
Survey of existing conditions	<ul style="list-style-type: none"> • Purpose or reason for undertaking plan • Definition of geographic area • Vision statement • History and background • Past planning efforts in the study area • Current comprehensive plan (The Minneapolis Plan) land use designations, policies, and implementation steps that apply to study area • Demographic survey of existing conditions including population, employment, and housing • Current land uses and zoning in the study area
Proposed changes	<ul style="list-style-type: none"> • Technical analysis and proposed changes in the following categories: <ul style="list-style-type: none"> • Future land use plan • Urban character and design • Economic development • Housing • Transportation • Public realm • Goals, objectives, and policies • Implementation plan that includes proposed redevelopment sites, public improvements, timelines and costs

Corridor plan	
Survey of existing conditions	<ul style="list-style-type: none"> • Purpose or reason for undertaking plan • Definition of geographic area • Vision statement • History and background • Past planning efforts in the study area • Current comprehensive plan (The Minneapolis Plan) land use designations, policies, and implementation steps that apply to corridor study area • Demographic survey of existing conditions including population, employment, and housing • Current land uses and zoning
Proposed changes	<ul style="list-style-type: none"> • Technical analysis and proposed changes in the following categories: <ul style="list-style-type: none"> • Future land use plan • Urban character and design • Design guidelines • Commercial and mixed use • Public realm as it relates to transportation improvements • Goals, objectives, and policies • Implementation plan that includes proposed redevelopment sites, public improvements, timelines and costs

Site-specific plans	
Development objectives	
Survey of existing conditions	<ul style="list-style-type: none"> • Purpose or reason development objectives are needed • Definition of geographic area <ul style="list-style-type: none"> • Past planning efforts in the area • Current comprehensive plan (The Minneapolis Plan) land use designations, policies, and implementation steps that apply to the area • Current characteristics of properties within the defined area • Planning and redevelopment framework – objectives for the area in terms of economic, social and physical
Proposed changes	<ul style="list-style-type: none"> • Technical analysis and proposed changes in the following categories: <ul style="list-style-type: none"> • Land uses • Transportation and circulation • Design • Public improvements • Redevelopment activities • Implementation plan that includes proposed redevelopment sites, public improvements, timelines and costs
Design guidelines, principles, goals and encouragements	
	<ul style="list-style-type: none"> • Purpose or reason plan is being undertaken • Definition of geographic area • Urban form and context <ul style="list-style-type: none"> • Building placement and orientation, relationship to street • View corridors • Streetscape and landscaping • Public improvements • Building form and image <ul style="list-style-type: none"> • Building height and mass • Building envelope and façades • How it integrates or departs from the neighborhood • Materials • Fenestration • Roofscapes, impact on skyline • Building organization and function <ul style="list-style-type: none"> • Public accessibility in terms of pedestrian, transit, vehicles • Internal circulation • Public facilities

3.

4. Desirable process for developing plans

STEP 1 - Contact CPED Planning Division staff

Contact the community planner assigned to your area to discuss the scope and direction of the project. The community planner can help the project by determining how it fits into long-range City goals and policies and other planning efforts and by helping to identify available staff resources for technical assistance. Call 612-673-2597 to find out which planner works with your area.

STEP 2 - Hiring consultants

It is critical to develop a well-defined scope of work defining what the product should be before hiring a consultant. A well-defined scope of work will allow you to truly get the plan you want by ensuring that the consultant selected has the necessary amount of knowledge and experience. Specifying the level of detail helps in the selection of a consultant because you can ask the firm to demonstrate their experience with each of the proposed plan components. Furthermore, defining what the product should be will help to ensure better cost-benefit as the consultant time will not be spent defining the plan but actually producing it.

STEP 3 - Oversight

Steering committee

- It may be necessary to convene a steering committee to participate in and help guide the planning process. The steering committee could meet three to four times over the course of developing the plan. The steering committee could be composed of neighborhood residents, business owners, CPED Planning staff and other stakeholders. It should be a manageable size of approximately 15-20 people.

Composition or makeup of members

- As stated above, steering committee members can consist of residents, business owners, and other stakeholders who are committed to participating in the development of the plan. It is also beneficial to have technical staff from government agencies present or part of the steering committee in order to provide the other members with accurate information. For example, if a neighborhood borders public parkland, it would help to involve a technical staff person from the Minneapolis Park and Recreation Board. This person can help to ensure that the plan is developed in accordance with the long-range vision that the Minneapolis Park and Recreation Board has for that parkland. Involving technical staff can be a great asset to the process because it allows greater access to technical expertise and information. The steering committee can choose to call on technical staff as needed or have them more integrally involved in the entire process. At a minimum, Community Planning and Economic Development (CPED) Planning Division staff should be involved as this is the primary avenue to getting the plan through the approval process.

STEP 4 - Public participation during the process

Kick off with the Planning Commission

Go before the Minneapolis City Planning Commission to kick off the process. Discuss the scope and the goals of the planning process that the neighborhood hopes to achieve.

Public Meetings

At least three public meetings are required:

- 1) to kick off the process
- 2) to discuss and work through recommendations, and
- 3) to present final recommendations.

Review and comment period

- The 45-day review and comment period for general public and governmental partners has guidelines for receiving comments and for publishing the comments for the public record.
- Policymakers should receive courtesy paper copies of the draft document at the beginning of the 45-day review.
- The review and comment period begins when you go before the Minneapolis City Planning Commission to give a brief update on the status of the process and the direction that the planning document is taking.
- The recommendations must be accessible via the City Web site, CD-ROM, and paper copies.

Documenting public process

It is important to keep clear documentation of the public process used to develop the plan and solicit feedback. A best practice for documenting public participation is to collect all components together and bind them into a public record document that can be viewed separately from the plan document. A list of items for the public record document should include:

- Meeting notices
- Distribution lists
- Sign-in sheets
- Comment sheets
- 45-Day Review Submission Notice

Approval process

- Public testimony is allowed during the Public Hearing in front of the full City Planning Commission.
- Public testimony is allowed during the Public Hearing in front of the Zoning and Planning Committee of the City Council.

STEP 5 - Distribution of plan

Recommended document setup

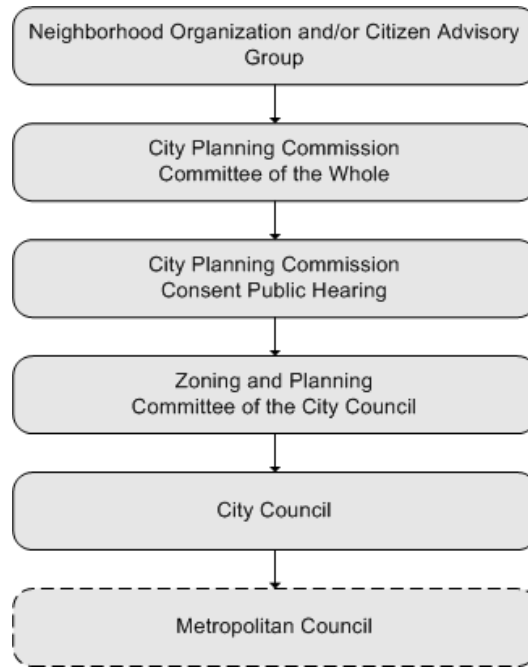
- Black text on white paper copies of the plan document,
- CD-ROM version of the plan,
- Electronic version for public Web site, and
- Separate paper collection for the public record of comments received on the plan during the 45-day review and comment period

Public presentations

- Neighborhood group and/or public meeting, and
- City Planning Commission Committee of the Whole

5. Required approvals

The route that plans take to be approved by the City is shown in the chart below. City approval of a neighborhood plan gives it weight in helping to guide future City planning and development decisions. Review and discussion of the plan occurs primarily at the Planning Commission stages although there may be some discussion at the Zoning and Planning Committee level as well. Once the plan is approved by the City, the CPED Planning Division staff may recommend preparing a comprehensive plan amendment to the Metropolitan Council to make the document a part of Minneapolis' comprehensive plan.



Finding plan consistent or inconsistent with comprehensive plan

The staff's finding of consistency or inconsistency with Minneapolis' comprehensive plan helps to guide the necessary Planning Committee and City Council actions.

Scenario #1 - Staff finds the document to be consistent with the comprehensive plan

Staff recommends that the City Planning Commission and City Council adopt the entire plan or part of the plan as an official City plan. Staff may also recommend incorporating the entire plan or part of the plan into the comprehensive plan via the comprehensive plan amendment process. Approval of the plan as a comprehensive plan amendment may require changes to the zoning code or other appropriate regulatory device. This recommendation and subsequent action would require public notice and a public hearing.

Scenario #2 – Staff finds the document to be inconsistent with the comprehensive plan

Staff finds parts or the entire document to be inconsistent with the comprehensive plan and recommends that the City Planning Commission and City Council not adopt it as an official City plan or as a comprehensive plan amendment.

Note: Upon receipt and review of a submitted plan, staff may find the plan needs additional information in order to make a finding of consistency with the comprehensive plan and subsequent recommendation.

6. Applying The Minneapolis Plan to individual neighborhoods

The entire planning process should be undertaken with City policy in mind, particularly with regard to Minneapolis’ comprehensive plan, The Minneapolis Plan. Participants must develop an understanding of broader City policy and the way that policy affects the neighborhood as a whole. Participants must also become familiar with the designated land use features that are located within the neighborhood such as commercial corridors, any major housing sites, transit station areas, etc. It is important for plan participants to understand that small area planning must support the larger goals and objectives of citywide policy.

By using the comprehensive plan as a base to build upon when developing a plan, it ensures the following desired outcomes:

- The plan conforms to the comprehensive plan and is compatible with existing and/or adjacent small area plans,
- Stakeholders have a plan that represents their focus or vision,
- The implementation component of the plan is acceptable and realistic and identifies clear steps, and
- The plan is adopted by the City

The Minneapolis Plan – Land use features broken down by neighborhood

The following table lists neighborhoods and then shows The Minneapolis Plan’s designated land uses that apply to each respective neighborhood.

Neighborhood	Commercial Corridors	Community Corridors	Activity Centers	Neighborhood Commercial Nodes	Growth Centers	Potential Growth Centers	Industrial Business Park Opportunity Areas	Major Housing Site	Auto-Oriented Shopping Center	Transit Corridors	Transit Station Areas	Greenways
Armatage		Penn Avenue South; West 54 th Street		West 54 th Street and Penn Avenue South								✓
Audubon Park	Central Avenue Northeast	Central Avenue Northeast; Johnson Street; Lowry Avenue Northeast	Central and Lowry	27 th Avenue Northeast and Johnson Street		Shoreham Yards	Shoreham Yards	Central and Lowry				✓

Bancroft		Chicago Avenue, Cedar Avenue, East 38 th Street; Bloomington Avenue South		East 38 th Street and Chicago Avenue; East 38 th Street and Cedar Avenue; East 38 th Street and Bloomington Avenue; East 42 nd Street and Bloomington Avenue; East 42 nd Street and Cedar Avenue								
Beltrami		Central Avenue Northeast, East Hennepin Avenue, Broadway Avenue Northeast				Mid-City Industrial Area	Mid-City Industrial Area					
Bottineau		University Avenue Northeast; Lowry Avenue Northeast					Upper River	Upper River				✓
Bryant		Chicago Avenue, 38 th Street East		East 38 th Street and Chicago Avenue; East 38 th Street and 4 th Avenue South								
Bryn-Mawr		Penn Avenue North, Cedar Lake Road		Penn Avenue North and Cedar Lake Road	Downtown			Downtown				✓
Camden-Webber		Fremont Avenue North; Dowling Avenue North; Penn Avenue North; 44 th Avenue North		42 nd Avenue North and Fremont Avenue North; 44 th Avenue North and Penn Avenue North; 42 nd Avenue North and Lyndale Avenue North		Humboldt Industrial Area	Humboldt Industrial Area	Humboldt Greenway				✓

Camden Industrial Area	Lyndale Avenue North	Dowling Avenue North; 44 th Avenue North		42 nd Avenue North and Lyndale Avenue North; 46 th Avenue North and Lyndale Avenue North			Upper River	Upper River				✓
CARAG	Lake Street	Hennepin Avenue South; Lyndale Avenue South	Uptown, Lyn-Lake	West 36 th Street and Bryant Avenue South				Midtown Greenway				✓
Cedar-Isles-Dean	Lake Street, Excelsior Boulevard	West Lake Street	Uptown									✓
Cedar-Riverside West Bank		Cedar Avenue, Riverside Avenue	Cedar-Riverside		Downtown			Downtown		University of Minnesota	Cedar-Riverside LRT Station Area	✓
Central	East Lake Street	Chicago Avenue, East 38 th Street		East 38 th Street and 4 th Avenue South; East 38 th Street and Chicago Avenue South	Wells Fargo/Hospitals area			Midtown Greenway				
Cleveland		Penn Avenue North; Lowry Avenue North; Dowling Avenue North		Penn Avenue North and Lowry Avenue North								✓
Columbia	Central Avenue Northeast	Central Avenue Northeast	Central and Lowry			Shoreham Yards	Shoreham Yards; Upper River	Upper River; Central and Lowry				✓
Como		East Hennepin Avenue		Como Avenue Southeast and 16 th Street Southeast	University of Minnesota/Southeast Minneapolis Industrial (SEMI) area		SEMI			University of Minnesota		
Cooper		East Lake Street						East Lake Street; Midtown Greenway				✓
Corcoran	East Lake Street	Cedar Avenue								Hiawatha	Hiawatha-Lake LRT Station Area	

Diamond Lake		Chicago Avenue		East 56 th Street and Chicago Avenue								✓
Downtown East <i>Also part of Downtown 2010 Plan</i>					Downtown			Downtown			Downtown East LRT Station Area	✓
Downtown West <i>Also part of Downtown 2010 Plan</i>			Warehouse District		Downtown			Downtown			City Hall, Nicollet and Warehouse District LRT Station Areas	✓
East Calhoun	West Lake Street	Hennepin Avenue South	Uptown									✓
East Harriet		Lyndale Avenue South; West 38 th Street		West 36 th Street and Bryant Avenue South; West 46 th Street and Bryant Avenue South								✓
East Isles	West Lake Street; Hennepin Avenue South		Uptown					Midtown Greenway				✓
Elliot Park <i>Also part of Downtown 2010 Plan</i>		Chicago Avenue			Downtown			Downtown			Downtown East LRT Station Area	
Ericsson		Cedar Avenue; 34 th Avenue South		Cedar Avenue and Minnehaha Parkway; East 42 nd Street and Cedar Avenue			Hiawatha			Hiawatha	46 th and Hiawatha LRT Station Area	✓
Field		Chicago Avenue		East 48 th Street and Chicago Avenue								✓
Folwell		Fremont Avenue North; Lowry Avenue North; Dowling Avenue North; Penn Avenue North		Lowry Avenue North and Fremont Avenue North; Emerson Avenue North and Lowry Avenue North; Penn Avenue North and Lowry Avenue North								

Fulton		West 50 th Street	50 th and France	West 50 th Street and Xerxes Avenue South; West 50 th Street and Penn Avenue South; West 54 th Street and Penn Avenue South								✓
Hale		Chicago Avenue; Bloomington Avenue; Cedar Avenue		Cedar Avenue and Minnehaha Parkway; East 56 th Street and Chicago Avenue								✓
Harrison		Penn Avenue North; Glenwood Avenue; Cedar Lake Road		Cedar Lake Road and Glenwood Avenue				Sumner-Glenwood		Olson Memorial Highway		
Hawthorne		Lowry Avenue North; Fremont Avenue North		Lyndale Avenue North and Lowry Avenue North; Lowry Avenue North and Emerson Avenue North			Upper River	Upper River	West Broadway Shopping Center			✓
Hiawatha		Minnehaha Avenue				VA Hospital Area				Hiawatha	46 th Street, 50 th Street, and VA Hospital LRT Station areas	✓
Holland	Central Avenue Northeast	Lowry Avenue Northeast; University Avenue Northeast	Central and Lowry			Shoreham Yards	Shoreham Yards; Upper River	Central and Lowry; Upper River				✓
Howe		East 38 th Street; Minnehaha Avenue		East 38 th Street and Minnehaha Avenue; East 38 th Street and 42 nd Avenue South						Hiawatha	38 th Street LRT Station Area	✓
Humboldt Industrial Area		Humboldt Avenue North; 49 th Avenue North				Humboldt Industrial Area	Humboldt Industrial Area	Upper River; Humboldt Greenway				✓

Jordan	West Broadway Avenue	West Broadway Avenue ; Penn Avenue North; Lowry Avenue North; Fremont Avenue North		Penn Avenue North and West Broadway Avenue; Penn Avenue North and Lowry Avenue North; Lowry Avenue North and Emerson Avenue North					West Broadway Shopping Center			✓
Keewaydin		34 th Avenue South; Cedar Avenue		Cedar Avenue and Minnehaha Parkway; 34 th Avenue South and East 50 th Street					Hiawatha	46 th Street and 50 th Street LRT Station areas		✓
Kenny		Lyndale Avenue South; West 54 th Street		West 54 th Street and Lyndale Avenue South		Lyndale Gateway						
Kenwood	Hennepin Avenue South	West Franklin Avenue	Uptown									✓
Kingfield		East 38 th Street; Nicollet Avenue; Lyndale Avenue South		East 38 th Street and Nicollet Avenue; East 46 th Street and Nicollet Avenue; East 43 rd Street and Nicollet Avenue; West 46 th Street and Bryant Avenue South								✓
Lind-Bohanon	Lyndale Avenue North	49 th Avenue North; Humboldt Avenue North; 44 th Avenue North		46 th Avenue North and Lyndale Avenue North		Humboldt Industrial Area	Humboldt Industrial Area; Upper River	Upper River; Humboldt Greenway				✓
Linden Hills		West 44 th Street	50 th and France	Morningside (West 44 th Street and France); Linden Hills (West 43 rd Street and Sheridan)								✓

Logan Park	Central Avenue Northeast	Central Avenue Northeast; Broadway Avenue Northeast										
Longfellow	East Lake Street	East Lake Street, Minnehaha Avenue					Hiawatha	East Lake Street; Midtown Greenway		Hiawatha	Hiawatha-Lake LRT Station Area	✓
Loring Park <i>Also part of Downtown 2010 Plan</i>					Downtown			Downtown				✓
Lowry Hill	Hennepin Avenue South	West Franklin Avenue			Downtown							✓
Lowry Hill East	Hennepin Avenue South; West Lake Street; Lyndale Avenue South	West Franklin Avenue	Uptown; Lyn-Lake		Downtown			Midtown Greenway				✓
Lyndale	East Lake Street	Lyndale Avenue South; Nicollet Avenue	Lyn-Lake	West 36 th Street and Bryant Avenue South; East 38 th Street and Nicollet Avenue				Midtown Greenway				✓
Lynnhurst		West 50 th Street; West 54 th Street; Penn Avenue South; Lyndale Avenue South		West 54 th Street and Penn Avenue South; West 50 th Street and Bryant Avenue South; West 50 th Street and Penn Avenue South; West 54 th Street and Lyndale Avenue South; West 46 th Street and Bryant Avenue South								✓
Marcy-Holmes	East Hennepin Avenue	Central Avenue Southeast, East Hennepin Avenue, University Avenue Southeast	East Hennepin; Dinkytown; Stadium Village		University of Minnesota/ Southeast Minneapolis Industrial (SEMI) area		Southeast Minneapolis Industrial (SEMI) area			University of Minnesota		✓

Marshall Terrace		Lowry Avenue Northeast, University Avenue Northeast				Shoreham Yards	Shoreham Yards, Upper River	Upper River				✓
McKinley		Lowry Avenue North, Dowling Avenue North		Lyndale Avenue North and Lowry Avenue North, Lowry Avenue North and Emerson Avenue North			Upper River	Upper River				
Mid-City Industrial Area		East Hennepin Avenue				Mid-City Industrial Area	Mid-City Industrial Area					
Minnehaha		34 th Avenue South		East 50 th Street and 34 th Avenue South		VA Hospital Area				Hiawatha	East 46 th Street, East 50 th Street and VA Hospital LRT Station areas	✓
Morris Park		34 th Avenue South				VA Hospital Area				Hiawatha	East 50 th Street and VA Hospital LRT Station areas	
Near North	West Broadway Avenue	Plymouth Avenue			Downtown		North Washington Industrial Park; Upper River	Sumner Glenwood; Upper River	West Broadway	Olson Memorial Highway		
Nicollet Island East Bank	East Hennepin Avenue	Central Avenue Southeast; University Avenue Southeast	East Hennepin		Downtown							✓
North Loop			Warehouse District		Downtown		North Washington Industrial Park	Downtown		Olson Memorial Highway	Warehouse District LRT Station Area	✓
Northeast Park		Johnson Street; Broadway Avenue Northeast; Central Avenue Northeast		22 nd Avenue Northeast and Johnson Street					The Quarry			

Northrop		Chicago Avenue; Bloomington Avenue; Cedar Avenue		Cedar Avenue and Minnehaha Parkway; East 42 nd Street and Cedar Avenue; East 42 nd Street and Bloomington Avenue; East 48 th Street and Chicago Avenue								✓
Page		Chicago Avenue		East 56 th Street and Chicago Avenue								✓
Phillips	East Franklin Avenue; East Lake Street	Chicago Avenue; Bloomington Avenue; Cedar Avenue		East 25 th Street and Bloomington Avenue	Wells Fargo/ Hospitals Area			Midtown Greenway		Hiawatha	Hiawatha- Lake and Franklin LRT Station areas	✓
Powderhorn Park	East Lake Street	Chicago Avenue; Bloomington Avenue; Cedar Avenue; East 38 th Street		East 35 th Street and Bloomington Avenue; East 38 th Street and Chicago Avenue; East 38 th Street and Cedar Avenue; East 38 th Street and Bloomington Avenue	Wells Fargo/ Hospitals Area			Midtown Greenway				
Prospect Park East River Road		University Avenue Southeast	Stadium Village	University Avenue Southeast and Bedford Street Southeast	University of Minnesota/ Southeast Minneapolis Industrial (SEMI) area		SEMI			University of Minnesota		✓
Regina		Chicago Avenue										
Seward	East Franklin Avenue	Cedar Avenue; Riverside Avenue					Hiawatha Seward	Midtown Greenway		Hiawatha	Franklin LRT Station Area	✓

Sheridan		Broadway Avenue Northeast; University Avenue Northeast		13 th Street Northeast and University Avenue Northeast; Broadway Avenue Northeast and University Avenue Northeast			Upper River	Upper River				✓
Shingle Creek		Humboldt Avenue North; 49 th Avenue North				Humboldt Industrial Area	Humboldt Industrial Area; Upper River	Upper River; Humboldt Greenway				✓
Saint Anthony East		Broadway Avenue Northeast; Central Avenue Northeast; East Hennepin Avenue; University Avenue Northeast	East Hennepin									
Saint Anthony West		Broadway Avenue Northeast; University Avenue Northeast	East Hennepin	University Avenue Northeast and Broadway Avenue Northeast			Upper River	Upper River				✓
Standish		East 38 th Street; Cedar Avenue		East 38 th Street and Cedar Avenue; East 38 th Street and 23 rd Avenue South; East 42 nd Street and Cedar Avenue; East 38 th Street and Minnehaha Avenue			Hiawatha			Hiawatha	38 th Street LRT Station Area	
Stevens Square-Loring Heights	West Franklin Avenue; Nicollet Avenue; Lyndale Avenue South	East Franklin Avenue			Downtown			Downtown				

Sumner - Glenwood		Glenwood Avenue		Glenwood Avenue and Cedar Lake Road	Downtown		North Washington Industrial Park	Sumner Glenwood		Olson Memorial Highway		✓
Tangletown		Nicollet Avenue; Lyndale Avenue South; West 50 th Street; West 54 th Street		West 54 th Street and Nicollet Avenue; West 54 th Street and Lyndale Avenue South; West 50 th Street and Bryant Avenue South; East 46 th Street and Nicollet Avenue; West 46 th Street and Bryant Avenue South								✓
University of Minnesota		University Avenue Southeast	Dinkytown; Stadium Village		University of Minnesota/ Southeast Minneapolis Industrial (SEMI) area		SEMI			University of Minnesota		✓
Victory		Penn Avenue North; Dowling Avenue North		44 th Avenue North and Penn Avenue North		Humboldt Industrial Area	Humboldt Industrial Area					✓
Ventura Village	East Franklin Avenue	Chicago Avenue; Bloomington Avenue			Wells Fargo/ Hospitals Area; Downtown			Downtown		Hiawatha	Franklin LRT Station Area	
Victory		Penn Avenue North; 44 th Avenue North; Dowling Avenue North		44 th Avenue North and Penn Avenue North								✓
Waite Park		Central Avenue Northeast; Johnson Street		29 th Avenue Northeast and Johnson Street		Shoreham Yards	Shoreham Yards					✓
Wenonah		Cedar Avenue; 34 th Avenue South										✓
West Calhoun	West Lake Street; Excelsior Boulevard	West Lake Street; Excelsior Boulevard	Uptown									✓

Whittier	Nicollet Avenue; Lyndale Avenue South; East Lake Street	East Franklin Avenue	26 th and Nicollet; Lyn-Lake		Downtown; Wells Fargo/ Hospitals Area				Downtown; Midtown Greenway				✓
Willard-Hay	West Broadway Avenue	West Broadway Avenue; Penn Avenue North; Plymouth Avenue North		Plymouth Avenue North and Penn Avenue North; West Broadway Avenue and Penn Avenue North						Olson Memorial Highway			✓
Windom		Lyndale Avenue South; Nicollet Avenue; West 54 th Street		West 54 th Street and Lyndale Avenue South; Nicollet Avenue and East 60 th Street; Nicollet Avenue and East 54 th Street		Lyndale Gateway							
Windom Park	Central Avenue Northeast	Johnson Street; Lowry Avenue Northeast	Central and Lowry	22 nd Avenue Northeast and Johnson Street					Central and Lowry	The Quarry			✓