

LORING PARK MASTER PLAN COMPONENTS & TASKS

1 Decision to execute a “Small Area Plan” as the Master plan for Loring Park Neighborhood. A Small area plan is a plan for an area of the city that gives more detailed recommendations than is provided in the City's Comprehensive Plan. It doesn't replace the Comprehensive Plan but does augment it. It builds on the goals, policies, and implementation steps in the Comprehensive Plan. A Neighborhood Master Plan can be a Small Area Plan approved by the City.

The Small Area Plan outlines a long range vision of 15-20 years for land use and development. It must first examine current conditions of the area, and then develop a vision of what residents, stakeholders and business representatives want the neighborhood to become, and then formulates specific goals, objectives and policies or projects to implement that vision.

DECISION: We must make a decision that the Loring Park Neighborhood wishes to undertake a Small Area Plan as its Master Plan. See Handout for “Criteria for Determining when to do a Small Area Plan”.

2 Components of Small Area Plan.

A) Survey of existing conditions

1. Purpose or reason for undertaking Plan
2. Definition of geographic area
3. History and background
4. Past planning efforts in the study area
 - Nicollet Avenue Design Guidelines
 - Loring Park Master Plan (park plan)
 - Loring Hill Design Guidelines
 - Harmon Historic District Design Guidelines
 - Loring Park and Minneapolis Bicycle Plan
 - Walking Minneapolis Plan
 - Downtown Transportation Action Plan

Minneapolis Comprehensive Plan (Esp. Land Use Policies-Chapter 1 and Urban Design policies Chapter 8

5. Survey of existing conditions including population, business, institutions, employment and housing
6. Current land uses and zoning in the study area
7. Historical assets
8. Areas planned and unplanned
9. Opportunity areas
10. Transportation
11. Public spaces
12. Pedestrian corridors
13. Damaged areas
14. Survey other completed master plans
15. Survey large institutions for potential expansion needs

B) Proposed Changes

1) Technical analysis and proposed changes in the following categories:

- a) Future land use plan
- b) Urban character and design
- c) Economic Development
- d) Housing
- e) Transportation
- f) Public Realm

2) Analysis of various opportunity sites in the study area

3) Goals, objectives and policies

4) Implementation plan that includes proposed redevelopment sites, public improvements, time lines and costs

5) Any recommended comprehensive plan amendments

3 Process for Developing the Small Area Plan

A) Contact the Sector Planner assigned to our Area (Beth Elliot)

1) Discuss scope and direction of the project

2) Discuss how it fits into long range goals, policies and planning efforts of the city

3. Identify available staff resources for technical assistance if needed

4. CPED Work Plan or Neighborhood led initiative?

B) Hiring Consultant

1. Develop scope of work, program and schedule for both Consultant and Neighborhood

2. Interview multiple firms

3. Formal selection process

4. Planning staff advise

5. Important consultant understand parameters and existing City policy

C) Set up Steering Committee

1) Composed of neighborhood residents, business owners, CPED Planning Staff and other stakeholders (20 people or less)

Rental/Owner Buildings

- Public
- Religious
- Commercial
- Educational

Ethnic/Cultural Communities

- Minneapolis City Offices
- CPED
- Public Works
- NRP
- Heritage Preservation Commission
- Downtown and Neighborhood Organizations
- Adjacent Neighborhoods

Hennepin County

MnDot

2) Assign management structure for Consultant

D) Establish Public Participation Process

1. Task Forces or Focus Groups Workshops
2. At least 3 widely advertised public meetings

- a) Kick off the process
- b) Discuss and work thru recommendations
- c) present final recommendations
- E) 45 day public review and comment period
 - 1) Make copies of plan available online and at public gathering places
 - 2) Formally advertise
 - 3) Retain comment for public record
 - 4) Advertise thru City
 - 5) Policymakers receive courtesy copies at beginning of 45 day period
 - 6) City Staff to brief City Planning Commission at beginning of 45 day period
 - 7) Compile public record documented separately from plan document
- a) Meeting notices
- b) Distribution lists
- c) Sign-in sheets
- d) comment sheets
- e) 45 day Review Submission Notice
- F) Required Approvals
 - 1) Neighborhood Organization
 - 2) City Planning Commission Committee of the whole
 - 3) Zoning and Planning Committee of the City Council
 - 4) City Council
 - 5) Metropolitan Council