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Dear Minneapolis 2040 Team:

Elliot Park Neighborhood, Inc. (EPNI) has spent a number of hours reviewing and discussing the proposed Minneapolis 2040 Comprehensive Plan. Specifically, we have focused on the proposed Land Use and Built Form maps and have compared the maps to our 2002 Elliot Park Neighborhood Master Plan. Overall, we believe the Minneapolis 2040 Future Land Use & Built Form maps reflect our vision of future development in the Elliot Park neighborhood.

The Minneapolis 2040 built form map proposes three categories for the Elliot Park Neighborhood: Core 30 for the areas closest to the core of downtown, Transit 30 for the areas transitioning away from downtown, and Corridor 6 for the areas farthest from the core of downtown. The proposed scale of development transitioning from the downtown core toward the southern edge of the neighborhood at Interstate 94 is reflective of the overall intention of the Elliot Park Neighborhood Master Plan. We appreciate the attention to the 9th Street Historic District and the designation of Corridor 6 within the district, respecting the height restrictions of the 9th Street Historic District Design Guidelines.

As we examined the transition of taller buildings near the core to lower buildings toward the neighborhood edge, one area stood out as needing a second look. The area surrounding Elliot Park, from Park Avenue to 13th Ave, 7th Street to 14th Street is currently proposed as Transit 30. We believe this area can accommodate taller buildings than the area of Corridor 6 to the south but less than the currently proposed 30 stories. We recommend you consider adding another category in this area to continue the transition from taller buildings near the core of downtown to lower buildings as you move away from the core.

There are two areas at which we recommend increasing allowable height. The first area, the two blocks between Grant Street and 14th Street, can easily accommodate buildings of greater than 6 stories. For example, FIT Apartments located on one of these blocks is 8 stories tall. The second area is the parcel currently occupied by the Elliot Twins Apartments at 1225 E 8th Street. The area currently supports two 12-story buildings and future development does not need to be limited to 6 stories or less.

Overall, EPNI supports the Minneapolis 2040 Future Land Use & Built Form Maps with just a few suggested modifications. We have encouraged the community to dig into the rest of the plan and submit comments by the July deadline.

Sincerely,

Vanessa Haight
Executive Director