

## CHAPTER 5: Recommendations and Implementation

This chapter outlines a series of recommendations based on the Existing Conditions and Issues Chapters. These recommendations advance the goals outlined in *The Homegrown Minneapolis Report* and *The Minneapolis Plan for Sustainable Growth*.

Implementing these recommendations will take additional effort. Many of the recommendations will require zoning code changes. These changes have to be drafted in the context of the actual zoning code language and acted upon through a separate action of the Planning Commission and City Council. The purpose of the recommendations in this plan is to shape these changes and provide the policy context for future zoning code amendments. This plan also sets the policy basis for the implementation of other recommendations that will involve an adjustment of existing policies and practices. Lastly, some recommendations are beyond the scope of CPED and may be implemented by other City departments or external organizations.

As mentioned in the Introduction Chapter, the plan was shaped by a variety of sources including recommendations from *The Homegrown Minneapolis Report* and *The Minneapolis Plan for Sustainable Growth* and steering committee input. To assist in drawing parallels between these different sources of input and in relating them to recommendations of this plan, the following table matches the related recommendations, policies and goals. It is the final recommendations that follow the table that are adopted as land use policy and direction.

<b>Homegrown Minneapolis Recommendations</b>	<b>Comprehensive Plan Policies</b>	<b>Related Plan Goal</b>	<b>Related Major Recommendations (details found in below)</b>
Prioritize local food production and distribution when determining the highest and best use of City-owned and private land and when planning new development or redevelopment projects that could potentially affect existing local food resources.	Support the creation and improvement of community gardens and food markets which sell locally and regionally grown foods.  Encourage the equitable spatial distribution of community gardens and food markets to provide all Minneapolis communities with access to healthy, locally grown food.	Promote and support the local food system.  Make more land available for urban agriculture.  Ensure equal access to land for growing and to fresh food sources.	Incorporate urban agriculture uses into long range planning efforts.  Review City-owned land inventories and consider selling or leasing more parcels that are not desirable for development but are well-suited for urban agriculture, particularly in underserved areas.  Utilize the existing land sale procedures for the consideration of the sale of land for growing and open space.
Integrate farmers markets into the City's development plans, including detailed planning and action steps.	Support the creation and improvement of community gardens and food markets which sell locally and regionally grown foods.	Promote and support the local food system.  Make more land available for urban agriculture.	Incorporate urban agriculture uses into long range planning efforts.
Identify additional policies and incentives to encourage the establishment of new green roofs and the	Where appropriate, support the planting of edible fruit and vegetable plants.	Promote and support the local food system.  Promote innovative design	Amend the zoning code to better accommodate urban agriculture uses.

<p>adaptation of existing roofs for food production.</p>		<p>for food growing.</p>	<p>Encourage innovative design in new development.</p>
<p>Identify policies and incentives to encourage (or require) developers to include space for food production and distribution and composting in new developments including a) updating codes so that land set aside for Small Enterprise Urban Agriculture (and/or community gardens) counts towards existing green space set-aside requirements, b) updating green building requirements or incentive programs so that dedication of space for gardening and/or agreements to purchase locally grown food counts towards green building requirements.</p>	<p>Support the growth and development of local businesses.</p> <p>Where appropriate, support the planting of edible fruit and vegetable plants. Explore opportunities for partnerships linking farmers markets, community gardens and open space.</p> <p>Educate residents and property owners about the benefits of recycling, and of properly composting and reusing yard wastes and organic plant-based food waste.</p>	<p>Promote and support the local food system.</p> <p>Make more land available for urban agriculture.</p> <p>Create economic opportunity for growers, processors, and distributors of food.</p> <p>Encourage ecological sustainability.</p> <p>Promote innovative design for food growing.</p>	<p>Encourage innovative design in new development.</p> <p>Amend the zoning code to better accommodate urban agriculture uses.</p> <p>Support and potentially enhance the Homegrown Minneapolis Business Development Center after the 2011 pilot.</p> <p>Conduct a market analysis and economic impact analysis of urban agriculture.</p>
<p>Review, and revise when necessary, City zoning codes to support local food production and distribution, including urban agricultural land uses and related infrastructure (i.e. hoop houses, fencing, and storage sheds), possibly using explicit recognition of urban agriculture as a zoning district and provisions to support long-term secured land tenure for food production and distribution purposes.</p>	<p>Promote nutrition strategies to ensure access to healthy foods for all residents.</p> <p>Where appropriate, support the planting of edible fruit and vegetable plants.</p>	<p>Promote and support the local food system.</p> <p>Make more land available for urban agriculture.</p> <p>Reduce unnecessary regulatory barriers and encourage better regulation where necessary.</p> <p>Explore the role that animals play in the urban food system (explore code-related issues)</p>	<p>Amend the zoning code to better accommodate urban agriculture uses.</p> <p>Advertise the parcels currently on Community Garden Pilot Program (CGPP) list one more time to the public.</p> <p>Before spring, reassess all parcels on the CGPP list to see if a) they are the most desirable for gardening and b) if more can be added in underserved areas.</p> <p>Consider selling some of the parcels on the CGPP list, depending on their long-term market desirability.</p> <p>Revisit the fee structure for CPED-owned community garden leases.</p>
<p>Improve motorized and non-motorized transportation options to increase utilization of and access to markets.</p>	<p>Support the creation and improvement of community gardens and food markets which sell locally and regionally grown foods.</p>	<p>Promote and support the local food system.</p>	<p>Incorporate urban agriculture uses into long range planning efforts.</p>

## LAND USE AND ZONING

As described early in the plan, the City's zoning code currently has limited language dealing with urban agriculture uses. Community gardens are allowed and have associated design standards, but some of these design standards fall short of the needs expressed by gardeners. Farmers' markets are regulated by the zoning code and City of Minneapolis Regulatory Services (Environmental Health and Food Safety Division). As mentioned previously, there is a separate process underway addressing farmers' market code issues, but some additional changes are suggested here. In addition, a series of recommendations related to the regulation of planting beds on residential properties are outlined.

### 1. Amend the zoning code to better accommodate urban agriculture uses.

- 1.1 Define the following terms in the zoning code: community gardens, market gardens, urban farms, and anaerobic digesters. Further evaluate the appropriate zoning districts for these uses based on the guidance below. All urban agriculture zoning code text amendments would involve consultation with technical experts.
  - Allow market gardens in a variety of zoning districts
  - Set a maximum lot area and other performance standards for market gardens so the use fits into a neighborhood context.
  - Establish standards for market gardens similar to or more stringent than those that have been established for community gardens, including no retail sales on-site, except as a temporary use, no overhead lighting, signage limited to a single, non-illuminated flat sign of four square feet, and no more than two vehicles parked on-site, excluding those parked within an enclosed structure.
  - Allow market gardens to be located on rooftops and on the ground.
  - In districts typically associated with high density development such as in Downtown districts, Growth Centers, and Activity Centers, encourage gardens on rooftops or as part of development rather than on the ground as a single use.
  - Allow urban farms in Industrial districts and some Commercial districts.
  - Examine which Industrial districts are appropriate for anaerobic digesters.
- 1.2 Further study aquaculture and aquaponics with the goal of developing a zoning code definition.
- 1.3 Amend the development standards for community gardens to allow for larger, more visible signage and community bulletin boards within the garden areas, larger hoop houses, and the periodic sale of produce.
- 1.4 Amend signage regulations to allow temporary farmers' market signs (for local produce markets) to remain on-site all year, but require that the sign be removed after a farmers' market closes permanently.
- 1.5 Change the list of permitted obstructions in the front yard set back to allow for planting beds in front yards. A maximum height for the beds and minimum setbacks from the property lines should be determined.

- 1.6 Make provisions for trellises designed for growing food.
  - 1.7 Change the home occupation standards to allow growing as an outdoor operation.
  - 1.8 Amend the accessory use standards to include a hoop house as an enumerated accessory use with development standards, including size and height requirements for hoop houses specifically.
  - 1.9 Explore incentives for installation of gardens as an interim use on stalled development sites.
- 2. Incorporate urban agriculture uses into long range planning efforts.**
- 2.1 Update the City’s Comprehensive Plan with additional guidance related to urban agriculture.
  - 2.2 Consider opportunities for farmers markets, urban farms, market gardens, and community gardens when small area plans are developed, particularly in under served areas.
  - 2.3 Consider access to farmers’ markets when long range transportation planning is taking place.
  - 2.4 Add public health as a common element in future planning efforts, better integrating design and health with the help of analysis tools such as Health Impact Assessments.
- 3. Encourage innovative design in new development**
- 3.1 Encourage the planting of produce as part of the required landscaping in new developments.
  - 3.2 Explore opportunities for an urban agriculture demonstration project that incorporates new development and growing or the creative reuse of land.
  - 3.3 Where appropriate, consider the inclusion of farmers’ markets and community gardens when Requests for Proposals are sought for larger-scale new development on City-owned parcels, particularly in underserved areas.

## LAND AVAILABILITY

The availability of land for growing was a key concern raised during the Homegrown Minneapolis process. A key challenge remains in that vacant land is owned by a variety of organizations with different missions. However, the land capacity analysis conducted as part of this study concluded that there is enough available land to meet redevelopment demands for many years to come. In addition, there are opportunities to reduce the public cost of holding land by leasing or selling it for growing.

1. **Review City owned land inventories and consider selling or leasing more parcels that are not desirable for development but are well-suited for urban agriculture, particularly in underserved areas.**
  - 1.1 CPED and Public Works should work together on a land inventory review to insure a coordinated City effort.
  - 1.2 Assure that soil testing has taken place on all City owned lots used for community gardens. Continue to seek out resources for testing soils on City owned land.
  - 1.3 Use the criteria previously developed for evaluating parcels for the community gardens pilot program to judge the suitability of land for agriculture. Update these criteria as needed.
2. **Utilize the existing land sale procedures for the consideration of the sale of land for growing and open space.**

## **ECONOMIC DEVELOPMENT**

Urban agriculture can offer economic benefits to the City through the creation of small businesses and value-added food chains. The zoning changes recommended above will help open up opportunities for new business ventures. In addition the plan recommends the following next steps be pursued:

1. **Support and potentially enhance the Homegrown Minneapolis Business Development Center after the 2011 pilot.**
2. **Conduct a market analysis and economic impact analysis of urban agriculture.**
  - 2.1 Explore the market demand for urban agriculture including the purchase of local foods, potential business concepts, and growing interest.
  - 2.2 Conduct an economic impact analysis that explores how urban agriculture can enhance the tax base through property value and small business.

## **SUGGESTED FUTURE EFFORTS**

Through the planning process many important issues were raised that are beyond the scope of CPED or would be addressed through separate processes. Below are a series of recommendations that should be pursued, many of which could potentially be part of future Homegrown Minneapolis efforts.

## **COMMUNITY GARDEN PROGRAM**

The 2010 Community Garden Pilot Program made 18 City owned parcels available for lease for community gardens. Five of the eighteen were leased. In 2011 this pilot program should be revisited and the following recommendations pursued:

1. Advertise the parcels currently on the list one more time to the public.
2. Before spring, reassess all parcels on the list to see if a) they are the most desirable for gardening and b) if more can be added in underserved areas.
3. Consider selling some of the parcels on the list, depending on their long-term market desirability.
4. Revisit the fee structure for CPED owned community garden leases.

## MARKETING AND BRANDING

- Create universal signage (like the “P” for public Parking) to direct people to farmers’ markets.
- Further develop the Homegrown brand.

## PARTNERSHIPS

- Create an organization or agency to serve the function of building partnerships between groups such as growers and processors and restaurants and compost creators and growers.
- Continue to work with the Minneapolis Park and Recreation Board, Minneapolis Public Schools, and Hennepin County to explore opportunities for urban agriculture.

## LAND BANKING, LIABILITY, AND TAXES

- Explore a land bank option for community gardens and farmers’ markets to manage property and ensure permanency.
- Explore tax incentives and exemptions for growing.

## HEALTH

- Continue to pursue efforts to make healthy local food available with the goal of insuring better public health for Minneapolis citizens.
- Further promote nutritional strategies and healthy eating.

## DESIGN

- Provide education about creative integration of local food and new development and potentially link growers and designers. CPED would be partner in this work.
- Explore legislative change to make an exception for some building code requirements for rooftop growing.

## COMPOSTING

- Study the potential for more coordinated composting. This effort would need to involve several City department including Public Works, CPED, and Regulatory Services and Emergency Preparedness.