

**Community Planning and Economic Development
Planning Division Report**

**Neighborhood Boundary Change
Phillips West**

Applicant: Phillips West Neighborhood Association

Planning Staff and Phone: Michael Larson, 673-2423

Authority for Review

The City Council adopted a procedure for reviewing proposed neighborhood boundary changes on April 6th, 2001. This review follows that procedure.

Background:

In 1987, the Minneapolis Community Development Agency embarked on a mission in partnership with residents of the Phillips to develop a model for citizen participation. One main recommendation was that Phillips should be divided into districts, with the decisions from those districts feeding into an umbrella neighborhood organization. The model developed would replace the former Phillips Neighborhood Improvement Association. The recommendations from this effort resulted in the formation of the People of Phillips Neighborhood Organization (POP). Citizen Participation decisions were made at the district level and then funneled through the umbrella Board of Directors. The NRP decision-making process was also formulated to operate through the same system.

The People of Phillips NRP plan was approved by the City Council in 1995. However, POP began to experience organizational problems. After three consecutive State Audits outlining significant financial management issues, POP was decertified by the city and was dissolved in 1998. In late 1999, the districts held meetings with stakeholders that culminated with nearly unanimous votes to operate as four autonomous regions within Phillips for purposes of citizen engagement and NRP implementation. (North, West, Midtown and East regions)

In 2000, the North Region applied to the City of Minneapolis to establish an official neighborhood boundary and name change, citing the desire to be recognized as the neighborhood of Ventura Village. The city granted that request in June 2002. The remaining three regions of Phillips have continued to develop organizations and conduct all citizen participation and NRP activities as autonomous groups. The regions/organizations have been identified as Phillips West, Midtown Phillips and East Phillips Improvement Coalition. Phillips West is now requesting that establishment of a neighborhood boundary for its region.

Criteria and Considerations for Neighborhood Boundary Change:

All impacted neighborhoods must agree in writing

There are no specifically impacted neighborhood organizations or boundaries, as the proposed neighborhood boundary is consistent with the established “region” of Phillips West.

Nevertheless, the organizations that represent Ventura Village and Midtown Phillips passed resolutions of support for the establishment of this boundary.

March 10th, 2005

Page 2 of 3

Phillips West neighborhood boundary application

Neighborhood organizations must notify those within the affected areas and provide a public opportunity to receive their comments

The Phillips West Neighborhood Association gave notice and held a community wide meeting on December 2nd, 2004 at Lutheran Social Services. Those in attendance voted in support of the application for official neighborhood boundaries.

The proposed neighborhood boundary should follow a logical physical delineation

The proposed boundary follows the boundary for the established region of Phillips West. (See attached map.) This includes Interstate 35W on the west, Lake Street on the south, the southern boundary of Ventura Village (22nd Street E.) on the north, and Chicago Avenue on the east. Land use patterns indicate that these are appropriate boundaries, which either encompass major land uses or are shared boundaries along major corridors with adjoining neighborhoods.

A significant change in the overall land use pattern within the existing neighborhood may warrant a boundary change

Significant changes in intensity of land use and infrastructure have been occurring or are anticipated for the area, indicating a need to recognize this part of the Phillips Community as having a distinct neighborhood identity or focus. Expansion of the Wells Fargo campus and medical related industries, the development of the Midtown Exchange project (in Midtown Phillips), the Midtown Greenway, and the 35W Access Project are some of the major changes occurring in the area.

The cultural and political history of the existing neighborhood which helped to shape its identity should be respected

The proposed establishment of Phillips West as an official neighborhood reflects over ten years of planning and engagement prior to and related to the NRP program.

Analysis:

Impact on data collection and consistency with Census Tract boundaries

Census tract boundaries are consistent with the proposed boundaries, so that this change will not interfere with data analysis.

Changes to population and land use patterns

The Minneapolis Plan designates this area of the City as a *Growth Center* and is the site of the Wells Fargo campus and other institutions along the Park/Portland/Chicago corridor. Although smaller in area than other neighborhoods throughout the City, such an array and intensity of land uses presupposes analysis, planning, and citizen engagement at this level.

Rationale for change and consistency with city goals and planning policies

As stated above, the Minneapolis Plan designates this part of the City as a *Growth Center*. The policy and associated implementation steps are as follows:

3.4 Minneapolis will create a Growth Center plan for the South Phillips area, similar to the Downtown 2010 plan which would guide decisions and investment in the area, recognizing the contributions from existing plans and planning processes.

Implementation Steps

March 10th, 2005

Page 3 of 3

Phillips West neighborhood boundary application

Develop an area-wide Growth Center Plan to determine the amount, location and relationships among housing, industrial, commercial and institutional land uses.

Support the contribution of Honeywell, Allina Health Systems hospitals and other neighborhood institutions to the city and the neighborhoods adjacent to them.

Maintain clear channels of communication and participation to coordinate the planning efforts of local institutions, city agencies and neighborhood organizations.

Encourage the expansion and establishment of new employment-generating activities at the Sears site and along the 29th Street corridor.

Allow for a limited amount of mixed retail uses and commercial services.

Provide good regional and intra-city transit access to meet commuter needs.

Develop site-specific solutions for housing rehabilitation and new housing construction that is mixed in its type and affordability levels in residential areas bordering the employment center.

Create a safe, attractive environment for workers, residents and visitors to the area by investing in public infrastructure of safety.

Potential changes in neighborhood representation and organizational capacity

The Phillips West Neighborhood Association is the established organization with which the City contracts for citizen engagement and planning and implementation activities of the Neighborhood Revitalization Program. The establishment of the official neighborhood boundary reinforces this role and relationship.

Findings:

Staff find that the establishment of the Phillips West neighborhood is consistent with the goals, policies, and implementation steps of the Minneapolis Plan as well as the criteria and considerations for changes to official neighborhood boundaries.

RECOMMENDATION OF THE CITY PLANNING DIVISION:

The Community Planning and Economic Development Department-Planning Division recommends that that City Planning Commission recommend approval of the neighborhood boundary change establishing Phillips West as a new neighborhood.

Attachment:

- Map of Phillips Community