



## Report from Land Use & Development Committee

**Members:** Bob Corrick, Chair  
Ed Bell, Stephen Goltry, Claire Ruebeck, and Steve Gove

**Date:** Tuesday, May 4, 2010 Annual Board Meeting

**Topic:** Outcome & Recommendation to CIDNA Board on the Proposed RFP Small Area Neighborhood Plan

**Background:** With the rezoning impacts of the Midtown Greenway Re-zoning Plan and how the SW LRT impacts it, the board initially discussed at its December 1, 2009 meeting to pursue a small area neighborhood plan. The intent of such a Small Area Neighborhood Plan (SANP) study would consist of how the current commercial/ mixed-use areas of Calhoun Village (in CIDNA), Calhoun Commons (in WCNC), and residential areas adjoining and just north of the Kennilworth Trail and Midtown Greenway could have some level of traffic planning and urban design solution solving the impacts being brought about by the future Southwest LRT and the recent rezoning impact for CIDNA residents as reflected in the recent Midtown Greenway rezoning request the city wished to place on certain residential properties. [“Midtown Greenway Land Use Development Plan”; City of Minneapolis, CPED, Approved City Council, 02.23.2007.] This report had presented an impact and crisis for residents in the neighborhood that has been resolved for the time being.

***Note of Definition:** A request for proposal (referred to as RFP) is an early stage in a procurement process, issuing an invitation for suppliers, (consultants) often through a bidding process, to submit a proposal on a specific commodity or service. The RFP process brings structure to the procurement decision and allows the risks and benefits to be identified clearly upfront. (Ref: Glenn Wheaton (2008) Request for Proposal online at Epiqtech.com (accessed on November 21, 2008)*

**Meetings & Email Exchange:** Bob Corrick convened those members from the board interested in this effort to assist in preparing a draft Request for Proposal (RFP) for a Small Area Neighborhood Plan. Committee members included Ed Bell, Claire Ruebeck, Steve Gove, and Stephen Goltry.

In our February 9, 2010 board meeting, Ed Bell and Bob Corrick reported meeting with Carsten Slotstad of NRP to discuss possible NRP funding for a Small Area Plan. Carsten felt that a new strategy would most likely need to be written, but advised going forward with writing the RFP. The RFP draft would then be submitted to Carsten Slotstad’s office so he can advise on possibly spreading costs over some existing strategies. Bob Corrick reported that the total cost of the survey could be in the \$50,000 range. The RFP will hopefully be released within the next couple months. Next steps were for the Land Use Committee to review RFP draft it was preparing and await Carsten’s to advise on NRP funding and strategies.

The committee discussed our proposed RFP through a number of email exchanges beginning with the first draft Bob Corrick distributed to the committee 02.09.2010.

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02.15.2010 Committee Meeting. Ed Bell's office; Calhoun Executive Offices Building. Comments email distributed to committee members.

Committee learns that on 02.12.2010 HCRRA and City of Minneapolis announce their RFP for the Southwest LRT Station Area Planning with a due date from the consultants on 03.2.2010.

Bob distributed/emailed this 44 pp RFP for committee members to review ["Request for Proposals – Station Area Strategic Plans Southwest LRT Line Minneapolis"; Hennepin County Regional Railroad Authority, 02.12.2010].

**Comparisons & Similarities:** As the committee members reviewed this RFP from the HCRRA it was noted that it had content similar to key aspects of our SNAP RFP that the committee preparing. Summarized and presented here are similar aspects between the two documents. These include:

- 1) Investigate traffic impacts.
- 2) Understand and investigate of zoning issues and land use more closely to assure the creation of neighborhood friendly and safe environments for business, shopping, and residential purposes.
- 3) Understand this neighborhood area's economic setting and it's potential for future development in context with other nearby similar residential/commercial settings in Minneapolis and St. Louis Park, and;
- 4) Understand what impacts – either positive or negative; physical or economic – will the Lake Street LRT Station have on our neighborhood? How will those impacts be mitigated?

**Survey Findings:** Additionally, relevant to this RFP process CIDNA was also conducting an electronic neighborhood survey of its membership. In that survey question number 36; ***“Complete a Small Area Study Plan to provide local input regarding the design of the CIDNA portion of the Southwest Light Rail,”*** showed a response of; a) support this effort – 75.4%; b) indifferent to this effort – 12.3%; c) disagree to this effort – 12.3%.

**Other concerns:**

- 1) Funds for this type of study are presently limited through NRP1 funding. To undertake this type of effort the level of service deemed appropriate to solve the problems anticipated more money would be needed than presently available.
- 2) RFP format and management. During this comment review, Stephen Goltry checked with Carsten Solsted, our NRP liaison, who suggested that with the nature of our ambitious endeavor that it may be wise to work with the Metropolitan Council on this to see if they could provide some fiscal support. Also, Carsten provided an example of a RFP for another neighborhood's similar study. The total price for the study was much more than our current funding.

*(Report from Land Use & Development Committee, Continued)*

3) Collaborative Neighborhood Participation: In a meeting Art Higibotham, CIDNA Board President, attended as guest with the West Calhoun Neighborhood Council it was determined at this time they wished not to participate in a joint neighborhood small area neighborhood plan. Instead, they would wait and see how the HCRRA's results and plans would unfold this spring and summer.

This would make planning to move forward on our own more difficult.

3) Timing and sense of redundancy. Much of what is in our RFP is reflected in the HCRRA's RFP. When their contact goes to bid the time for neighborhood involvement will begin late spring or early summer. If CIDNA were to go out with a Small Area Neighborhood Plan now in light of what the HCRRA and the City Minneapolis propose to contract, it may raise concerns from the NRP and the City with why we wish to do what looks like our own plan at this time.

**Alternatives:**

Keep the work on this Small Neighborhood Plan intact. Use as reference material for the time when the HCRRA's consultant conducts the public participation process for part of their study.

The public input task a key part of the HCRRA's and City of Minneapolis's consultant's scope of services as it was stated in the their RFP. It may be that if a component of the public input process for the area around CIDNA & WCNC neighborhoods needs more attention, then the work the committee has completed to date may possibly be referred to as background information to bring more attention to that aspect of the City and County's contract with their Consultant.

Also note that in our neighborhood survey 75% of the respondents desire a small area study providing local input regarding the design of the CIDNA portion of the Southwest Light Rail. Thus, keeping our interest focused at the beginning of the public input process the consultant will be conducting this late spring or summer 2010 will be important to have these CIDNA citizens that responded accordingly to participate at these public meetings.

**Action:**

**The Land Use and Development Committee recommends to our CIDNA board that it will be placing on hold the option of conducting their Small Area Neighborhood Plan as of now for the following reasons:**

- 1. Hennepin County is winding-up the completion of the Environmental Impact Study for our neighborhood regarding the impact of the light rail.**
- 2. Hennepin County is finalizing a consultant contract to study the immediate areas around the proposed light rail stations.**
- 3. Until all studies have been completed, we should not waste resources of CIDNA, should the mitigation and traffic issue be addressed by these consultants, reports and government agencies.**
- 4. CIDNA and WCNC (West Calhoun Neighborhood Council) will continue to monitor the impact on our neighborhood.**

Prepared by: Stephen Goltry,  
Board Member

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