THE ALLIANCE

A UNIVERSITY DISTRICT PARTNERSHIP

2007–2009
PROGRESS REPORT

THE UNIVERSITY DISTRICT ALLIANCE 2007—2009 PROGRESS REPORT

www.community.umn.edu/alliance

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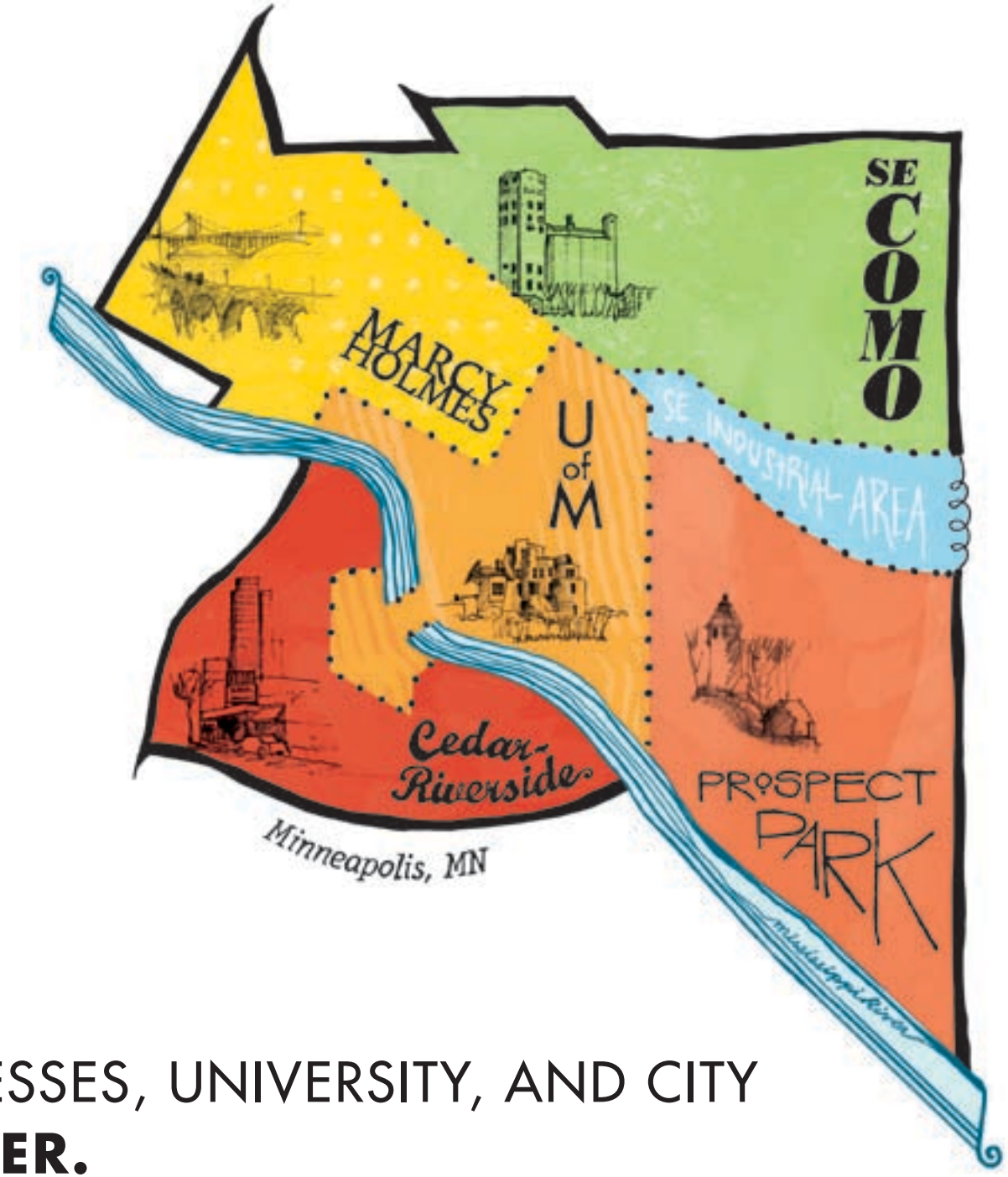
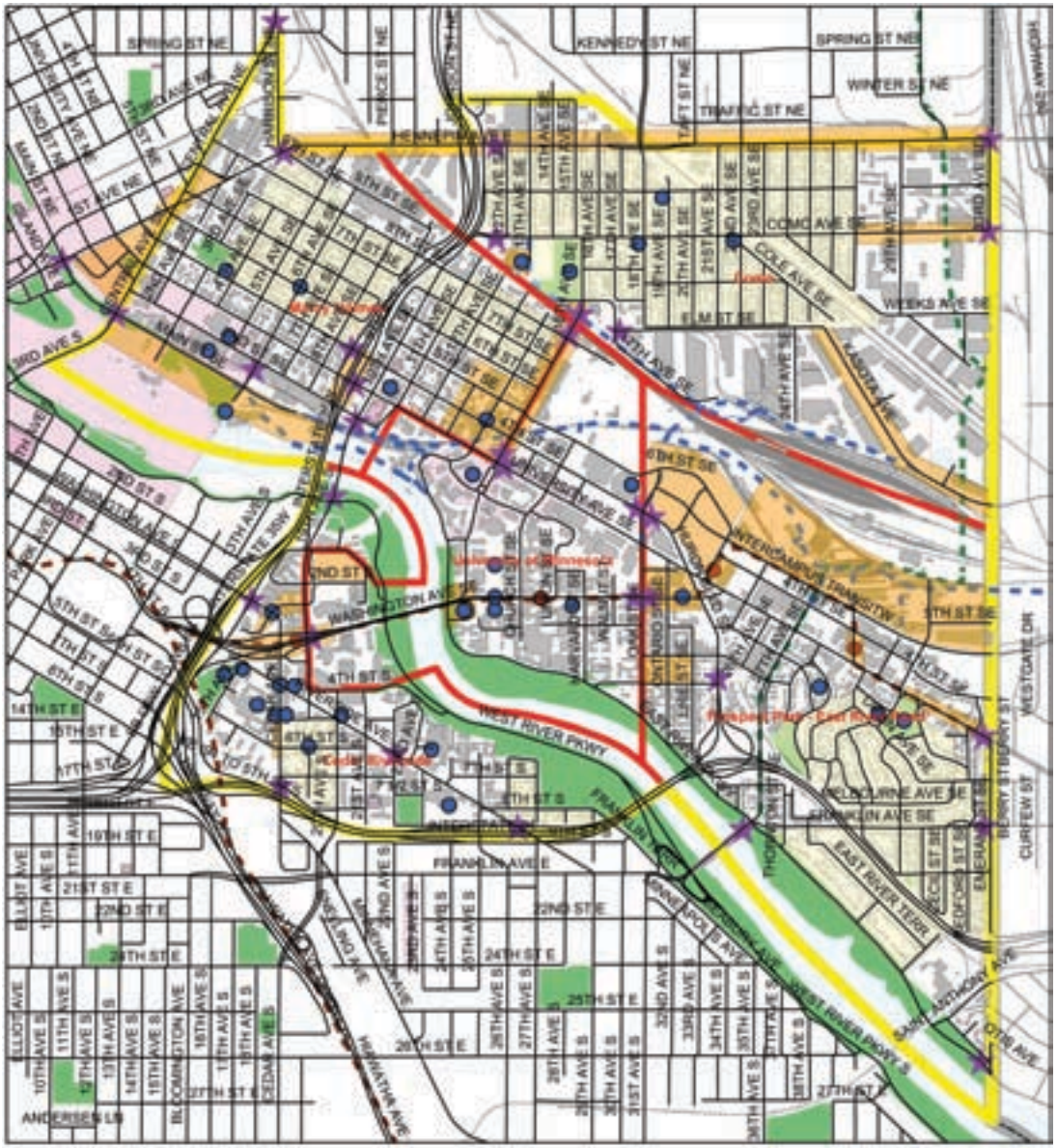


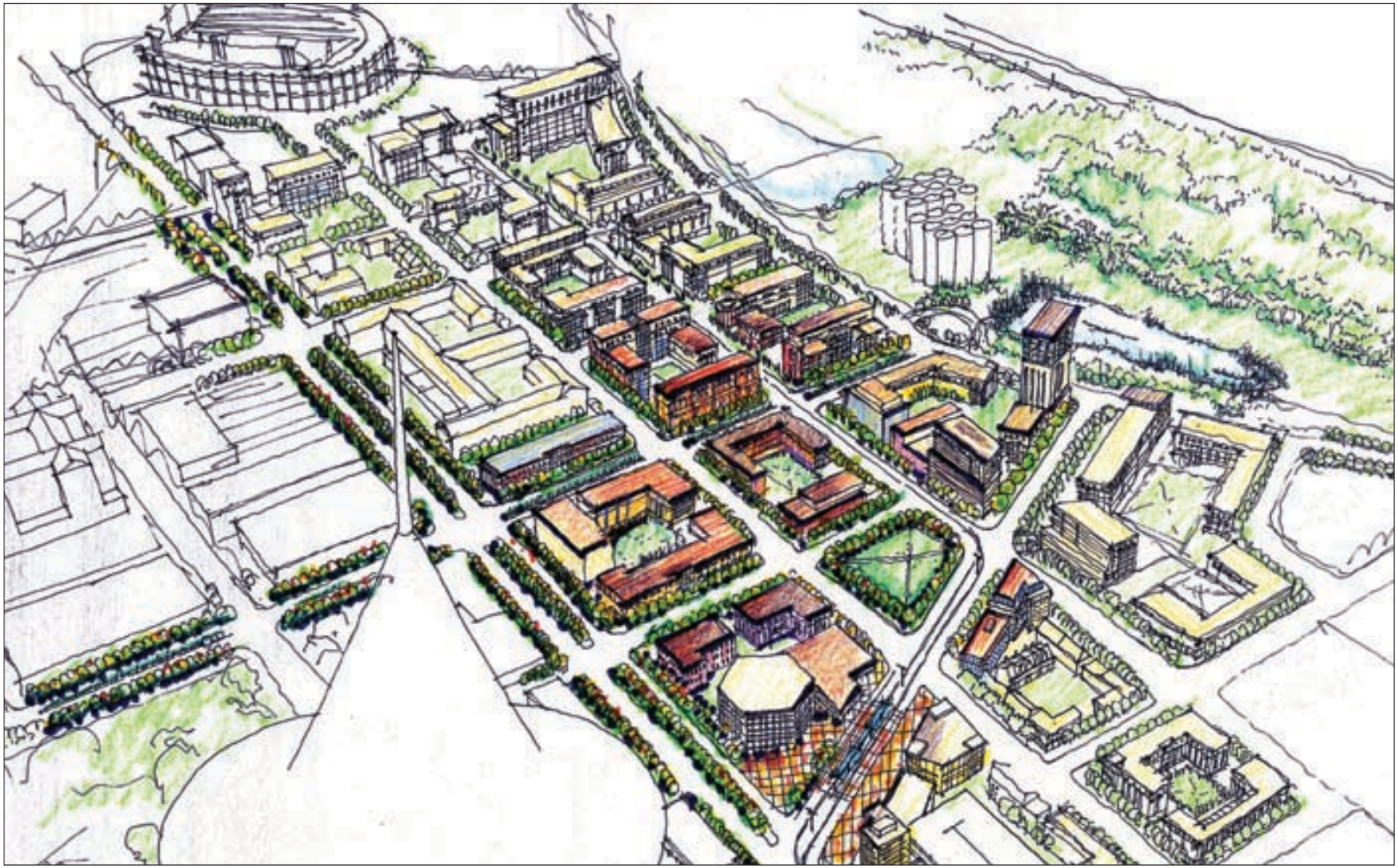
NEIGHBORS, BUSINESSES, UNIVERSITY, AND CITY **SMARTER TOGETHER.**



Left: Map of the University District showing significant gateways and unique features.

TABLE OF CONTENTS

Below: A vision for a new transit-oriented urban village in Prospect Park, around the proposed 29th Avenue Central Corridor LRT station, complementing the adjacent University research park and the historic single family home neighborhood to the south. (Image by Cuningham Group Architects for the University District Alliance.)



EXECUTIVE SUMMARY

The primary message of the 2007 Moving Forward Together: U of M Minneapolis Area Neighborhood Impact Report to the Legislature was that the destiny of the University campus is closely and inextricably linked to the destiny of the adjacent neighborhoods and that immediate action was needed to preserve the safety, health, and vitality of the campus area community.

That report recommended the creation of a new partnership/alliance among the parties and asked the Legislature to fund an initiative to improve the quality of life in the campus-area neighborhoods. That report also requested start-up funds ($500,000) and a capital grant ($5 million) for first-priority initiatives and projects, as well as an endowment ($25 million, a portion of which would be matched by fundraising) to provide sustained funding for alliance activities. The Legislature responded by authorizing the creation of an alliance that "may facilitate, initiate, or manage projects with the board (of Regents), city, or other public or private entities that are intended to maintain the university partnership district as a viable place to study, research, and live" (House File 1063). The Legislature also appropriated $750,000 to enable the collaborative effort to move forward. The Legislature challenged the University, the City, and the neighborhoods to work together in a new way and to develop one or more projects that would demonstrate the power of working in alliance.

In November 2007, the University District Alliance was formed as a coalition. Led by a 17-member Steering Committee, the Alliance has been successful in coordinating neighborhoods, engaging the City of Minneapolis in a collaborative and creative approach to addressing neighborhood issues, and expanding the role of the U of M in improving the quality of life in the neighborhoods.

The practice of working together in new ways over the last year has already been transformative:

- For the first time, we are developing coordinated approaches to plan for student housing off campus and for maximizing the community development potential of new infrastructure investments.
- Neighborhoods, the City, and the University are sharing resources and leadership in new ways.
- A new partnership with Augsburg College, Fairview Health System, and community organizations will focus efforts on improvement of safety and public spaces in the West Bank/ Cedar Riverside neighborhood.
- The University's Campus Master Plan is being updated with consideration to the campus's place as part of the surrounding urban environment.
- We are identifying and furthering common goals and values that will guide the future of

the District (campus and community), with sustainability as a guiding principle.

- There is growing recognition of the unique market forces and assets of the University District, and how it operates as part of the City, the region, and the state. We are developing a shared identity and commitment to even more coordinated action.
- Real estate developers and public agencies are recognizing the University District Alliance as a significant factor and as a go-to group for addressing challenges and opportunities. They are working with the Alliance to shape the planning and design of projects currently underway or being considered, and to collaboratively identify other development opportunities. (See Appendix B, Significant Investments, Trends, and Development Factors.)

The Alliance has initiated several demonstration projects, and is developing a District-wide master plan. These initiatives (described on pages 14-17) have produced the following results:

- **Preserving and Increasing Home Ownership:** Twenty-two homes in the target area, threatened with conversion to rental, are preserved for long term owner occupancy. Through the new Home Buyer Incentive Program, at least 15 new households will be attracted to purchase homes in the District, at least half of whom are anticipated to be employed at the University or by other employers in the District. A sense of confidence and stability in the neighborhood is increasing.
- **Live Near Your Work:** A Web site (http://www.livenearyourwork.net) and marketing campaign have been launched, which will provide information and resources to those considering buying a home or relocating to the University District.
- **West Bank/Cedar Avenue Commercial District Improvement:** Planning and design is underway for Cedar Avenue streetscape improvement, which will improve safety and appearance of the West Bank cultural and arts district.
- **Student Welcome Packet and Campaign:** A welcome packet, customizable for use in each neighborhood, will provide a community "survival kit" of information and resources for students who are living on their own in the neighborhoods for the first time.
- **Student Neighborhood Liaisons:** Twenty Student Neighborhood Liaisons, trained and supervised by the University's Office of Student Affairs, are at work in the Marcy-Holmes and Southeast Como neighborhoods, building relationships among student tenants and their neighbors on key residential blocks.
- **Property Maintenance, Standards, and Regulation Initiative:** Over 500 rental units have been inspected, and over 2,000 housing violations resolved; a new ordinance was adopted requiring an inspection of all properties converted from owner-occupied to rental; a one-year moratorium was passed on demolitions, new construction, or establishment of one- to four-unit dwellings; and a zoning and planning review is underway to determine necessary city policy changes.
- **West Bank Small Business Fellows Program:** Students at the University's Carlson School of Management completed four case studies with the participation of Cedar Riverside small and immigrant business owners.
- **Learning Resources Directory:** The Southeast Minneapolis Council on Learning, in collaboration with U faculty and graduate students, is developing an online directory of learning resources for children and adults in the University District.
- **University District Master Plan:** Phase I of the University District Plan will for the first time knit together neighborhood, City, and University plans to establish a shared vision for the future of the District.
- **Capital and Human Investment:** Over $500,000 has been received in investments from other sources, and approximately 1,200 hours of volunteer time, with another 600 hours of contributed staff time.

NEXT STEPS AND RECOMMENDATIONS

The goals and strategies that have been clarified through the work of the last two years will continue to guide the Alliance for the next two years. The strategies include expanding the reach and impact of the demonstration projects, sharpening zoning and regulation, engaging students as residents and citizens, completing the development of a master plan for the District, attracting private developers and other partners to undertake transformative projects, and creating a nonprofit corporation to take the work of the University District Alliance to the next level.

The Alliance is requesting $8.3 million in funding from the Legislature to support the achievement of these goals. See Section 5 (page 24) for further detail.

1. INTRODUCTION

ONE UNIVERSITY DISTRICT NEIGHBORHOOD IS TRANSFORMING ITSELF INTO A GREEN VILLAGE

The South East Como neighborhood, after a multi-year focus on environmental sustainability, was selected by the McKnight Foundation in 2008 for a major grant to move toward the community's goals of becoming a "Green Village." Initiatives so far include pollution reduction agreements with area manufacturers; promotion of bicycling as a primary mode of transportation; bulk purchase and cost-share of solar hot water heaters and solar lighting; promotion of use of wind power, in collaboration with Xcel Energy; and the creation of community gardens and rain gardens. The South East Como neighborhood was also honored in 2008 with the Governor's Award for Pollution Prevention. As part of the University District Alliance, the South East Como neighborhood is bringing its expertise in grass roots community promotion of environmental sustainability.
More information is at:
http://www.comogreenvillage.org.

BACKGROUND

The University of Minnesota, the City of Minneapolis, and the University's Stadium Area Advisory Group submitted a report, **Moving Forward Together: U of M Minneapolis Area Neighborhood Impact Report,** to the Minnesota Legislature in February 2007. The report resulted from collaboration among the University of Minnesota, the City of Minneapolis, and the City's neighborhoods and business districts adjacent to the University's Twin Cities campus to define the impact of the campus on those communities.

The destiny of the University campus is closely and inextricably linked to the destiny of the adjacent neighborhoods.

Important findings from that report included:

- There are disturbing trends in the safety of the streets and the quality of housing in the neighborhoods near campus. These trends are driving an exodus of long-term residents from those neighborhoods, and a sense of alarm among our students.
- Decline in the quality of life in the neighborhoods is very much linked to the well-being of the flagship campus.
- What happens on campus significantly influences the quality of life in the adjacent neighborhoods, sometimes for better and sometimes for worse.
- Great potential exists for responding to these challenges and seizing opportunities for improvement through a partnership approach.
- Failure to act now may result in much more grave conditions in the future, with a much higher cost to repair damage and rebuild community. Some of our counterpart higher education institutions have had to commit significant amounts of financial resources to literally rebuild blighted and unsafe communities at their borders.

That report recommended the creation of a new partnership among the parties, and asked the Legislature to fund an initiative to improve the quality of life in the campus-area neighborhoods. The Legislature responded by appropriating $750,000 to enable the collaborative effort to move forward. The Legislature challenged the University, the City, and the neighborhoods to work together in a new way and to develop one or more projects that would demonstrate the power of working in alliance. The Legislature directed the group to bring back a report on its progress in early 2009.

In November 2007, the University District Alliance was formed. It has been forging a new way of working together and has begun a number of initiatives in the spirit of the 2007 report.

WHY DOES THE UNIVERSITY DISTRICT MATTER?

The University District is unique in the Twin Cities metropolitan area and in the state. It is a state asset as an economic engine, an incubator for human capital, and a center of a wide diversity of cultural institutions and events. 80,000 Minnesotans and visitors come to campus each day, to learn, to work, and to attend arts and cultural destinations.

The University District has a full range of housing choices and lifestyles. In a state and national housing market that has darkened, the University District is a point of light. With the lowest foreclosure rates in the City of Minneapolis, University District's challenge is not to jump start the market, but to guide and influence it to produce the kind of development that will keep the District a premier place to live, learn, work, and visit.

The University District's location between the two central cities of the region makes it deeply connected to the region's transportation and economic infrastructure. The District's function as a transportation hub, its demographics, and its outstanding amenities make it a prime area to encourage a resurgence in sustainable urban living—close to employment, services, cultural destinations (sports, entertainment, and the arts), and world-class health care.

Over 51 percent of the population of the University District is young adults, ages 18 to 24, most of whom are drawn to the community for higher education—the largest population concentration of its kind in the state.

The University of Minnesota Twin Cities (UMTC) campus itself, a "city within a city," is a center of unparalleled assets, opportunities, and potential, described and characterized as follows:

Human capital:

- 51,000+ students—one of the largest campus enrollments in the nation
- 11,300 degrees awarded in 2006-07; 40 percent (4,600+) were graduate or professional degrees
- Trains the great majority of Minnesota's MDs, MBAs, JDs, engineers, veterinarians, and other professionals.

Research engine:

- The U attracts over $600 million per year in sponsored research awards.
- Each year, 200+ new inventions and technologies result from U research.
- Expansion of research facilities in the East Gateway district of campus will add 500 additional researchers and staff by 2013.

Economic engine:

- Alumni of the Institute of Technology and the Carlson School of Management alone have founded 4,400 active companies in Minnesota, with 285,000 employees and $67 billion in annual revenues.

Major regional medical center:

- Six health center schools and colleges (Medical School, Public Health, Nursing, Pharmacy, Dentistry, Veterinary Medicine)
- Hospitals and clinics operated by partnership of Fairview Health System, U of M, and U of M Physicians
- 650 physicians and 1,300 other health professionals provide medical care in more than 100 specialty and subspecialty areas
- Over 100,000 patients receive dental care through U of M dental clinics

UMTC is a major investment for the people of Minnesota:

- 1,233 acres of land
- 21.2 million gross square feet of buildings
- 17,000 employees

What makes the University District matter so much right now is the enormity of the opportunity, as well as the fact that the dynamics of the marketplace make the opportunity a fleeting one.

The opportunity is to use the intellectual capital and creative energy of the University to demonstrate how the University and its surrounding historic/inner-city neighborhoods can become a leading edge, sustainable community. The challenge is to demonstrate national leadership in showcasing how existing, built-up cities and their infrastructure can be re-thought, re-tooled, or replaced to meet the sustainable criteria the future will demand.

The opportunity is also to partner with the major building component and building system designers and manufacturers in Minnesota and the Upper Midwest to develop technologies, materials, and techniques and put them to use in the University District, and thereby position themselves to become world leaders in facilitating a sustainable society.

Richard Florida, author of The Rise of the Creative Class, whose research provides unique, data-driven insight into the social, economic, and demographic factors that drive the 21st century world economy, has stated that "the presence of a major research university is a basic infrastructure component of (our modern economy)—more important than the canals, railroads, and basic freeway systems of past epochs—and a huge potential source of competitive advantage."

Currently, however, the University District operates like a patchwork of higher educational facilities, cultural institutions, hospitals, and housing choices. There are beautiful but often underutilized and unconnected public open spaces. The University District has the ingredients to be a world-class destination. To realize this vision for the District will require that the institutions, the City of Minneapolis, and the neighborhoods work together and leverage their considerable resources.

The University District Alliance, with sufficient resources for planning, coordination, collaboration, and strategic investments, will be the vehicle for enabling all parties to be positive agents for change. The University District Alliance will enable adjacent neighborhoods to revitalize themselves and enhance their identity, the City of Minneapolis to maintain its broader social and physical fabric, the University of Minnesota to enrich and expand its facilities to compete with its peers, and the State of Minnesota to sustain and leverage the benefits of its premier institution of higher learning and research.

PURPOSE OF THE REPORT

The purpose of this report is to describe the progress in creating the University District Alliance, the array of new initiatives created by the Alliance, and the progress made in coordinating neighborhoods' stabilization and revitalization efforts, engaging the City of Minneapolis in neighborhood issues in new and creative ways, and expanding the role of the University of Minnesota in positive interactions with its neighbors.

This report includes a proposed legal structure for the Alliance, and roles for the State, University, City, and other partners. This report also provides an accounting of the investments made with $750,000 in State funding and other resources leveraged by the Alliance. And finally, this report outlines what actions the Alliance will take in the future and how the State Legislature can support its work.

UNIVERSITY DISTRICT ALLIANCE

The primary message of the **Moving Forward Together** neighborhood impact report was that the destiny of the University campus is closely and inextricably linked to the destiny of the adjacent neighborhoods, and that immediate action was needed to preserve the safety, health, and vitality of the campus area community. The key organizational step to successfully continue the

City and University initiatives already underway, and start new ones, required the creation of a new alliance that would bring together the University, the City, and the neighborhoods and empowering them to act collaboratively.

The University District Alliance is made up of interested and committed people from the campus area neighborhoods, business associations, University student government, the City of Minneapolis, and the University of Minnesota administration. It also includes a growing number of friends and partners who are committed to achieving the vision of the Alliance.

The Alliance is led by a 17-member Steering Committee with decision-makers from each of the coalition members. They include the University of Minnesota; the City of Minneapolis; the neighborhoods of West Bank/Cedar Riverside, Marcy-Holmes, Southeast Como, Prospect Park East River Road, and the University neighborhood; the business associations of Dinkytown, Stadium Village, West Bank, and Southeast; student leaders; and Augsburg College.

The Steering Committee oversees four standing work teams and ad hoc task forces.

The four work teams are organized around the following activity areas:

- Demonstration Projects
- Early Start Initiatives
- Vision and Planning
- Recruiting New Partners and Friends of the Alliance

The Steering Committee, work teams, and their subcommittees are all volunteer. The Alliance is staffed with in-kind support from the University of Minnesota and the City of Minneapolis. Additional detail on the Steering Committee, the work teams, and staff support is provided in Section 3 (page 18).

Above: The Alliance's forums, workshops, and neighborhood consultations on the future of the University District have engaged over 100 community residents, property owners, and University community members over the last year.

"At first, our business association got involved with the Alliance because there was some funding appropriated by the legislature, and we wanted a share, but now, people see that what the Alliance has done and become is of much greater value to the neighborhood and the business association than just one project."

–Mark Dudek Johnson (pictured above),
President, West Bank Business Association, and Member, University District Alliance Steering Committee

2. SUMMARY OF ALLIANCE OBJECTIVES AND INITIATIVES

The Marcy Holmes neighborhood welcomes students in the fall, and provides a "welcome packet" of information about living in the community.

The urgent priorities addressed by the Alliance with its demonstration projects this year were to build confidence in the future of the neighborhoods, to begin to stabilize homeownership, to retain and attract long-term residents, to develop a strategy for Alliance participation on the West Bank, to engage students with their longer-term neighbors, and to begin to articulate a shared vision for the future of the District.

Long-range objectives for the Alliance, expressed in the "Moving Forward Together" report, include addressing infrastructure and livability issues such as education and transportation; developing a master plan for the University District that weaves together neighborhood, city, and campus plans; researching and establishing an overlay district that would recognize the unique market and regulatory circumstances and provide tools to address them; and establishing a sustainable operational structure for the Alliance.

ORGANIZING FOR ACTION

The initial work of the Alliance focused on building confidence in the future of the neighborhoods, and strengthening homeownership, through demonstration projects that would build the Alliance's capacity to operate.

Demonstration Projects. A work group was charged to:

- Develop a clear statement of the criteria for demonstration projects.
- Recommend a process for generating ideas and selecting projects.
- Determine a timeline and oversee implementation.

Early Start Initiatives. An Early Start work group was charged to follow up on initiatives that were begun during the writing of the 2007 Neighborhood Impact Report:

- Confirm and describe the status of early start initiatives as identified in the neighborhood impact report; recommend any further action that might be necessary.
- Identify other nascent or ongoing initiatives that contribute to the vision of the Alliance and that might be tracked and documented.

Vision and Planning. A work group was charged to:

- Review the vision statement from the Neighborhood Impact Report.
- Complete the statement: "The University Community District will be/have/look like…" Summarize this into a brief and memorable vision statement.

- Outline the steps necessary to develop a plan to achieve this vision.
- Communicate with the Alliance constituencies regarding the vision and the development of a plan.

Resources and Partnerships. A work group was charged to:

- Develop a list of friends, potential partners, supporters, cosponsors, and other organizations/institutions who may share a common interest, and build relationships to jointly achieve the objectives of the Alliance.

PROGRESS AND ACCOMPLISHMENTS TO DATE

DEMONSTRATION PROJECTS

The Demonstration Projects work team issued a Request for Ideas that resulted in more than 30 ideas for demonstration projects coming from the neighborhoods and other Alliance partners. These were narrowed down to two types of project, one addressing housing issues and the other defining the gateways to the District. The housing projects were implemented in partnership with the Greater Metropolitan Housing Corporation (GMHC) and Southeast Seniors Living at Home Block Nurse Program, beginning in July 2008. The programs were as follows.

Home Ownership Preservation Program— Twenty-two homes threatened with conversion to rental are preserved in the target neighborhoods of Southeast Como and Marcy-Holmes. This program is designed to help increase confidence in area residents about the future of the neighborhood by preserving and expanding homeowner occupancy. The program was initially targeted to help elderly homeowners in the Southeast Como and Marcy-Holmes neighborhoods ensure that their homes be preserved in owner occupancy until such time that they choose to move or sell their property. The program was later expanded to include all residents in the targeted areas. The mechanism is to buy options on the target properties and purchase the homes when they come up for sale. The homes are then marketed to owner occupants. The Alliance has been contacted by organizations in other university communities who are looking at this approach as a potential model.

Homebuyer Incentives—At least 15 new households will be attracted to purchase a home in the University District, at least half of whom will be University employees or others who work in the District. This program provides down payment or closing cost assistance to people who choose to purchase a primary residence in the University District, and through a deed covenant, keeps the property in owner occupancy in perpetuity.

Live Near Your Work Campaign—This campaign promotes homeownership in the District to those who work there. The campaign includes a Web site that provides information about homeownership opportunities and the benefits of living in the University District. Listings of homes for sale are posted by owners and realtors to promote homeownership in the District. (http://www.livenearyourwork.net)

Commercial District Improvement—This program, now being developed, will improve the public realm in the Cedar-Riverside business district, a key gateway in the University District.

EARLY START INITIATIVES

A Campus Community Coalition for Safety, Civility, and Livability has been created that includes students, business owners, campus neighbors, police, and University staff. Its first priority activities include:

- **Developing a Student Welcome Packet—**A "survival kit" for living in the community will be made available to every student moving into the University District neighborhoods. It can be customized by each neighborhood or business area to provide information to new student residents about resources and interpersonal connections in the neighborhood.

- **Implementing a Student Neighbor Liaison Program—**Twenty student neighbor liaisons are now at work in two of the University District neighborhoods. Targeted first in the Southeast Como and Marcy-Holmes neighborhoods, students who live on key blocks are employed by the University in a role similar to that of community advisors in the residence halls—a model that has been used successfully at three other universities. The Student Neighbor Liaison Program is an initiative of the Office of Student Affairs at the University.
- **Monitoring crime data and perceptions of safety—**Crimes against persons in the University District neighborhoods and on the campus in Minneapolis have decreased by 15-20 percent from 2007 to 2008, mirroring an overall trend in Minneapolis. While that is an excellent record, several high-profile crimes in 2008 kept personal safety concerns near the top of the list of students' issues with the quality of life in the neighborhoods near campus. Students are overwhelmingly and disproportionately the victims of the crimes in the University District, partly because students frequently must travel the streets by foot and bicycle, at all hours of the day and night.

Property Maintenance, Standards, and Regulation. Through the leadership of the Alliance, the neighborhoods are forging a new way of working with the City's regulatory administration:

- **New Rental Property Inspection Initiative—**Rental property inspections were completed on all one- to three-unit dwellings in the District (over 500 units were inspected, and over 2,000 violations were resolved). Without a direct initiative of this kind, an inspection cycle may be 10 years or more.
- **New Ordinance Regulating Conversion From Owner-Occupied to Rental—**The City has passed a new ordinance requiring an inspection of all properties converted from owner occupied to rental, with a $1,000 first-inspection fee.
- **Zoning and Planning Regulations Review—**The Minneapolis Department of Community Planning and Economic Development, Department of Regulatory Services, Attorney's Office, Public Works Office, and Heritage Preservation Office are staffing a zoning and planning review of the University District to determine where policy changes may be needed to meet the unique demands of the University District. A report on recommended policy changes will be complete in May 2009.
- **Moratorium on Demolitions, New Construction of One- to Four-Unit Buildings—**A one-year moratorium on the demolition, new construction, or establishment of one- to four-unit dwellings in the University District was implemented by the Minneapolis City Council at the request of Alliance members to protect the zoning and planning review process.
- **Quarterly Meetings of Alliance and City of Minneapolis—**Alliance representatives now meet quarterly with leaders from the Office of Regulatory Services, the Community Planning and Development Department, and the Office of the City Attorney to assess the status of initiatives in the District.

VISION AND PLANNING

The Alliance is working on the first phase of a District plan that will function as a development framework. The plan will articulate and illustrate a consensus vision that can be communicated to potential partners, developers, and investors. The first phase of this planning effort will build from existing neighborhood, City, and University plans.

To begin its work, the Vision and Plan team implemented a communication plan with a series of full-page, color ads in The Bridge community newspaper and a power-point presentation for neighborhood organizations. See Appendix A (page 30).

- The planning team conceived and raised funds for the development of a conceptual plan for the future of the District. The Alliance Steering committee endorsed an overall theme for the District plan, based on sustainable development. The University of Minnesota has committed up to $250,000 for the development of the plan, and the Cuningham Group, architects and urban designers, have been retained to assist with the first phase of the plan.
- Planning workshops with a broad group of community stakeholders were convened in mid-September, early December, and late January to identify neighborhood and District priorities.
- In partnership with the Center for Urban and Regional Affairs (CURA), the Alliance hosted a mid-October forum on community development in the University District, comparing the Campus Partners of Ohio State University with the University District experience in Minnesota. See Appendix D (page 38) for more examples of approaches at other campuses.

More about the University District Plan is in Appendix F (page 46).

RECRUITING NEW PARTNERS AND FRIENDS OF THE ALLIANCE

The Alliance formed new relationships with the Center for Urban and Regional Affairs (CURA), the Greater Metropolitan Housing Corporation, the Metropolitan Design Center, the Office of Student Affairs, West Bank CHANCE, Southeast Seniors, the Southeast Minneapolis Council on Learning, and other agencies and organizations. In addition to government, institutional, and nonprofit organizations, the sustainable development vision of the Alliance and the magnitude of the District's opportunities have the potential to attract the leading building technology and component firms and "green" master builders of our region.

RESOURCE DEVELOPMENT

The Alliance has leveraged the initial legislative funding of $750,000 with over $550,000 in other funding, over 1,200 hours of volunteer time, and approximately 600 hours of contributed staff time.

For the first year of its operation, the University District Alliance has been organized:

- As a coalition of constituencies (unincorporated)
- With a Steering Committee comprising community and institutional leaders from the member organizations
- With work carried out by work teams and task forces, made up principally of volunteers
- With staff support principally from the University of Minnesota's Office of University Relations, the Center for Urban and Regional Affairs, and the City of Minneapolis's Department of Community Planning and Economic Development

Streetscape design concept for the West Bank's Cedar Avenue—a demonstration project supported by the University District Alliance.

3. CURRENT GOVERNANCE OF THE UNIVERSITY DISTRICT ALLIANCE

From top: University District Alliance Steering Committee member Arvonne Fraser; small group breakouts at an urban design workshop for the University District

The Steering Committee, organized in mid-2007, comprises representatives of the member, constituent organizations:

- Three University of Minnesota leaders
- Two Minneapolis City Council members and the director of the Department of Community Planning and Economic Development
- Presidents from each of the five neighborhoods and four business associations
- Student leaders from the Minnesota Student Association and the Graduate and Professional Student Assembly at the University of Minnesota, Twin Cities
- Representatives from Augsburg College and other Alliance partners

The Steering Committee is cochaired by Dick Poppele, president, Prospect Park East River Road Improvement Association, and Karen Himle, vice president of University Relations.

The Steering Committee meets monthly and delegates implementation of Alliance business to four work teams and, periodically, to short-term task forces. To date, over 125 people have contributed their time to help the Alliance achieve its first-year objectives.

- The Demonstration Projects Oversight Group identifies and oversees the implementation of demonstration projects undertaken by the Alliance. In 2008, the Demonstration Projects Oversight Group, chaired by Minneapolis City Council member Cam Gordon, created and launched the Homeownership Preservation Program, the Homebuyer Incentive Program, and the Live Near Your Work campaign. The group is also developing a commercial district improvement project to be undertaken with the Alliance and the West Bank community. Staffing for the Demonstration Projects Oversight Group has been provided by the City of Minneapolis, the University's Center for Urban and Regional Affairs, and the Office of University Relations. The homeownership programs are implemented through a contract with the Greater Metropolitan Housing Corporation.
- The Early Start Initiatives Group, chaired by Wendy Menken, president of the Southeast Como Improvement Association, and the Zoning, Planning, and Regulatory Review Task Force, convened and managed by Haila Maze, of the Minneapolis Department of Community Planning and Economic Development, have catalyzed an inspections sweep of all one- to three-unit rental properties in the University District neighborhoods, and is undertaking a zoning, planning, and regulatory review to identify what if any City policy changes may be necessary to respond to challenges and opportunities in the District. The University's

Office of Student Affairs has created a Campus-Community Coalition on Safety, Civility, and Livability. It has hired 20 students to serve as Neighborhood Liaisons in the Southeast Como and Marcy-Holmes neighborhoods, to connect student residents with their long-term neighbors. Staffing for these initiatives has been provided by the City of Minneapolis's Office of Planning and Regulatory Services, and the University's Office of Student Affairs.

- The Vision and Planning Team, chaired by architect and Prospect Park neighborhood leader Dick Gilyard, has taken on responsibility for Alliance communications and the development of a vision statement and plan for the University District. The Vision and Plan Team is currently overseeing a $40,000 contract with Cuningham Group Architects, the product of which will be Phase I of the University District Plan. Staffing for the Vision and Plan Team has been provided by the University's Office of University Relations and the Office of Budget and Finance.
- The Resources and Partners Work Team is developing relationships with friends, potential partners, supporters, and cosponsors.

Strengths and Weaknesses of Current Governance:

- The current structure is highly accountable to the University District community through the avid participation of leaders from each of the constituent organizations, which are themselves representative of the community.
- The breadth of the Steering Committee has resulted in a new synergy and sense of shared identity among the neighborhoods, the University, and the City.
- The ambitious projects of the Alliance have brought forth remarkable and committed volunteer leaders from every part of the District.
- The University and the City have stepped up with staff support borrowed from existing institutional and city functions.

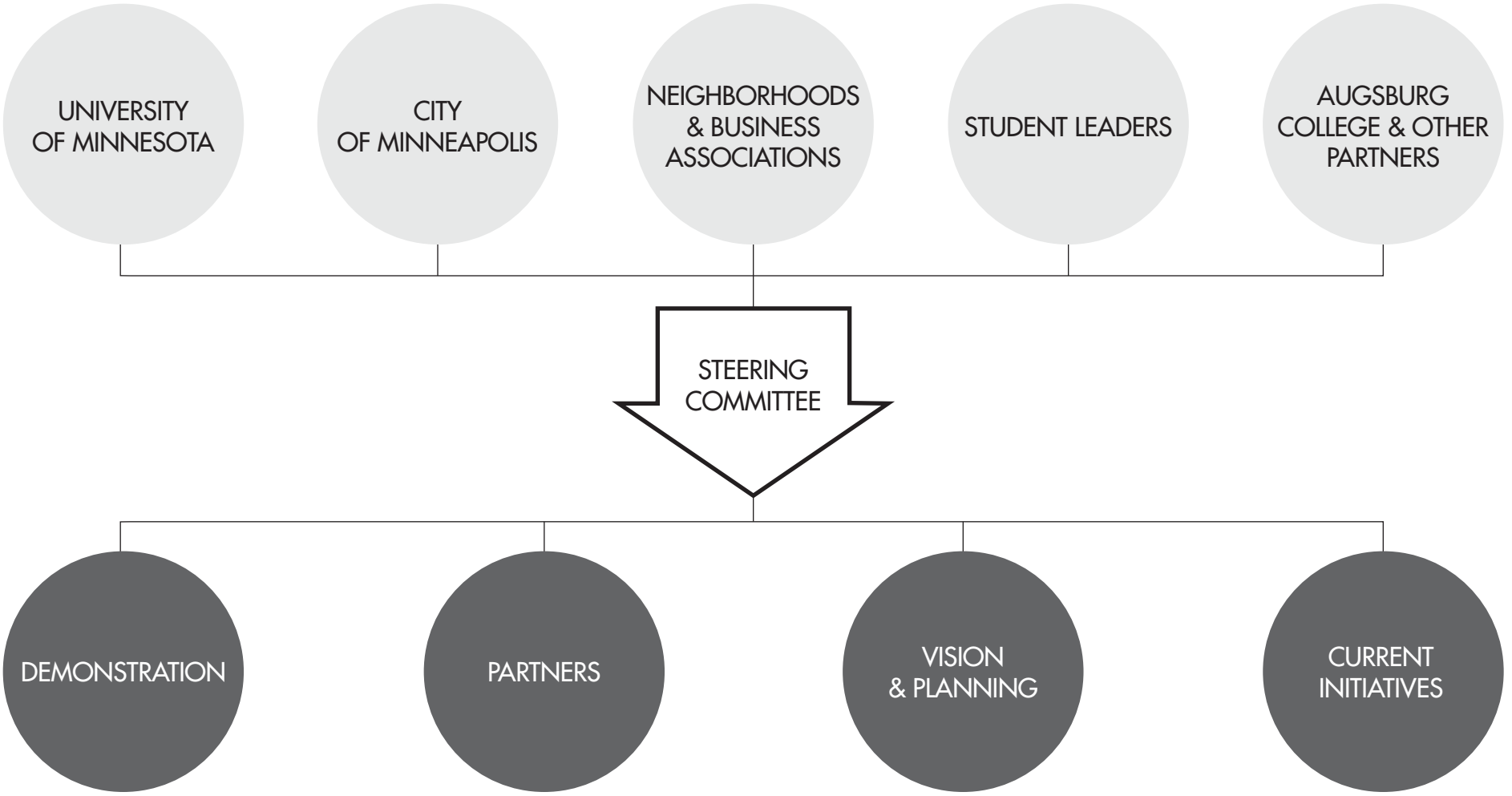
These arrangements have worked adequately as the Alliance has developed its initial ideas and approaches. However, the provisional nature of the organization, staffing, and capital resources limit the effectiveness of the Alliance. To achieve its vision, the Alliance will need to rapidly evolve to add:

- An enduring corporate identity
- An entrepreneurial and nimble ability to undertake focused, transformative projects
- High level staff leadership dedicated full time to achieving the vision of the University District
- Sources of sustainable capital to expand demonstration projects and catalyze private investment

The University District Alliance will need a strong and compelling vision that weaves together the aspirations and agendas of the University of Minnesota, the City of Minneapolis, and the adjacent neighborhoods, and that produces a strategy for transformative actions. These actions need to profoundly influence and shape market forces. To be successful, these actions will need to act as a catalyst to leverage ongoing and planned investments such as Central Corridor Light Rail Transit that provide new and expanded mobility options, research facilities that attract new workers, and sustainable urban housing choices for these new workers, existing University faculty, students, administrative staff, alumni, and others desiring to live in a vibrant, culturally rich, convenient center of activity.

ALLIANCE GOVERNANCE

UNIVERSITY DISTRICT ALLIANCE MEMBER ORGANIZATIONS



Identify and carry out specific Demonstration projects

Identify financial resources and partners

Develop a clear vision and plan for the District

City: inspections, regulatory review on rental properties
Students and neighbors: rental education and community citizenship

4. WHAT WILL SUCCESS LOOK LIKE?

The University of MN Medical Center Fairview provides first rate health care for patients from across the region. A new Children's Hospital will open on the West Bank in 2009.

While the Alliance has focused on housing in its the first two years, the 2007 Neighborhood Impact Report recognized other long-range objectives, including a permanent operational structure for the Alliance; a focus on livability issues such as education, transit, design, and development; a coming together of the University of Minnesota, public schools, and community groups around a common vision for a complete learning environment in the University District; an adopted University District master plan based on bottom-up planning with a green and sustainable overriding theme; and establishment of a formal University District with special services, regulations, and capabilities that provide a legal structure for the implementation of the Alliance vision.

If we achieve the vision for the University District, this is what it will look like:

PLACES TO LIVE

Confidence is restored to the residential core of each neighborhood as they are protected and reinforced through reinvestment.

- The proportion of long-term residents, in both owner-occupied dwellings and rental housing, increases significantly.
- New residential opportunities are designed for a variety of market niches, to increase the number of residents (including artists) who work, do business, or provide services in the District; for alumni and seniors; and for mixed-use developments near or at LRT stations and workforce housing.
- New or converted rental housing is built of quality materials and provides off-street parking appropriate to the location and occupancy.
- Undergraduate-oriented housing is built close to campus with on-site management.
- Housing standards are rigorously enforced.
- Private developers and investors respond to the vision for the District with high-quality developments.

PLACES TO WORK

The Alliance has influence or leverage to encourage the development of a research and technology center in the Southeast Minneapolis Industrial Area (SEMI), providing University-related research/learning jobs and innovation that attract highly skilled and creative workers and researchers.

- Retail and service amenities serve the residential and daytime community within walking, biking, and transit distance, offering a critical mass of activity that provides a unique sense of place. This will include mixed-use development at

LRT stations and at key identified corridors, nodes, and centers. Historic commercial districts will be reinforced as lively, attractive shopping, entertainment, service, and residential centers.

- Creative and studio spaces are preserved, and artists have options to live and work in the District.

PLACES OF QUALITY URBAN DESIGN

The Alliance has influence or leverage to encourage bold, imaginative infill and redevelopment that is appropriate in scale and design to its context.

- Major new developments are sustainable, built to last, and add to and complement the surrounding character.
- Sense of place, neighborhood character, and architectural diversity are preserved and celebrated.
- Land use, energy consumption, and development design are structured within a framework of environmental sustainability.
- Streetscapes encourage walking, bicycling, and transit.
- CPTED (Crime Prevention Through Environmental Design) principles are applied in the LRT stations, and major developments.

ACCESS TO OPEN SPACES

The assets of campus open spaces and community parks and gardens as amenities for the District are maximized.

- Connections to the Mississippi River and to the City, regional parks, and parkway systems are enhanced.
- A diverse urban forest is preserved and increased.

PLACES FOR CULTURE AND THE ARTS

The District becomes a premier destination for music, arts, theater, performance, and cultural and inter-collegiate athletic events—a place in which all Minnesotans want to gather.

- Rich international and cultural diversity is the character of the District.
- The architecture, site planning, and landscaping of new development and renovation of existing buildings, on campus and in the neighborhoods, complement each other and together create a precinct of design distinction and beauty.

A PLACE OF MEMORABLE GATEWAYS

Gateways to the District are attractive, inviting, and convey a sense of special place and character.

- Central Corridor LRT station areas convey a sense of arrival in the District and a unique sense of place. Mixed-use activity centers are lively and attractive with transit-oriented businesses and residences.
- Transit connections (bus, LRT) make the District an accessible place to live and work.

THE PLACE FOR HIGHER EDUCATION, RESEARCH, AND HEALTH CARE

The Alliance brings together the University, the public schools, and community groups in a common vision for a complete learning environment in the University District.

- The District's learning, research, and health care are understood as an advantage for residents and all Minnesotans.
- Partnerships are created among the University, Augsburg College, and hospitals within the District to maximize opportunities for service learning and links between businesses and the resources of the University.

EXEMPLARY PLACE FOR COLLABORATIVE PLANNING AND ACTION

- Planning is grounded in consideration of all interests.
- Planning is grounded in consideration for implementation.
- Focus energies on transformative opportunities.

Clockwise from top left: A new pathway and expanded community garden created on the West Bank through a collaboration of the University of Minnesota Civil Service employees, the West Bank CDC, and scores of community volunteers; new medium-density residential opportunities appeal to University and other District employees, alumni, young urbanites, and retirees; an urban design for the 15th Avenue S.E. corridor adjacent to Dinkytown—high quality homes for students and others, with excellent transit connections and within walking distance of campus and commercial services. (Image by Cuningham Group Architects for the University District Alliance.)

5. NEXT STEPS AND RECOMMENDATIONS

Signs of renewed confidence in the neighborhood—private investment in owner-occupied housing in the Alliance target areas.

ALLIANCE GOALS AND STRATEGIES

The central goal of the University District Alliance is to have a campus/community area that is a desirable and sustainable place to live, learn, work, do business, and visit. To achieve this, we need:

- A restored balance of homeownership in the neighborhoods
- Quality rental housing that serves students and other residents and is an asset to the surrounding community
- Places to live that are attractive to all ages of people who wish to live close to the amenities of the University in the heart of the metro area
- Students who are engaged in the civic life of the neighborhoods
- Attractive, vibrant, and safe commercial districts and streets
- Public infrastructure, green spaces, and developments that are functional, attractive, and sustainable

Our initial strategies to achieve this include:

- Preserve owner-occupied properties and expand opportunities for homeownership.
- Encourage University employees, others who work in the District, or those who have an affinity for living near campus to rent or own a home in the District; and support the development or reuse of housing that will be attractive to this market, which includes seniors who already live in the District and are seeking alternatives to remaining in their single family homes.
- Support the development and maintenance of high quality, well managed rental housing for students that is close to campus and is designed to be an asset to the surrounding community.
- Apply firm regulatory enforcement to noncompliant rental properties.
- Partner with business associations, community groups, local government, local employers, and institutions to address the quality and safety of the "public realm."

In the Alliance's first year, through initiatives supported by all of the partners, and through the demonstration projects, we have made a significant start on each of these strategies.

NEXT STEPS AND RECOMMENDATIONS

Expand the reach and impact of the work that was begun in the demonstration projects:

- Home ownership preservation
- Home buyer incentives

- Live Near Your Work campaign
- Commercial district and safety improvements

Complete the Zoning, Planning, and Regulatory Review, acknowledging the unique environment and market forces of the University District.

- Consider creation of an overlay or services district to address unique issues of zoning, development regulation, regulatory services, and public safety.
- Continue vigorous regulatory enforcement.
- Continue the work of engaging students as residents and citizens.

Complete the development of the District master plan to guide future growth and change and reinforce the unique relationship between the U of M and its surrounding neighborhoods.

- Attract and work with private developers to develop quality infill redevelopment that adheres to the sustainability and design goals of the Alliance as articulated in the District master plan.

Create a nonprofit corporation to advance the mission of the Alliance:

- Board of directors to include representation from the Alliance constituencies, with expertise from the development, banking, and foundation communities, and Hennepin County.
- Staff to include a director and necessary support staff.

ASSISTANCE NEEDED FROM THE STATE LEGISLATURE:

1. Funding for:

- Staff and operations for the nonprofit corporation: $800,000 over two years
- Funding to expand the existing Alliance demonstration projects to move toward homeownership balance: $2.5 million (results in 200 additional homes optioned to be preserved; 21 homes restored and resold to owner occupants; 30 new owner occupants attracted to the District through homebuyer incentives; and additional commercial district and safety improvements in the Cedar Riverside area)
- Capital to catalyze other private investment: $5 million

2. Legislation that supports the achievement of the vision for the University District and that has statewide significance:

- Allow local jurisdictions to exceed State Building Code requirements. Under the current court ruling City of Morris v. Sax, the State Building Code has effectively become a maximum building standard, rather than the floor that it was intended to be. The cities are not able to require property owners to meet building standards that are safe, decent, and appropriate for dense settled urban areas, including university communities.
- Support for programs that promote historic preservation and leverage private investment in existing older homes (e.g., "This Old House" tax incentive), including, on a pilot basis, making these incentives available to owners of rental property.
- Require that properties that are "relative homesteaded" be registered as such with the local municipality, so that cities may opt to require rental licenses where these properties are being rented to non-family members.

3. Infrastructure that supports University District objectives:

Continue to fund and support the development of major infrastructure projects that facilitate the creation of the sustainable and attractive University District envisioned by the emerging Master Plan, including but not limited to:

- Central Corridor Light Rail Transit
- Granary Road and supporting storm water infrastructure
- East River Road extension
- University East Gateway development
- Grand Rounds "Missing Link"

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Steering Committee Members and Alternates

Dick Poppele, *Steering Committee Cochair and President, Prospect Park East River Road Improvement Association*

Karen Himle, *Steering Committee Cochair and Vice President, University Relations*

Melissa Bean, *Executive Director, MHNA*

Mike Christenson, *Director, City of Minneapolis Department of Community Planning and Economic Development*

Adam Engelman, *Chair, Minnesota Student Association Housing and Facilities Committee*

Katie Fournier, *Chair, Southeast Como Improvement Association Livability Committee*

Arvonne Fraser, *President, Marcy-Holmes Neighborhood Association*

Cam Gordon, *Minneapolis Second Ward City Council Member*

Diane Hofstede, *Minneapolis Third Ward City Council Member*

Mark Dudek Johnson, *President, West Bank Business Association*

Skott Johnson, *President, Dinkytown Business Association*

Ron Lischeid, *University District Improvement Association*

Michael Mclaughlin, *Executive Director, Southeast Business Association*

Wendy Menken, *President, Southeast Como Improvement Association*

Steve Peacock, *Augsburg College*

Nancy Rose Pribyl, *President, Stadium Village Commercial Association*

Tom Sullivan, *Executive Vice President and Provost, University of Minnesota*

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Doris Wickstrom, *Chair, West Bank Community Coalition Land Use Committee*

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APPENDICES

APPENDIX A:

ALLIANCE RESOURCES AND USES OF FUNDS, 2007—2008

USES	AMOUNT, LEGISLATIVE FUNDING	CONTRIBUTIONS FROM OTHER SOURCES
1. Homeownership Preservation Program: stabilizes homes that are threatened with conversion to rental by offering options to purchase to owners and reselling to new owner-occupants.	$482,500	• Research, data analysis, and program design consultation contributed by U of M Center for Urban and Regional Affairs • Consultation on program design ontributed by City of Minneapolis • Implementation is through the Greater Metropolitan Housing Corporation, a Twin Cities nonprofit organization.
2. Live Near Your Work campaign: a Web site and marketing campaign to encourage those who work at the University and for other District employers to buy homes in the District.	$15,000	• $4,500 in donated consultant time for Web site design and development.
3. Homebuyer Incentives: down payment and closing cost incentive for those who purchase a home in the District and live in it as their principal residence for a period of 5+ years.	$107,500	• $50,000—U of M contribution for employee incentives to purchase homes in the District • $50,000—City of Minneapolis contribution (under consideration) • Staffing and legal support contributed by U of M and City of Minneapolis • Implementation is through the Greater Metropolitan Housing Corporation
4. Commercial District Improvements: streetscape, lighting and safety Improvements in the Cedar Riverside commercial district	$50,000	• $10,000—U of M contribution
5. Student/Neighborhood Liaisons Program: 20 student peer liaisons hired to connect student community residents with their neighbors and civic organizations.	(0)	• $82,500—U of M's Office of Student Affairs • Staffing and supervision contributed by U of M
6. Inspections Sweep: University District neighborhoods Inspections implementation	(0)	• $110,000—City of Minneapolis Office of Regulatory Services

USES	AMOUNT, LEGISLATIVE FUNDING	CONTRIBUTIONS FROM OTHER SOURCES
7. Zoning, Planning, and Regulatory Review: reviewing city land use control policies in the University District to determine where policy changes may be necessary to meet the unique housing market and regulatory challenges.	(0)	• Staffing contributed by City of Minneapolis
8. Cedar Riverside Partnership	(0)	• Convened and coordinated by a partnership of Augsburg College, Fairview Health Systems, and the University of Minnesota
9. West Bank CHANCE Small Business Fellows: West Bank CHANCE is a collaboration of students and faculty of the U of M's Humphrey Institute, Carlson School of Management, and Law School to undertake engaged learning with the Cedar Riverside community.	(0)	• Staffing contributed by U of M Center for Integrative Leadership
10. Outreach and communication: printing, advertising, meeting, and outreach expenses	$25,000	• Staffing contributed by U of M
11. Development of University District Plan: weaving together a shared vision for the future of the University District, including the campus in Minneapolis and the surrounding neighborhood communities	(0)	• $250,000—U of M
12. Steering Committee and Work Teams	(0)	• Staffing contributed by U of M
13. Administration and program contingency	$67,500	
14. Miscellaneous	$2,500	
TOTAL	$750,000	$557,000

APPENDIX B:

SIGNIFICANT INVESTMENTS, TRENDS, AND DEVELOPMENT FACTORS IN THE UNIVERSITY DISTRICT

1. Infrastructure Investments in Planning or under Construction

	WHAT	WHERE	WHEN	ESTIMATED INVESTMENT
Central Corridor LRT	Light rail line connecting Minneapolis and Saint Paul, through the University District. Three LRT stops in the District, and a fourth stop on the eastern edge of the District.	Operates on University and Washington Avenues. Stations at West Bank, Church Street SE, Stadium Village, 29th Avenue SE, and Westgate	Construction to begin 2010; line opens in 2014	$980 mm
Grand Rounds "Missing Link" parkway	Road, parkway, ped and bike trails	N/S route through SE Como and Prospect Park on 29th and 27th Avenues SE; park amenity planned at 27th Ave SE in SE Como neighborhood	TBD	$100+ mm
Granary Road, and SEMI stormwater management improvements	Road connecting SEMI area from Hwy 35W to Hwy 280	Along S. edge of rail corridor, N. edge of campus, through Dinkytown trench	Eastern segment Malcolm to Oak, 2010	
Other road and traffic improvements	Street connections and intersection improvements to mitigate traffic impacts of CCLRT	East and West Bank locations	TBD	$30 mm
Bike trail extensions	Off and on road bike trail connections and extensions	Bridge 9 to Intercampus bike trail, through Dinkytown trench; Riverside Avenue from Seward to Cedar Avenue	2009 - 2010	
Multi-modal transit hub	Bus stop, bicycle center, and car parking facility connected to an LRT station	23rd and University Aves SE, Stadium Village	TBD	

2. Private Residential Investments in Planning or under Construction

	WHAT	WHERE	WHEN	ESTIMATED INVESTMENT
Sydney Hall/Dinkydome *Owner: Doran Companies*	Restoration of Dinkydome and new construction of 198 rental housing units/mixed use	University and 15th Avenues, Dinkytown	Construction started in 2008; for occupancy in 2010	
Campus Crossroads *Owner: Opus Northwest*	New construction of 175 (tentative) rental housing/ mixed use	Washington Avenue SE, Stadium Village	Construction to start in summer 2009	
West Bank new housing development *Fine Associates*	New construction rental housing	15th Avenue S, adjacent to West Bank Hiawatha LRT stop	TBD	
Alatus development *Owner: Alatus Management*	New construction rental housing/mixed use, general market	Grandma's site at Seven Corners on the West Bank 1810 Washington Ave. S		
Pillsbury "A" Mill development site *Owner: Schafer Richardson*	Up to 1,900 condominiums and town homes, possibly with element designed for seniors	Main Street SE		
Next phase of Emerald Gardens/Metro Lofts *Owner: Wellington Management*	Residential/mixed use development	University Avenue, on St. Paul border with Prospect Park	TBD	
Florence Court Redevelopment *Owner: Clark Gassen*	Restoration of historic rowhouses; new construction rentals of 190-200 bedrooms	1022 University Ave. SE		
The Lodges of Dinkytown *Owner: Tim & Karen Harmsen*	5 triplexes completed/6th triplex began mid-September 5 bedrooms per unit total 90 when 6th unit completed.	1309, 1315, 1317, 1323, 1331, 1335 SE Eighth St.	2008/2009	

2. Private Residential Investments in Planning or under Construction *(continued)*

	WHAT	WHERE	WHEN	ESTIMATED INVESTMENT
The Cottages *Owner: Tim & Karen Harmsen*	New construction 2 units/3 bedrooms each	1120 SE Eight St.	TBD	
1217 Yale Ave. (project name unknown) *Owner: Clark Gassen*	New construction 4 units with 5 bedrooms each. Centered on "Upper graduates"	1217 Yale Ave.	Scheduled completion: Sept. 1, 2008	
633-635 SE Ontario St. (Project name unknown) *Owner: James Eischens*	Rental housing 6 units with 5 bedrooms each	633-635 Ontario St.	Jan.1, 2009	
1015 SE Seventh St. (project name unknown) *Owner: Bryan Spille*	Rental townhomes 3 units with 5 bedrooms each	1015 SE Seventh St.	Rental availability fall 2008	

3. Institutional Investments in Planning or under Construction

	WHAT	WHERE	WHEN	ESTIMATED INVESTMENT
UMMC Fairview Children's Hospital	New pediatric hospital	Riverside Avenue, West Bank	For occupancy 2010	
UMMC Fairview/ University of MN Physicians/ U of M Clinical Center	New consolidated clinic facility	"Block 12," between Essex, Ontario, and Fulton Streets SE	TBD	
U of M East Gateway District research complex	4 to 5 new biomedical research buildings; housing up to 4,000 researchers and staff	North and East of stadium site, Stadium Village area	2009 – 2013; 1st building is under construction now	$330 mm

3. Institutional Investments in Planning or under Construction *(continued)*

	WHAT	WHERE	WHEN	ESTIMATED INVESTMENT
U of M Center for Magnetic Resonance Research expansion	Expansion of existing facility to add higher powered magnets	CMRR facility, 2021 – 6th Street SE, East Bank	for occupancy 2010	$55 mm
U of M, Science Teaching + Student Services building	115,000 sq. ft. new building on site of present Science Classroom building	Washington Ave SE at Mississippi River bridge, across from the Weisman	for occupancy 2010	$72.5 mm
U of M, Weisman Art Museum addition	11,000 sq. ft. museum addition designed by Frank Gehry	At Weisman site, Washington Ave SE at Mississippi River bridge	TBD	$11.5 mm
U of M, TCF Bank Stadium	50,000-seat football stadium	4th Street and Huron Blvd. SE, East Bank	for occupancy August 2009	$240 mm
U of M Landcare Facility	Facility to support East Bank campus land care operations	East Bank location TBD	TBD	

4. Trends and Other Factors Likely to Influence Development in the University District

- Twin Cities metro area is still economically vigorous, relative to other northern tier regions. Metropolitan Council predicts 1,000,000 more residents in the region (25% increase) by 2030.
- Rising fuel costs are driving more interest in urban living and urban real estate development.
- Collapse of housing markets has recently suppressed condo development.
- Rental housing demand around the U and Augsburg is still seen as reliable, though size of first-year class (University) has not changed significantly for several years.
- There is developer interest in urban housing for retirees and seniors, including "continuum of care" developments.
- The U District neighborhoods have had fewer foreclosures and vacant houses than any other part of the City of Minneapolis.
- Economic uncertainty and lack of capital to lend may slow commercial/industrial development for some time.

APPENDIX C:

UNIVERSITY DISTRICT ZONING, PLANNING, AND REGULATORY REVIEW

In the of Fall 2008, the University District Zoning and Planning Regulatory Review (ZPRR) process was initiated, under the umbrella of the University Alliance. The purpose of ZPRR was to address land use and development concerns facing neighborhoods in the University District area, including the neighborhoods of Cedar Riverside, Marcy Holmes, Prospect Park, Southeast Como, and University. This was developed as a follow-up to the University of Minnesota Minneapolis Area Neighborhood Impact Report, and to various neighborhood-initiated discussions – both of which identified a range of concerns regarding how zoning and planning issues are handled by the City in the University District area, and how they could be improved.

The intended scope of ZPRR was to address issues included parking, occupancy, design standards, zoning, inspections, and public involvement in the development review process. The intent was not to start from scratch, but to build upon existing initiatives and plans to create a coordinated response to this group of related issues. The focus was on what the City could do to improve its regulatory processes, but recommendations which supported these (but were implemented by others) were included too.

The University District Zoning and Planning Regulatory Review team submitted a summary report of their activities on December 14, 2008 which presents the process and initial analysis of the cooperative effort between a wide range of University-area stakeholders to address the unique issues and concerns of the neighborhoods surrounding the University of Minnesota campus.

This planning process had four main components:

- Reviewing and compiling information on neighborhood issues related to land use and development impacts in the University District, including review of recent studies and meetings and conversations with key neighborhood stakeholders.

Identifying priority planning and zoning issues facing the District area, particularly those which would benefit from City intervention. Not all may be feasible within project scope.

- Developing an implementation plan for addressing each priority issue, which may include coordination with other ongoing enforcement or regulatory efforts within and outside City government.
- Initiating implementation of plan, and regularly tracking progress towards goals

Issues were organized by the following themes:

- Parking and Transportation: Development Parking Requirements, On-Street Parking, Commuter Parking, Alternative Modes (bike, scooter/motorcycle, walk, car sharing, transit), Special Events Parking.
- Property Standards Enforcement: Livability Violations, Licensing, Over-Occupancy, Crime, Alcohol-Related Negative Behavior.
- Design and Development Standards
- Planning and Zoning Framework
- Public Process and Communication

The draft ZPRR report is on the web at: http://www.ci.minneapolis.mn.us/cped/University_District_ZPRR_public.asp

APPENDIX D:

EXAMPLES FROM OTHER COLLEGE COMMUNITIES: STRUCTURE AND FUNDING

THE OHIO STATE UNIVERSITY: CAMPUS PARTNERS

Origin: Upon the recommendation of the University Area Improvement Task Force, comprising representatives of university faculty, staff and students, university community organizations, and the City of Columbus, The Ohio State University in January 1995 incorporated Campus Partners for Community Urban Redevelopment as a 501(c)(3) non-profit community redevelopment corporation to promote improvements to the neighborhoods around the university. Campus Partners is not intended to be the master developer of the entire University District nor to take the place of existing private developers. Campus Partners is working with existing groups and government agencies (including the City of Columbus and the U.S. Department of Housing and Urban Development [HUD]) to promote implementation of the revitalization plan. It hopes to be a catalyst for revitalization and to undertake specific projects that will hasten improvements. OSU committed $3 million in initial operating funds, followed by $25 million investment from the university endowment for direct real estate investment purposes such as land assembly.

Purpose and Priorities: Initially, the Campus Partners was charged with developing a comprehensive neighborhood revitalization plan and implementation program for the university district. The mission was extended to engaging in a series of quality of life initiatives intended to have an immediate positive effect on the neighborhoods: enhancing the delivery of public services; implementing a university-sponsored home-ownership initiative; and promoting another initiative (Campus Collaborative) for improving education, employment, and health services.

Governance and Management: The 11-member Board includes 6 appointed by OSU, and 5 at-large members (inc. residents, students, and City). There is a staff of five that includes professionals experienced in public- and private-sector redevelopment, public relations, and community outreach.

Business Plan and Development Strategy: Campus Partners' business plan and development strategy has focused on:

- Bold vision: University neighborhoods as diverse, enriched, sustainable "city within a city."
- Transformational, multi-dimensional projects rooted in market discipline.
- Undertaking projects that don't fall under the jurisdiction of others.
- Expanding stakeholder base, avoiding redundancy.
- Becoming financially self-sustaining over time.
- Extending OSU engagement as employer, teacher, researcher, and learner.

Example Projects: Campus Partners' early efforts to complete a compendium of existing neighborhood revitalization programs and strategies were marked by controversy. The Campus Partners model appeared sound, but more effective approaches to community outreach were needed. Most important, Campus Partners needed to develop working relationships with local residents. Also, there was recognition that public-sector concerns, such as economic development goals, i.e. fiscal benefits and job creation, and district design guidelines needed to be injected into the planning process. In 1997, the new Campus Partners president determined that community-based planning needed to move forward with decisions that reflected that broader involvement, and a series of sequential projects, supported by the community-based planning, needed to occur to create high-profile symbols of collaborative action for the university and the district.

The following Campus Partners projects illustrate the risks and opportunities associated with the assumption of direct responsibility for community-based real estate development by universities, as well as the outreach necessary to improve university-community relationships:

- **South Campus Gateway** is the centerpiece of the High Street revitalization strategy. This is a 500,000 square feet mixed use center located between the university's law school and the neighborhood Empowerment Zone. It represents an attempt to transform the image and substance of a marginal commercial district that has served as a primary gateway to campus. This center mixes retail, office, and residential uses, including a Barnes & Noble College Bookstore and 70,000 square feet of OSU office space.
- **Broad Street Revitalization** involves the acquisition, redevelopment, and repositioning of 1,385 scattered units of distressed low-income housing. The properties in the Broad Street portfolio comprised more than 240 buildings which housed nearly 1000 single women with children and a median annual income of less than $6,000. These East Side neighborhoods also suffered from the destabilizing effects of high concentrations of off-campus housing. Through an agreement with HUD, 500 of these units are being relocated to less distressed neighborhoods, $37 million has been invested in essential renovations, and more sustainable rent levels were negotiated that were consistent with market conditions for comparable properties in more desirable settings. The revitalization of the low-income housing has had a pronounced effect on the climate for reinvestment within university neighborhoods. The intervention by Campus Partners galvanized dozens of civic and community organizations to become involved in the economic restructuring of these properties.
- **Home Ownership Incentive Program** encouraged more than 90 university employees to move into the surrounding neighborhood.
- **Campus Collaborative,** a consortium of colleges and academic units led by the OSU College of Education, has fostered University/community partnerships that have helped Ohio State become a model for outreach. More than 40 interdisciplinary outreach and engagement projects have been started through grants supported by the Office of Academic Affairs. Service learning has become a visible part of the academic agenda of the University. These efforts have been organized around five areas that include faculty participation, strengthening health and well-being in the neighborhoods, improving the economic environment, enhancing student quality of life, and strengthening the elementary and secondary schools serving children from the University District.

Lessons Learned: Campus Partners continues to address the opportunities and issues affecting the Ohio State University campus and its surrounding neighborhoods. Its track record thus far has yielded the following lessons:

- Focus on long-term, comprehensive market based vision and business strategy
- Act as a catalyst and nurture an entrepreneurial culture
- Invest in community-based action planning
- Implement transformational projects, achieve a tipping point, all market to perform
- Be resolute on a market-based vision and business strategy, be flexible on role
- Invest in high quality board and staff leadership
- High public purpose goals require patient capital

MACALESTER COLLEGE: HIGH WINDS FUND

Origin: Created with an initial gift of $300,000 from DeWitt Wallace in 1956, since supplemented with other gifts from the Wallace family and other friends of the college. Today, the fund is at approximately $12 million.

Purpose: The purpose as stated by the original donor, was " . . . to maintain and improve the beauty, serenity, and security of the area surrounding the campus of Macalester College." It is a restricted endowment, and that remains the purpose for the fund today.

Governance and Management: The High Winds Fund is a program of Macalester College

(not incorporated separately), governed by a three- to five-member Fund Committee, made up of at least one trustee of the college, and other friends of the college. The college president is an ex-officio member of the Fund Committee. The Fund Committee sets high-level policy and meets quarterly. The Fund is managed by an 80 percent director, with help from a 75 percent assistant. The Fund office gets all indirect and back office support (accounting, telecomm and technology, HR, legal, communications, etc.) from Macalester.

Funds are invested about 80 percent in program-related investments (commercial and residential property), and the balance in shares of the Macalester general endowment fund.

Other functions of the High Winds office: In addition to managing its program-related investments and projects, the HWF office also serves as the local government and community relations arm of the college, and does some real estate acquisition of strategic properties on behalf of the college.

Uses of the funds (general categories): In a typical year, about ½ the available funds will be spent/reinvested in the real properties that the Fund is holding. The remaining half will be used about ⅔ for "philanthropic" purposes (grants to other groups consistent with the "beauty, serenity, and security" mission), and about ⅓ for other mission-related projects that are initiated by the college (e.g.: beautifying an entrance to campus; inducing the city to make a street improvement to improve pedestrian access across Snelling Avenue). All the funds are used for investments off-campus.

Example projects: to "maintain the beauty, serenity, and security of the area surrounding the campus" include:

- **Acquisition and rehab, or complete redevelopment of key commercial properties** along Grand and Snelling Avenues. The HWF rehabbed and owns the former Hungry Mind Bookstore half-block on Grand Avenue (now the anchor tenant is Patagonia). They redeveloped the NE corner of Grand and Snelling (Breadsmith bakery is the corner tenant), and built a new 3-story commercial building across from the Hungry Mind block, with a restaurant on the first level, and student apartments above. The student apartments are master leased to Macalester's student housing office, which operates them as a residence hall.
- **Preserving single family housing:** When many single family homes near the college were in distressed condition and were being purchased by investor owners, the HWF bought 200 homes over the years, improved them, and then sold many to private owners with convenants that the properties would be homesteaded for 30 years. Today, the single family housing market in that neighborhood is very strong and takes care of itself, for the most part. The HWF has held onto a small number of their single family homes, and rents these out to new faculty and staff. This gets them "hooked" on the neighborhood, and they are more likely to buy nearby when they move out of the transitional home.
- **"Walk to Work" program:** Provides incentives to faculty and staff to buy homes within a mile of campus, and to fix up existing homes, if they already live in the neighborhood. For home purchases, the HWF offers a partial guarantee to a lender, which effectively reduces the necessary down payment. For those who already own homes in the "walk to work" area, the HWF offers matching grants up to $3,000 for home improvements. After several years of operating these programs, the HWF now has faculty and staff who live on virtually every block of the residential areas near campus, which makes an enormous difference in the quality of life and the connections of the college to the neighborhood. The "Walk to Work" program has the support of the academic departments, who send their new recruits to the HWF for advice in searching for a place to live. The HWF office maintains listings of houses for sale in the neighborhood, and relationships with local real estate and lending professionals. The HWF office is located across from Macalester's HR office, so new hires are easily referred from HR.

- **Inducing local government investments in infrastructure:** The HWF has helped to fund studies and projects to improve streetscapes and create better bicycle and pedestrian connections to campus.
- **Grant assistance to other organizations which are carrying out the mission:** The HWF makes grants in the range of $10,000 to $20,000 to the adjacent neighborhood organizations to support their work in block club organizing, public safety, and on other "livability" objectives. The HWF also makes grants (some of them as small as a few hundred dollars) to other nonprofits that are improving the quality of life in the community. They have also arranged in-kind support for organizations, including providing free office space to the neighborhood block nurse program. In addition to contributing to the mission of the Fund, these small contributions build valuable community support for the college. When Macalester needs to take on campus expansion, or any project of controversy, they start from a base of much greater understanding and support from the community.

APPENDIX E:

CURA ANALYSIS OF COSTS

Prepared January 16, 2009 by Alyssa Erickson, CURA Research Assistant

This report includes the following tables:

TABLE	SOURCE
1. Homesteaded Single Family Homes and Duplexes Owned by Seniors	October 2008 Hennepin County parcel dataset
2. Sales of Single Family Homes and Duplexes Owned by Seniors	October 2008 Hennepin County parcel dataset
3. City Assessor's Property Ratings: Single Family Detached Homesteads	May 2007 City of Minneapolis parcel dataset
4. City Assessor's Property Ratings: Single Family Attached Homesteads	May 2007 City of Minneapolis parcel dataset
5. Single Family Detached Homesteads Repair Costs	May 2007 City of Minneapolis parcel dataset
6. Single Family Attached Homesteads Repair Costs	May 2007 City of Minneapolis parcel dataset

It was necessary to use both the City and the County data because only the City data has property ratings, while the County data is more current. However, the City and the County define land use differently. The City has two categories for single family housing: Single Family Attached and Single Family Detached. The County breaks the data down further and has categories for Residential (Single Family), Double Bungalow (Duplex), Townhome, Condominium, Cooperative, and Triplex.

When using the County data, it was possible to include only homesteaded single family homes and duplexes. With the City data, it was not possible to pull out just duplexes from the Single Family Attached category, so there are townhomes, condominiums, cooperatives counted along with the single family homes and duplexes in the tables that use the City data.

Out of 46 eligible Homesteaded Single Family Homes or Duplexes in the target areas, 21 are participating in UDA's program. This gives us a participation rate of 45.7%. If we apply that rate to all four neighborhoods, excluding the target areas, we get the following:

1. HOMESTEADED SINGLE FAMILY HOMES AND DUPLEXES OWNED BY SENIORS

	Total	In Target Areas	Outside Target Areas	45.7% of Seniors Outside Target Areas
SE Como	124	33	92	42
Marcy Holmes	44	13	32	15
Cedar Riverside	0	0	0	0
Prospect Park	136	0	136	62
All UDA Neighborhoods	304	46	260	119

2. SALES OF HOMESTEADED SINGLE FAMILY HOMES AND DUPLEXES

Note: Sales mean most recent recorded sale as of 10/1/08. Percents obtained by dividing number of sales by total number of single family homesteads in neighborhood.

	Homesteaded Single Family Homes and Duplexes	2008 Sales (through 10/1)		2007 Sales		2006 Sales		2005 Sales		Total Sales 2005-2008	
SE Como	706	15	2.1%	30	4.2%	22	3.1%	35	5.0%	102	14.4%
Marcy Holmes	222	5	2.3%	13	5.9%	9	4.1%	6	2.7%	33	14.9%
Cedar Riverside	48	0	0.0%	2	4.2%	0	0.0%	2	4.2%	4	8.3%
Prospect Park	631	5	0.8%	22	3.5%	16	2.5%	20	3.2%	63	10.0%
All UDA Neighborhoods	1,607	25	1.6%	67	4.2%	47	2.9%	63	3.9%	202	12.6%

3. CITY ASSESOR'S PROPERTY RATINGS: SINGLE FAMILY DETACHED HOMESTEADS

	Excellent		Good		Average Plus		Average		Average Minus		Fair		Low		Total Single Family Detached Homesteads
SE Como	0	0%	2	0.3%	70	11.0%	485	76.3%	68	10.7%	9	1.4%	2	0.3%	636
Marcy Holmes	0	0%	0	0.0%	29	16.8%	118	68.2%	20	11.6%	5	2.9%	1	0.6%	173
Cedar Riverside	0	0%	0	0.0%	5	31.3%	9	56.3%	2	12.5%	0	0.0%	0	0.0%	16
Prospect Park	0	0%	6	1.1%	80	15.3%	364	69.6%	60	11.5%	9	1.7%	4	0.8%	523
All UDA Neighborhoods	0	0%	8	0.6%	184	13.6%	976	72.4%	150	11.1%	23	1.7%	7	0.5%	1,348

4. CITY ASSESOR'S PROPERTY RATINGS: SINGLE FAMILY ATTACHED HOMESTEADS

	Excellent		Good		Average Plus		Average		Average Minus		Fair		Low		Total Single Family Attached Homesteads
SE Como	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Marcy Holmes	5	1.4%	60	16.4%	189	51.6%	110	30.1%	0	0%	0	0%	0	0%	366
Cedar Riverside	0	0.0%	20	6.4%	142	45.2%	146	46.5%	6	1.9%	0	0%	0	0%	314
Prospect Park	34	47.2%	1	1.4%	24	33.3%	12	16.7%	1	1.4%	0	0%	0	0%	72
All UDA Neighborhoods	39	5.2%	81	10.8%	355	47.2%	268	35.6%	7	0.9%	0	0%	0	0%	752

The following two tables assume a cost of $10,000 to repair properties rated Average and a cost of $50,000 to repair properties rated as Average Minus, Fair, or Low.

5. SINGLE FAMILY DETACHED HOMESTEADS REPAIR COSTS

	Average	Average Minus	Fair	Low	Total SF Detached Homesteads
SE Como	$4,850,000	$3,400,000	$450,000	$100,000	$8,800,000
Marcy Holmes	$1,180,000	$1,000,000	$250,000	$50,000	$2,480,000
Cedar Riverside	$90,000	$100,000	$0	$0	$190,000
Prospect Park	$3,640,000	$3,000,000	$450,000	$200,000	$7,290,000
All UDA Neighborhoods	$9,760,000	$7,500,000	$1,150,000	$350,000	$18,760,000

6. SINGLE FAMILY ATTACHED HOMESTEADS REPAIR COSTS

	Average	Average Minus	Fair	Low	Total SF Attached Homesteads
SE Como	$0	$0	$0	$0	$0
Marcy Holmes	$1,100,000	$0	$0	$0	$1,100,000
Cedar Riverside	$1,460,000	$300,000	$0	$0	$1,760,000
Prospect Park	$120,000	$50,000	$0	$0	$170,000
All UDA Neighborhoods	$2,680,000	$350,000	$0	$0	$3,030,000

APPENDIX F:

DEVELOPING A VISION AND PLAN FOR THE UNIVERSITY DISTRICT

An essential step in forging a working coalition, and mobilizing the diverse groups who make up the Alliance, has been to develop a common language and vision for the future of the University District. It was necessary to discover our shared aspirations, and to build a plan that preserves and improves upon what is valued, while preparing for the kind of growth that is inevitable in this, one of the most dynamic points in the region.

Preliminary objectives for this planning effort are:

- Preserve and reinforce the intrinsic character, scale and architectural fabric of the individual neighborhoods while simultaneously encouraging infill which is bold, imaginative and uniquely appropriate to its context.
- Reinforce the diversity of the district, encouraging an inclusive population that embraces individuals and families, the young and the elderly, the disabled and the fit working in many and various occupations, a community living together in a spirit of cooperation and mutual respect.
- Build on the district's legacy as a city within a city, attracting residents and visitors to lifelong learning and discovery, a community rich in cultural assets, an international and intercultural life in a walkable environment.
- Develop a plan and implementation strategy for neighborhood reinforcement which restores faith to the existing homeowners and gives assurance to potential property owners as to the direction, quality, character and livability of the community.
- Craft a flexible, dynamic community-based concept plan that reinforces the neighborhoods and re-envisions the district. The plan should specifically address the edges and seams where the neighborhoods meet the university and each other, honoring the integrity of each and providing an appropriate passage or transition from one to the other.
- Develop a vocabulary of infrastructure, landscape and streetscape elements which knit the neighborhoods together to evoke a district identity and sense of place.
- Enrich the public realm by incorporation of appropriately located and designed public spaces, places and connections that are inviting, pleasure-giving, directed to reinforcing district cohesiveness and sense of place.
- Structure the district renaissance — its land use, its energy consumption, its development design principles — within a framework of socially relevant, ecologically responsive and sustainable criteria.
- Provide a sustained, coordinated and credible commitment to the renaissance of the district, assuring with management, resources and creativity of process that the endeavor will be so compelling as to attract the talent, inspiration and energy necessary to realizing the vision.

For the first phase in the development of the vision and plan, we:

- Reviewed 18 existing plans for the neighborhoods, the campus, and this part of the City.
- Convened three half-day workshops with Alliance community constituents to discover what is most valued, what elements are missing or need improvement, and what the overall District objectives should be.
- Held a forum with rental property owners, managers, and developers to consult with them on new directions for the District.
- Conducted a survey of student preferences regarding off-campus quality of life.
- Retained the Cuningham Group, architects and planners, to help us clarify and illustrate guiding principles, and explore design possibilities on a few key sites in the District.

Phase I of the vision and plan will be completed by the end of February, 2009. Following is an interim product from this phase of the plan.

Phase II of the plan, to be completed by the end of the year, will be an illustrated vision and urban design for the University District. President Bruininks has committed up to $250,000 in University funds for the development of the plan.

Below: A vision for the eastern half of the Marcy-Holmes and Dinkytown neighborhood, with a strengthened core of quality lower density homes, and opportunities for higher density and mixed use development along the 10th Avenue, 8th Street, and 15th Avenue S.E. edges. It also features improved pedestrian and bicycle connections over I-35W (lower edge of image); a signature gateway development at the University Avenue/I-35W intersection (the bridgehead over the Mississippi River) that connects to the proposed Granary Parkway at the level of 2nd Street S.E.; and a gracious streetscape on University Avenue S.E. between the I-35W freeway interchange and the University's East Bank campus. (Dinkytown and the historic Knoll Area of the East Bank campus are at the upper right of this image.) (Image by Cuningham Group Architects for the University District Alliance.)

APPENDIX G:

STUDENT SURVEY OF HOUSING CHOICES

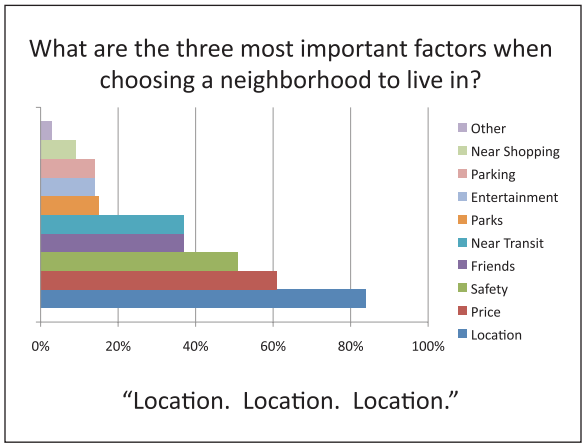
COMMUNITY & SERVICE LEARNING INTERNSHIP:

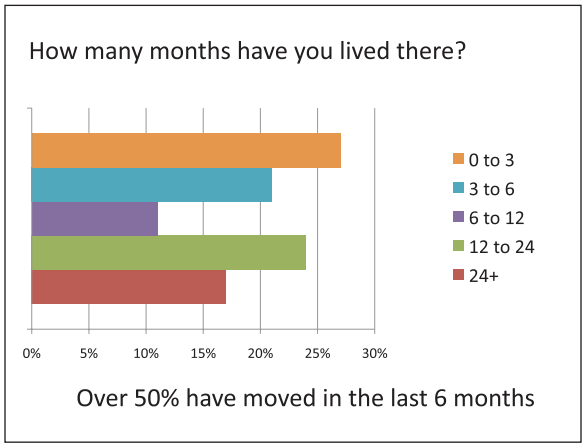
Geography 3605 / Public Affairs 5203 Geographical Perspectives on Planning

In fall semester 2008, a group of seven students undertook a survey of their peers to discover what students think is important in the quality of life in the communities where they live. A summary of their findings:

- Location close to the U was a top consideration in choice of where to live for 80% of respondents.
- Over 50% of respondents had moved in the last 6 months and reported not knowing any, or few, of their neighbors.
- Over 50% indicated that crime and safety improvements are needed in the neighborhoods close to the University.

Four of the students who took part in the internship continue their participation in the Alliance, and in 2009 will identify more ways for students to be involved in planning and improving the quality of life in the University District.





APPENDIX H:

FACT SHEETS AND PROFILES

THE ALLIANCE

A UNIVERSITY DISTRICT PARTNERSHIP

THE UNIVERSITY DISTRICT:

FACTS & FIGURES

Compiled from various sources by City of Minneapolis 9/10/08

POPULATION

2000 32,561
2030 *(projected)* 40,712

HOUSEHOLDS

2000 11,959
2030 *(projected)* 15,675

EMPLOYMENT

2000 43,595
2030 *(projected)* 49,937

AREA AND DENSITY

Land area in square miles 4.4
Population/square mile 7,372

RESIDENTIAL BUILDINGS AND UNITS

(2008)
Single family homes 1,872
Multi-family buildings 2,530
Total residential units 12,541
Dormitories 13

ESTIMATED MARKET VALUE *(2008)*

Residential $960,758,100
Commercial/industrial $1,935,659,500
Tax exempt property $1,826,470,700

RESIDENTIAL RENTAL STATISTICS

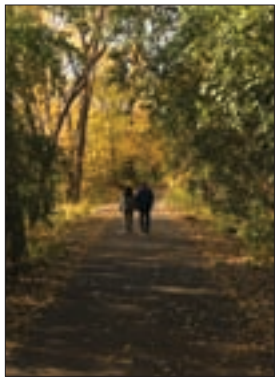
(1st quarter 2008)
Total licensed rented units 9,117
Average vacancy rate 1.0%
Average rental rate per unit $825

DESIGNATED HISTORIC RESOURCES

Individual landmarks 10
Historic districts ..... 4 (2 more potential)

SCHOOLS AND EDUCATIONAL INSTITUTIONS

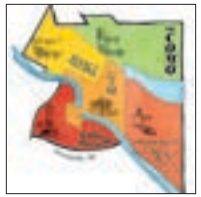
Grades K-12 7
Post-secondary 4
Libraries 6
Cultural and entertainment venues 25
Parks 11
Places of worship 19



THE UNIVERSITY DISTRICT:

FACTS & FIGURES

Compiled from various sources by City of Minneapolis 9/10/08 (Continued)



LIBRARIES

- Andersen Library (U of M)
- Bio-Medical Library (U of M)
- Lindell Library (Augsburg)
- Southeast Library (City/County)
- Walter Library (U of M)
- Wilson Library (U of M)

PLACES OF WORSHIP

- Church Of Latter-Day Saints
- Church Of St. Lawrence
- Como Evangelical Free Church
- Dar Al-Farooq Mosque
- Dar Al-Hijrah Islamic Civic Center
- First Congregational Church
- Grace Evangelical Lutheran Church
- Imaam Shaafici Mosque
- Islamic Center of Minneapolis
- Love Power Church
- Masjid Al-Qanateen Mosque
- Minneapolis Korean Seventh Day Adventist Church
- Prospect Park United Methodist Church
- Southeast Christian Church
- Stadium Village Church
- St. Frances Cabrini Church
- St. Georges Greek Orthodox Church
- University Baptist Church of Minneapolis
- University Lutheran Church of Hope

SCHOOLS

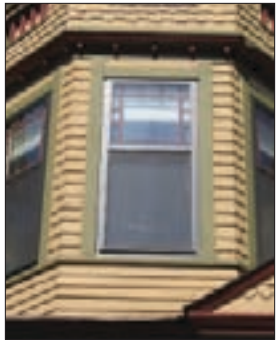
- Augsburg College
- Cedar Riverside Community
- College of St. Catherine
- Marcy Open
- Minnesota Transitions Alternative Learning
- Minnesota Transitions PEASE Academy
- Newgate Education Center
- Pratt Community
- Ronald McDonald House
- Second Foundation
- University of Minnesota

CULTURAL AND ENTERTAINMENT VENUES

- 400 Bar
- Acadia Café
- Barbara Barker Center for Dance
- Bedlam Theater
- Bell Museum
- Cedar Cultural Center
- Katherine E. Nash Gallery
- Kitty Cat Klub
- Mariucci Arena
- Mixed Blood Theater
- Nomad World Pub
- Northrop Auditorium
- Oak Street Cinema
- Rarig Center
- Red Sea Bar & Restaurant
- Southern Theater
- St. Anthony Main
- TCF Bank Stadium
- Ted Mann Concert Hall
- The Soap Factory
- Theatre in the Round
- Triple Rock Social Club
- Varsity Theater
- Weisman Museum
- Williams Arena

PARKS

- Chergosky
- Currie
- East River
- Father Hennepin Bluffs
- Holmes
- Luxton
- Main Street
- Murphy
- Tower Hill
- Van Cleve
- West River



MARCY-HOLMES

The unique character of the Marcy-Holmes neighborhood is created by its proximity to the University and the Mississippi River, and by its location in history. Bordered by the campus, the riverfront, and the East Hennepin commercial district, Marcy-Holmes is the city's "first neighborhood," rising with the 19th century milling district. It's just a quick bike ride or walk across the Stone Arch Bridge to downtown Minneapolis.

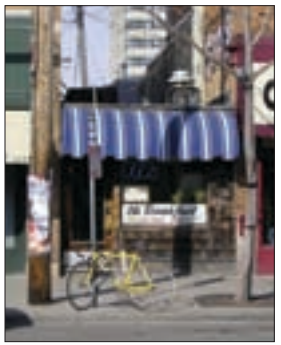
The neighborhood has three designated historic districts and is the home of Dinkytown, whose small shops, restaurants, and services are tailored to the University community. Marcy-Holmes appeals to students, condo and homeowners, seniors, families, and professionals. Its highly educated population has a history of civic involvement and political activism.

Marcy Open School (K-8), a student-centered environment, emphasizes academic achievement as well as personal development, and promotes lifelong learning and individual goal setting in multi-grade classrooms. *Natural Home* magazine named Marcy-Holmes one of the "Country's Top 10 Eco(logy)-friendly Neighborhoods" (2007).

The Marcy-Holmes Neighborhood Association supports the community.

FIVE THINGS YOU SHOULD KNOW ABOUT MARCY-HOLMES

- Site of the most frequently traveled bike route in Minneapolis, connecting commuters and enthusiasts to greater metropolitan bike routes
- Former residents—Vice President Walter F. Mondale, Vice President Hubert H. Humphrey; current residents—Mayor Don Fraser, United States Senator Amy Klobuchar
- Home to Restaurant Alma and Al's Breakfast, both nationally recognized by the James Beard Foundation
- Something for everyone—an urban entertainment scene by night; majestic eagles, herons, and deer in your backyard by day
- Eclectic and diverse mix of front-porch sitting, dog-walking, civic minded, and friendly neighbors



THE ALLIANCE

A UNIVERSITY DISTRICT PARTNERSHIP

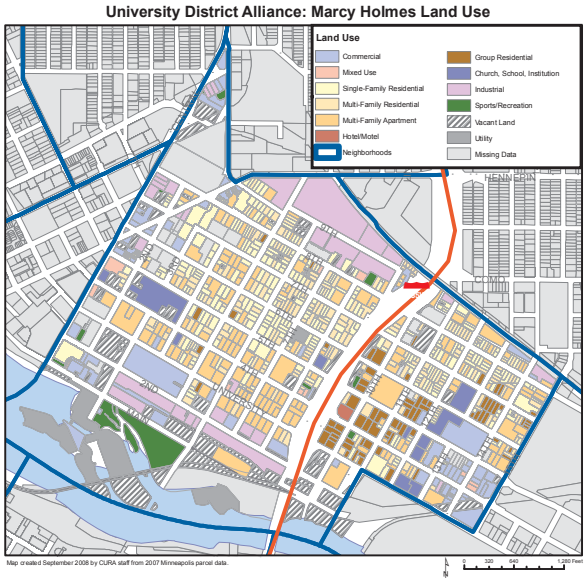
NEIGHBORHOOD PROFILE:

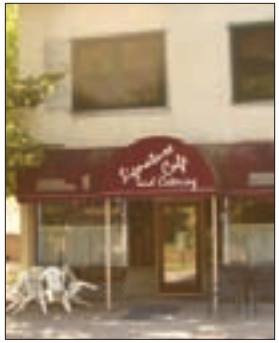
MARCY-HOLMES

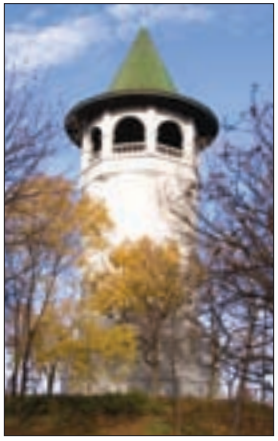
Location and general characteristics: The Marcy-Holmes neighborhood is situated across the Mississippi river from Downtown and extends eastward to 15th Avenue S.E. It is one of the oldest neighborhoods in the city and was developed as a prestige neighborhood with large, solidly built single-family homes. The residential section is bracketed on the west by the rapidly developing mixed-use Old Saint Anthony area—with a new Lund's grocery, condominiums, and other retail stores—and on the east by the Dinkytown commercial district. The neighborhood has three historic districts. Interstate 35W splits the neighborhood in two.

By the 1980s, home ownership began declining, with the conversion of single-family units to rental and tear-downs for garden apartment rentals catering to the student market. The trend continues today. The neighborhood has a strong interdependence with the University, but its recent housing development along the riverfront is responding to renewed market demand spreading out from downtown and the Old Saint Anthony area along Hennepin Avenue E. Business owners in Dinkytown estimate that up to 70 percent of their customers are either students or visitors coming into the neighborhood for University events.

	MARCY-HOLMES		CITY OF MINNEAPOLIS	
POPULATION AND HOUSEHOLDS	NUMBER	PERCENT	NUMBER	PERCENT
Total Population (2000)	9,009	100%	382,618	100%
Total Population 18-24 (2000)	4,910	55%	55,088	14%
Total Population Foreign Born (2000)	1,722	19%	55,475	14%
Family Households (2000)	767	18%	73,939	46%
Households with Children (2000)	261	6%	36,698	23%
# of University Employees Living in the Area (2000)	172	1.0%	4,026	24%
Households That Have Owned and Lived in Their Units More than 10 Years (2000)	209	5%	41.075	25%
Households That Have Rented and Lived in Their Units More than 10 Years (2000)	132	3%	6,007	4%
Size of Area (square miles)	.82	—	53.78	—
Population Density (population/square mile)	11,014	—	7,114	—







PROSPECT PARK

The Prospect Park Neighborhood has enjoyed a long history, dating back to the late 1800s when it was a commuter suburb to Minneapolis connected by a streetcar line.

Residents today enjoy its urban village feel—a small town in the big city—where they can walk to work, recreation, shopping, and community meetings and events.

Prospect Park has two community centers: Luxton Community Center and Pratt Community Education Center. Pratt is also an elementary school (K-5).

The neighborhood is centrally located in the Twin Cities. Close by are the University of Minnesota and both downtowns (10 minutes each by car, 20 by bus).

The neighborhood organization, the Prospect Park East River Road Improvement Association, www.pperr.org, promotes the health, safety, and general welfare of the residents in a non-partisan, educational, and cooperative manner.

FIVE THINGS YOU SHOULD KNOW ABOUT PROSPECT PARK

- Gateway to Minneapolis, on the doorstep of the University, with its unique "witch's hat" water tower atop the highest hill in the city
- Winding, hilly, tree-lined streets where no two properties are alike; diverse residents who are individualistic, community-minded, and politically active
- Hard to leave—kids grow up and return as adults to raise families
- Birthplace of the MMPI (Stark Hathaway), home to a Frank Lloyd Wright house and to Robert Pursig, author of *Zen and the Art of Motorcycle Maintenance*
- Tom's Drug store, political discussion, and an active, dynamic neighborhood association—the oldest in the city (1901)

NEIGHBORHOOD PROFILE:

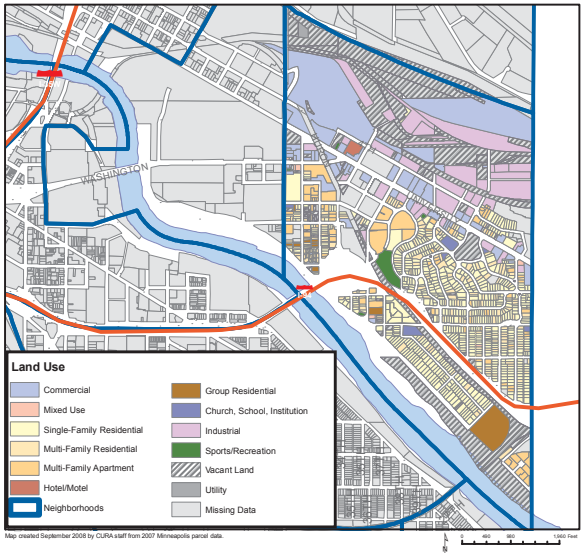
PROSPECT PARK

Location and general characteristics: The neighborhood borders the City of St. Paul on its eastern side and the University of Minnesota to the west. It is bound on the south by the Mississippi River and on the north by the railroad tracks and a large industrial area with significant reclaimed land from earlier grain elevators and manufacturing uses. City and neighborhood plans call for retaining these properties in industrial use, preferably for uses that complement the University's planned bioscience/research complex immediately north of the new football stadium. The neighborhood was platted in the late 1880s and has always been a neighborhood of choice for University faculty and staff because of proximity to campus and the steep hills and curving streets.

University Avenue runs through the district and is a principal gateway into the campus. The planned Central Corridor Light Rail Transit line between St. Paul and Minneapolis will run along the avenue and have an impact on future development and livability, as will the University's sports facilities and health science expansion. The neighborhood has had significant new housing development over the last 10 years. These privately owned developments include 2,900-plus beds of student housing in four separate complexes, high-end owner occupied town housing, and two condo developments marketed to University students and their families eligible for "relative homestead credit" status.

	PROSPECT PARK		CITY OF MINNEAPOLIS	
POPULATION AND HOUSEHOLDS	NUMBER	PERCENT	NUMBER	PERCENT
Total Population (2000)	6,326	100%	382,618	100%
Total Population 18-24 (2000)	2,674	42%	55,088	14%
Total Population Foreign Born (2000)	257	4%	55,475	14%
Family Households (2000)	792	32%	73,939	46%
Households with Children (2000)	350	14%	36,698	23%
# of University Employees Living in the Area (2000)	159	0.9%	4,026	24%
Households That Have Owned and Lived in Their Units More than 10 Years (2000)	298	12%	41.075	25%
Households That Have Rented and Lived in Their Units More than 10 Years (2000)	81	3%	6,007	4%
Size of Area (square miles)	1.19	—	53.78	—
Population Density (population/square mile)	5,335	—	7,114	—

University District Alliance: Prospect Park Land Use



SOUTHEAST COMO

Como is a neighborhood of tree-lined streets, an inter-generational place where people greet each other on the streets and in the stores.

The neighborhood's gardens, including the award-winning Como Corners flower garden, welcome volunteer gardeners.

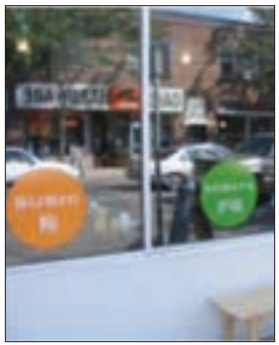
Como is halfway between the St. Paul and Minneapolis campuses and close to either downtown (with bus connections to both). Many activities (Weisman Museum, U of M athletics, concerts, walking/biking trails along the Mississippi) are within walking distance, as are a number of restaurants and cafes, both casual and elegant. Como is only a few minutes drive to two major shopping centers. Several co-op groceries are also nearby.

Van Cleve Park is home to ball fields, lighted ice skating rinks, a wading pool, and playgrounds, and provides programs and recreation for all ages. Southeast Branch Library, Minneapolis Central Library, and two public schools are nearby.

Como has an active neighborhood organization, the Southeast Como Improvement Association.

FIVE THINGS YOU SHOULD KNOW ABOUT SOUTHEAST COMO

- Landmark Bunge grain elevator and headhouse now being redeveloped into townhouses, apartments, and condos with magnificent views
- Recipient of a $120,000 McKnight Foundation award to develop Como into a "Green Village" and sponsor of a cooperative project to install solar water heating in local homes
- Home of Hubert Humphrey when he was mayor of Minneapolis
- International fare abounds, Asian and Mediterranean, as well as burgers and beer, both dine-in and take-out
- Diverse and affordable architecture from the 1880s to the 1950s (Second Empire, Gothic Revival, Victorian cottages, Arts & Crafts bungalows and 4-squares, Tudor cottages) on tree-lined streets



THE ALLIANCE

A UNIVERSITY DISTRICT PARTNERSHIP

NEIGHBORHOOD PROFILE:

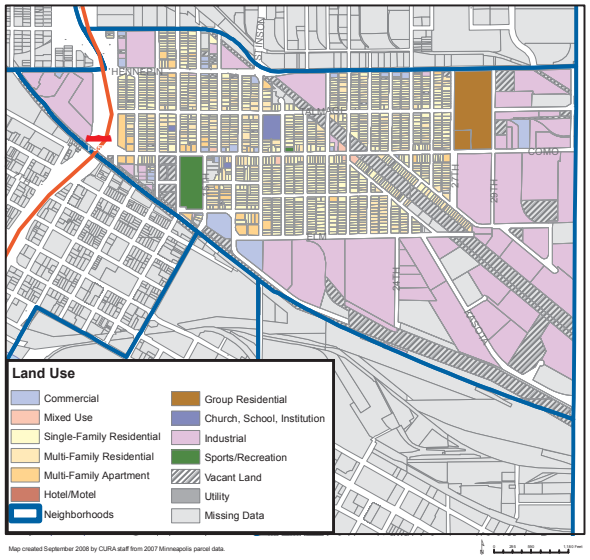
SOUTHEAST COMO

Location and general characteristics: The neighborhood is five blocks north of the Dinkytown commercial area and the east bank of the U of M's Minneapolis campus. It is bounded by East Hennepin Avenue to the north, the city limits to the east, and I-35W to the west. The main line of the Burlington Northern Santa Fe railroad forms the southern boundary. The housing stock consists mainly of single-family homes and duplexes dating from the 1880s to the 1950s. Today more than 100 University faculty and staff live in the area. Long-time home owners share the neighborhood with student residents.

Relatively little new housing has been built over the last 25 years, but redevelopment of the vacant Bunge grain elevator on the neighborhood's west edge into a condo and rental complex is scheduled over the next two years. The University's printing and auto fleet operations and a co-op married/partnered student housing development are located on the east edge of Como. The neighborhood is well served by public transit.

POPULATION AND HOUSEHOLDS	SE COMO NUMBER	SE COMO PERCENT	CITY OF MINNEAPOLIS NUMBER	CITY OF MINNEAPOLIS PERCENT
Total Population (2000)	5,691	100%	382,618	100%
Total Population 18-24 (2000)	2,344	41%	55,088	14%
Total Population Foreign Born (2000)	878	15%	55,475	14%
Family Households (2000)	992	42%	73,939	46%
Households with Children (2000)	367	16%	36,698	23%
# of University Employees Living in the Area (2000)	101	0.6%	4,026	24%
Households That Have Owned and Lived in Their Units More than 10 Years (2000)	433	19%	41.075	25%
Households That Have Rented and Lived in Their Units More than 10 Years (2000)	68	3%	6,007	4%
Size of Area (square miles)	1.18	—	53.78	—
Population Density (population/square mile)	4,827	—	7,114	—

University District Alliance: Southeast Como Land Use



THE ALLIANCE

A UNIVERSITY DISTRICT PARTNERSHIP

WEST BANK/ CEDAR-RIVERSIDE

The Cedar-Riverside neighborhood, aka "the West Bank," is located on the bluffs of the Mississippi River, east of downtown Minneapolis. Its history is nearly as old as the city itself. In the late 1890s, the neighborhood was known as "Snoose Boulevard," a thriving community of Scandinavian immigrants, many of whom worked in the milling and lumber industries. In the 1960s and 1970s, the neighborhood became a beehive of hippies, intellectuals, actors, artists, and musicians. The towers of Riverside Plaza were the model for high-rise living of the future. Today, the West Bank boasts the largest community of immigrants in the Twin Cities, continuing its history of ethnic and cultural diversity.

The West Bank is packed with venues offering live performance, music, and dance. Exotic shops and restaurants blend with traditional establishments.

The West Bank is a civically active community. Among its many community-based organizations are the African Development Center, Cedar Riverside NRP Steering Committee, Cedar Riverside Peoples' Center, Confederation of Somali Communities in Minnesota, East African Women's Resource Center, West Bank Business Association, West Bank Community Coalition (WBCC), West Bank Community Development Corporation.

FIVE THINGS YOU SHOULD KNOW ABOUT WEST BANK/ CEDAR-RIVERSIDE

- Most culturally diverse neighborhood in the state, with a long history of welcoming first generation immigrants, including European immigrants in the 19th and early 20th centuries and currently Korean, Vietnamese, and East African communities
- Has per capita the most entertainment venues outside of Los Angeles or New York, with music of every genre (West African folk, Balkan Jazz, Punk, Ska, traditional, etc), four theatres, and the University's performance and visual arts schools
- Most densely populated area in the state, offering an eclectic array of housing options, from high-rise living to cooperative housing and single family homes along Riverside Park

NEIGHBORHOOD PROFILE:

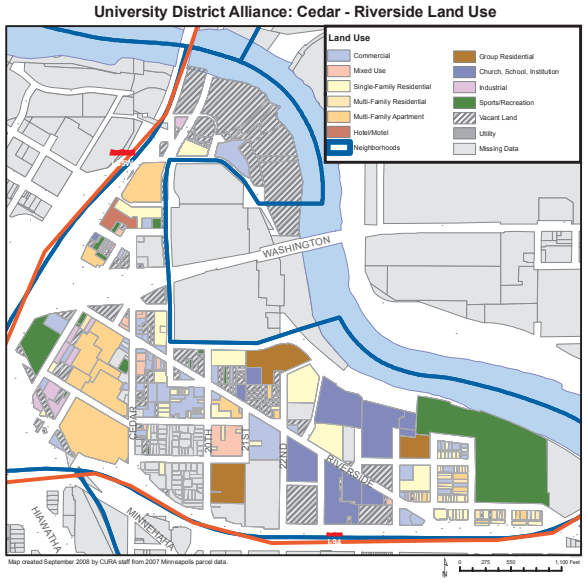
WEST BANK/ CEDAR-RIVERSIDE

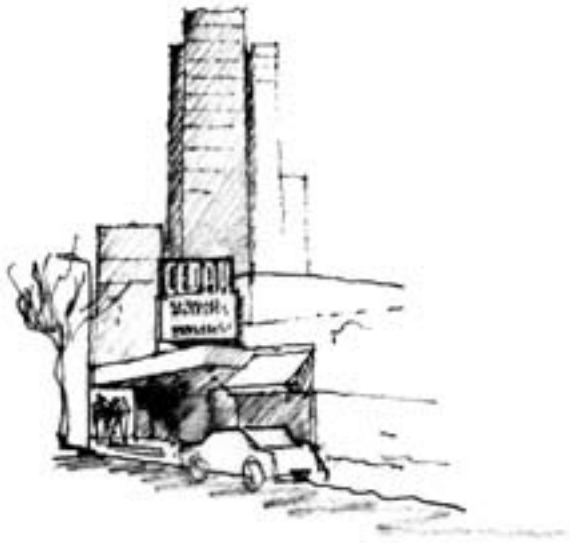
- Strategically located, with easy access to the University of Minnesota, Augsburg College, and the College of St. Catherine, and to major employers and employment centers, including Fairview Riverside Medical Center and downtown Minneapolis and St. Paul
- Green space, recreational areas, an LRT stop (soon to have two), and easy access to the Mississippi Gorge Regional Park, and bike and walking trails

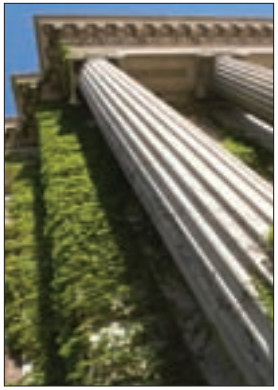
Location and general characteristics: Located east of downtown on the west bank of the Mississippi River, this neighborhood was in the late 1890s a thriving working class community, primarily of recent immigrants. Presently, the neighborhood is still a community of immigrants and a port of entry for a large and growing population coming from East African nations.

Fully 45 percent of current residents are foreign born. The University's presence includes the west bank of the Minneapolis campus, with Wilson and Andersen Libraries; professional schools of law, business, and public affairs; and the social sciences departments. The University's Arts Quarter and off-campus theaters and music venues draw patrons from a wide region into the neighborhood for cultural programs and entertainment. The neighborhood is also home for the Fairview-University medical campus and Augsburg College along Riverside Avenue, both institutions planning new facilities that will provide additional amenities along this corridor.

	CEDAR-RIVERSIDE		CITY OF MINNEAPOLIS	
POPULATION AND HOUSEHOLDS	NUMBER	PERCENT	NUMBER	PERCENT
Total Population (2000)	7,545	100%	382,618	100%
Total Population 18-24 (2000)	2,846	38%	55,088	14%
Total Population Foreign Born (2000)	3,400	45%	55,475	14%
Family Households (2000)	1,098	39%	73,939	46%
Households with Children (2000)	604	21%	36,698	23%
# of University Employees Living in the Area (2000)	50	0.3%	4,026	24%
Households That Have Owned and Lived in Their Units More than 10 Years (2000)	179	6%	41.075	25%
Households That Have Rented and Lived in Their Units More than 10 Years (2000)	170	6%	6,007	4%
Size of Area (square miles)	.58	—	53.78	—
Population Density (population/square mile)	12,912	—	7,114	—







UNIVERSITY OF MINNESOTA

THE UNIVERSITY OF MINNESOTA, TWIN CITIES AT A GLANCE

Enrollment (fall 2007)

Undergraduate	28,703
Graduate	14,167
First Professional	3,616
Nondegree	4,397
Total	50,883

DEGREES AWARDED

(2006–07)

Undergraduate	6,618
Masters	3,019
Doctoral	819
First Professional	848
Total	11,304

UNIVERSITY EMPLOYEES

(fall 2007)

Faculty	3,391
Staff	13,662
Student Employees	12,569

PHYSICAL ASSETS

Surface acres	1,233
Buildings	265
Gross sq. ft (millions)	21.2

In fall 2007, approximately 22 percent of undergraduate students (6,315) lived in University-owned, -operated, or –affiliated housing.

TRANSPORTATION USAGE

A total of 20,000 students, and 2,000 faculty and staff, use transit daily (MetroTransit–UPass holders)

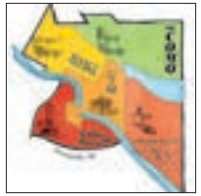
Fully 68 percent of daily U commuters walk, bike, bus, or carpool to the campus.

THE ALLIANCE

A UNIVERSITY DISTRICT PARTNERSHIP

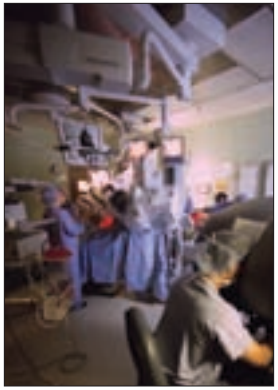
PROFILE:

UNIVERSITY OF MINNESOTA



The University of Minnesota is one of the most comprehensive and prestigious public universities in the world. The state's land-grant university was founded on the banks of the Mississippi River in 1851 and has grown to a statewide system of five campuses. Not only is the University committed to educating the next generation of world leaders, it maintains a tradition of public engagement by offering programs and initiatives that connect its discoveries and resources to citizens throughout the state and around the world. This includes the activities of nearly 100 research and outreach centers, extension offices, and locations around the state.

The Twin Cities campus is one of very few research campuses nationally that has both an academic health center with a major medical school and agricultural programs with an extension service.



THE ALLIANCE

A UNIVERSITY DISTRICT PARTNERSHIP

PROFILE:

HEALTH CARE & MEDICAL RESEARCH

The University District is home to a world-class academic medical center and benefits from its academic mission:

- Improving the quality of health care and patients' lives
- Advancing medicine with breakthrough research
- Teaching tomorrow's brightest physicians

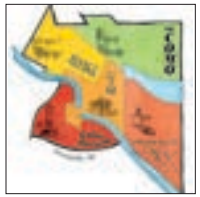
In Minnesota, academic medicine is embodied in the partnership between the University of Minnesota and Fairview Health Services. The University achieves medical breakthroughs. But to truly make a difference, these discoveries must be applied. And the more rapidly and broadly they can be applied, the more new therapies and cures can reach those in need—saving lives and improving health.

The partnership, formed in 1997, includes:

- The six schools and colleges within the University of Minnesota Academic Health Center (Medical School, School of Public Health, School of Nursing, College of Pharmacy, School of Dentistry, and College of Veterinary Medicine) that educate and train the next generation of researchers, physicians, and other health care professionals
- University of Minnesota Physicians, a 650-member group practice that includes members of the Medical School's faculty who apply clinical breakthroughs to specialty care for patients at the University hospitals and clinics and throughout the community
- Fairview Health Services, which owns and operates the University hospitals and provides a continuum of care—from its community-based hospitals and clinics to the breakthrough treatments available at the University of Minnesota Medical Center, Fairview, and the University of Minnesota Children's Hospital, Fairview

PROFILE:

HEALTH CARE & MEDICAL RESEARCH *(continued)*



In June 2008, the University of Minnesota Children's Hospital, Fairview was ranked among the nation's top children's hospitals in 2 medical specialties. In July, the medical center was ranked among the nation's best in 10 specialties, according to U.S. News & World Report.

Also located in the heart of the University District, the University of Minnesota Dental Clinics provide general and specialty dental care in association with the School of Dentistry's educational programs. Each year, more than 100,000 patients visit the dental clinics.

In basic and translational research, the University and its partners will add nearly 400,000 square feet of new research facilities by the year 2013, bringing 600 researchers, technicians, and support staff in specialty areas including imaging, cancer, heart disease, neurosciences, and infectious disease research.

AT A GLANCE

Patients receive compassionate and innovative medical care in more than 100 specialties and sub-specialty areas from over 650 physicians and 1,300 health professionals.

PROFILE:

BUSINESS & INDUSTRIAL DISTRICTS

CEDAR RIVERSIDE/SEVEN CORNERS

- This area has always been home to artists, musicians, and craftspeople, and continues this tradition as a center for music and theater performances. The University's West Bank Arts Quarter, with its theaters and schools of music and art, complements the mix. The ethnic diversity translates into good food and shopping. Exotic shops and restaurants blend with traditional establishments.

DINKYTOWN

- Dinkytown is located on the north side of the University's Minneapolis campus. The heart is a four-block area inhabited by a diverse array of businesses on University Avenue and 4th and 5th streets. People come to shop at the bookstores, eat at the local restaurants, or hear great music.

EAST GATEWAY DISTRICT

- The East Gateway District, adjacent to Stadium Village, is emerging as a research, activity, and employment center. The advent of the TCF Stadium and new research buildings will create a bustling destination. The area is planned as a bioscience research park, with state-of-the-art biomedical research facilities.

EAST HENNEPIN/OLD SAINT ANTHONY

- A mix of old and new, large and small, and traditional and trendy, and rich in culture, history, and recreation. The area offers a small-town feel in a big city, with an assortment of diverse restaurants, shopping, art galleries, entertainment, and a full-service premier supermarket.

STADIUM VILLAGE

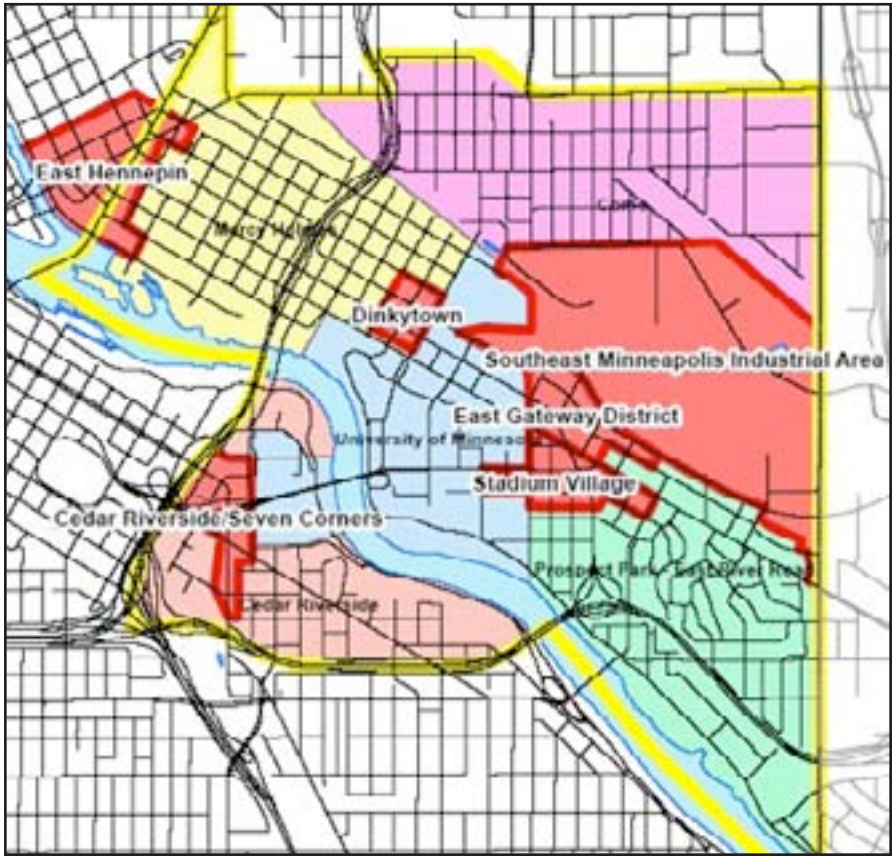
- A thriving commercial district on the east bank of the University's Minneapolis campus. Home of Gopher basketball and hockey, as well as aquatic and athletic facilities, Stadium Village is home to over 90 businesses.

SOUTHEAST MINNEAPOLIS INDUSTRIAL AREA (SEMI)

- The SEMI University Research Park area, adjacent to the University's East Gateway District, offers more than 500 acres of land primed for redevelopment, with the capacity to create 1,700 to 6,200 jobs and 680 to 1,000 housing units. It encourages technology-based business. Work is underway to build a major road through the area, serving both SEMI and the District. In addition, the area will be served by two light rail stops, and a multi-modal transportation hub on the Central Corridor line.

PROFILE:

BUSINESS & INDUSTRIAL DISTRICTS



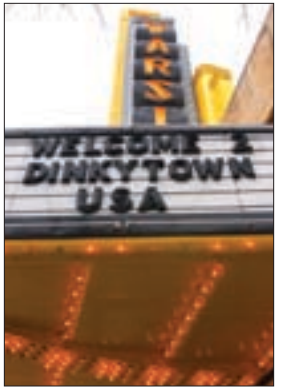
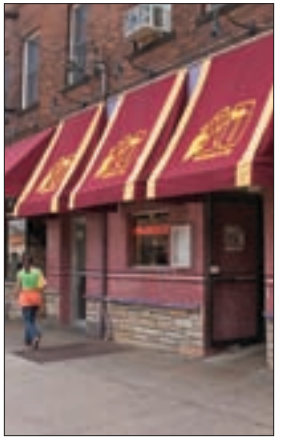


Photo by Andrea Petersen

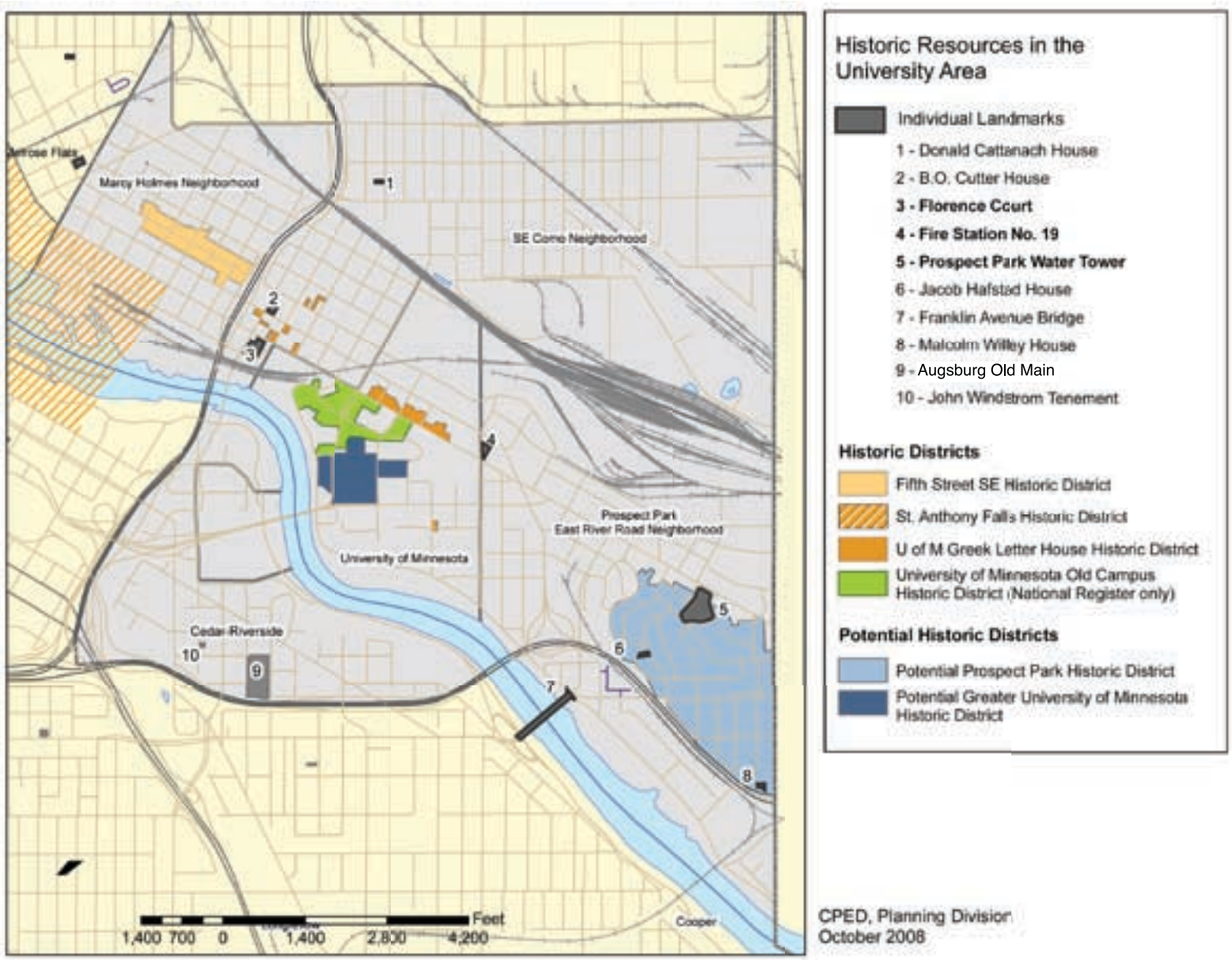


THE ALLIANCE

A UNIVERSITY DISTRICT PARTNERSHIP

PROFILE:

HISTORIC RESOURCES IN THE UNIVERSITY DISTRICT



Historic Resources in the University Area

Individual Landmarks

1 - Donald Cattanach House
2 - B.O. Cutter House
3 - Florence Court
4 - Fire Station No. 19
5 - Prospect Park Water Tower
6 - Jacob Hafstad House
7 - Franklin Avenue Bridge
8 - Malcolm Willey House
9 - Augsburg Old Main
10 - John Windstrom Tenement

Historic Districts

- Fifth Street SE Historic District
- St. Anthony Falls Historic District
- U of M Greek Letter House Historic District
- University of Minnesota Old Campus Historic District (National Register only)

Potential Historic Districts

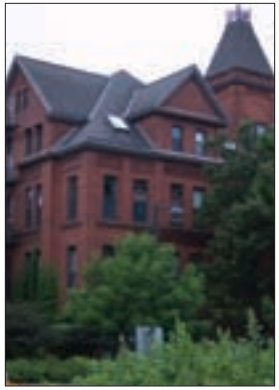
- Potential Prospect Park Historic District
- Potential Greater University of Minnesota Historic District

CPED, Planning Division
October 2008

PROFILE:

HISTORIC RESOURCES IN THE UNIVERSITY DISTRICT

1



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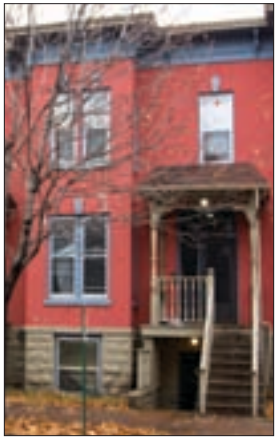

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10

THE ALLIANCE

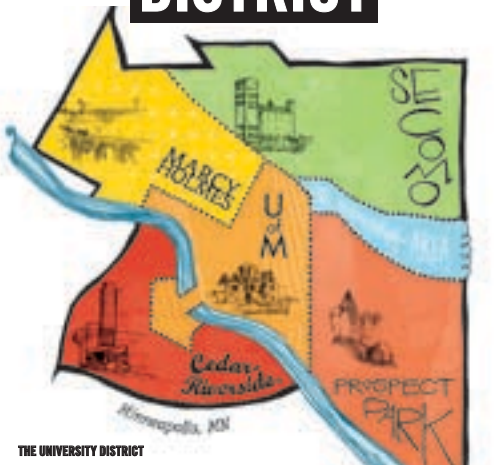
A UNIVERSITY DISTRICT PARTNERSHIP

1) Franklin Avenue Bridge, 2) Eddy Hall, 3) B.O. Cutter House, 4) Florence Court, 5) Malcolm Willey House, 6) Jacob Hafstad House, 7) John A. Widstrom Tenement, 8) Donald Cattanach House, 9) Augsburg Old Main, 10) Pillsbury Hall

APPENDIX I:

BUILDING IDENTITY AND COMMUNITY: ALLIANCE INFORMATION TO THE COMMUNITY

the university
DISTRICT



THE UNIVERSITY DISTRICT

Set along the rim of the Mississippi River, the district is made up of historic Minneapolis neighborhoods that surround the University of Minnesota's Twin Cities campus.

- The U of M and Augsburg College: 56,000 scholars
- 160 years of architecture
- International and intercultural community
- World-renowned medical center: 7,000 professionals serving half a million people; hundreds of scholars making discoveries through clinical and basic research
- More music, theater, and art venues per square mile than anywhere else
- Natural corridors, parkways, bicycle routes, and walking trails
- Links to the region by light rail and transit
- Many flavors: iconic, unexpected

Questions, comments, and inspiration are welcome!
- **Jan Morlock, 612-624-8318**
- **ucity@umn.edu**
- **www.community.umn.edu/alliance**

THE UNIVERSITY DISTRICT PARTNERSHIP ALLIANCE

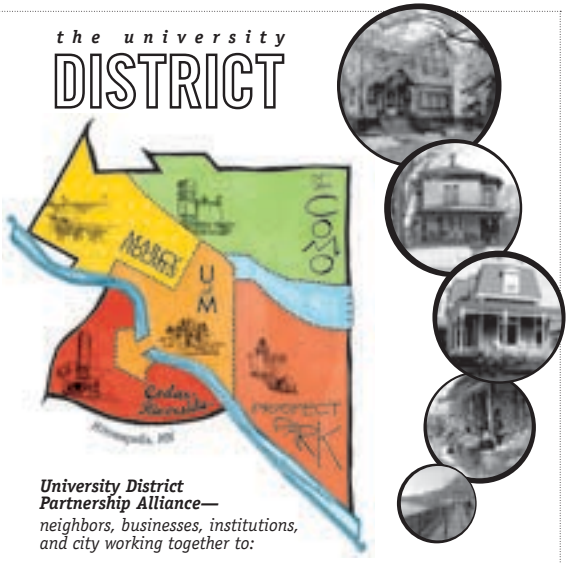
- In 2006, the Minnesota Legislature asked for a report "to assess the impact of the University on the surrounding community and the relationship of the community to the University."
- In 2007, the campus-area neighborhoods, the University, and the City of Minneapolis presented their report, "Moving Forward Together," to the governor and the legislature.
- The report recommended the creation of a University-community district, "a vital, safe, attractive community that will be a premier destination and choice of place to live, learn, and work."
- In 2007, the legislature appropriated $750,000 for the district.
- In 2007, the **University District Partnership Alliance** was formed to develop a vision for the district and a plan to realize it.

THE ALLIANCE'S STEERING COMMITTEE

Mike Christianson, *City of Minneapolis*
Adam Engelman, *Minnesota Student Association*
Arvonne Fraser, *Marcy-Holmes Neighborhood Association*
Cam Gordon, *City of Minneapolis*
Karen Hinik, *University of Minnesota*
Diane Hofstede, *City of Minneapolis*
Mark Johnson, *Cedar Riverside Business Association*
Skott Johnson, *Dinkytown Business Association*
Ron Lischeid, *University District Improvement Association*
Michael McLaughlin, *Southeast Business Association*
Wendy Menken, *Southeast Como Improvement Association*
Richard Pfutzenreiter, *University of Minnesota*
Dick Poppele, *Prospect Park East River Road Improvement Association*
Nancy Rose Pribyl, *Stadium Village Commercial Association*
Laura Silver, *West Bank Community Coalition*
Tom Sullivan, *University of Minnesota*

The alliance's first-year work plan includes developing a vision and plan; creating projects toward the vision; nurturing ongoing projects; and developing new partners, resources, and friends.

the university
DISTRICT



University District Partnership Alliance—
neighbors, businesses, institutions, and city working together to:

PRESERVE AND PROMOTE THE DISTRICT AS A PLACE TO LIVE, LEARN, AND DO BUSINESS

- Creating a shared vision and plan
- Engaging local institutions and property owners
- Forming partnerships to leverage financial, human, and environmental resources
- Promoting thriving commercial areas
- Enforcing housing codes
- Educating new renters
- Building the Campus-Community Coalition for Safety and Livability

PRESERVE AND PROMOTE HOME OWNERSHIP IN THE DISTRICT

- Option to Buy* helps homeowners at life's transitions to sell to another owner-occupant
- Live Near Your Work* promotes homeownership in the District to those who work there
- Homebuyer Assistance* helps those who are purchasing a home in the District

** Programs offered in partnership with the Greater Metropolitan Housing Corporation.*

WHY I LIVE IN THE DISTRICT

- *"Living here lets me walk to work at the U, even when it's 20 below."*
  David Levinson, professor of civil engineering
- *"This neighborhood has attracted the most eclectic, interesting, passionate group of people you could ever imagine. Often I feel like I am living in a great novel."*
  Debra Frasier, author and illustrator

"A neighborhood of musicians suited me just fine." – **Garrison Keillor**, District storyteller, *West Bank Boogie*

THE ALLIANCE STEERING COMMITTEE

Mike Christianson, *City of Minneapolis* • **Adam Engelman,** *Minnesota Student Association* • **Arvonne Fraser,** *Marcy-Holmes Neighborhood Association* • **Cam Gordon,** *City of Minneapolis*
Karen Hinik, *University of Minnesota* • **Diane Hofstede,** *City of Minneapolis* • **Mark Johnson,** *West Bank Business Association* • **Skott Johnson,** *Dinkytown Business Association*
Ron Lischeid, *University District Improvement Association* • **Michael McLaughlin,** *Southeast Business Association* • **Wendy Menken,** *Southeast Como Improvement Association*
Richard Pfutzenreiter, *University of Minnesota* • **Dick Poppele,** *Prospect Park East River Road Improvement Association* **Nancy Rose Pribyl,** *Stadium Village Commercial Association*
Laura Silver, *West Bank Community Coalition* • **Tom Sullivan,** *University of Minnesota*

Questions, comments, and inspiration are welcome!
Jan Morlock, 612-624-8318 • ucity@umn.edu • www.community.umn.edu/alliance

THE ALLIANCE

A UNIVERSITY DISTRICT PARTNERSHIP

NEIGHBORS, BUSINESSES, UNIVERSITY, AND CITY **BETTER TOGETHER.**

GOOD THINGS ARE HAPPENING IN THE UNIVERSITY DISTRICT

- An Alliance option-to-buy program is helping homeowners at life's transitions to sell to another owner-occupant.
- An Alliance home buyer incentive is in the works to encourage new owner-occupants to buy homes in the District.
- A zoning, planning, and regulatory review task force is being convened by the city and the Alliance to consider ordinance and regulatory changes that will ensure high-quality residential maintenance and development.
- The Campus-Community Coalition for Safety and Livability is bringing together students, long-term neighbors, and stakeholders from across the District to improve safety and quality of life.
- A total of 557 rental properties in the District have been inspected by the City of Minneapolis, with over 2,000 housing violations resolved to date.
- Student neighborhood liaisons who live in the community will help to connect student tenants with their neighbors.
- Signs are welcoming students, and information packets are providing new neighborhood residents with resources for living in the community.
- Eighty new boulevard trees are being planted in southeast Minneapolis neighborhoods.
- A shared vision, firmly grounded in community-based planning, is being developed to energize and guide the District's renaissance and reinforce its sense of place.

THE ALLIANCE STEERING COMMITTEE

Mike Christianson, *City of Minneapolis* • **Arvonne Fraser,** *Marcy-Holmes Neighborhood Association* • **Cam Gordon,** *City of Minneapolis*
Karen Hinik, *University of Minnesota* • **Diane Hofstede,** *City of Minneapolis* • **Mark Johnson,** *West Bank Business Association*
Skott Johnson, *Dinkytown Business Association* • **Ron Lischeid,** *University District Improvement Association* • **Michael McLaughlin,** *Southeast Business Association*
Wendy Menken, *Southeast Como Improvement Association* • **Brian Swanson,** *University of Minnesota*
Dick Poppele, *Prospect Park East River Road Improvement Association* • **Nancy Rose Pribyl,** *Stadium Village Commercial Association*
Laura Silver, *West Bank Community Coalition* • **Tom Sullivan,** *University of Minnesota* • *Minnesota Student Association* • *Graduate and Professional Student Assembly*

We're looking for your suggestions, questions, and energy
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Published by the University District Alliance, a partnership among the University of Minnesota, the City of Minneapolis, Augsburg College, and neighborhood communities adjacent to the University's campus in Minneapolis.

More information about the University District Alliance at:
www.community.umn.edu/alliance

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