



August 22, 2025

TO: Planning Commission

FROM: Comprehensive and Neighborhood Planning Committee (CNPC)

SUBJECT: Hamline Midway 2030 Neighborhood Plan

I. Background

District 11 (Hamline-Midway) has submitted an update to their 2014 District Plan. District plans establish localized policy goals and objectives that are consistent with the Comprehensive Plan and the City's overarching policy direction. The Planning Commission and City Council must find a district plan to be consistent with the Comprehensive Plan to recommend adoption of, and adopt the plan, respectively, as an addendum to the Comprehensive Plan. The draft Hamline Midway 2030 Neighborhood Plan was approved by the Hamline Midway Coalition in November 2024 and then submitted to City staff for review.

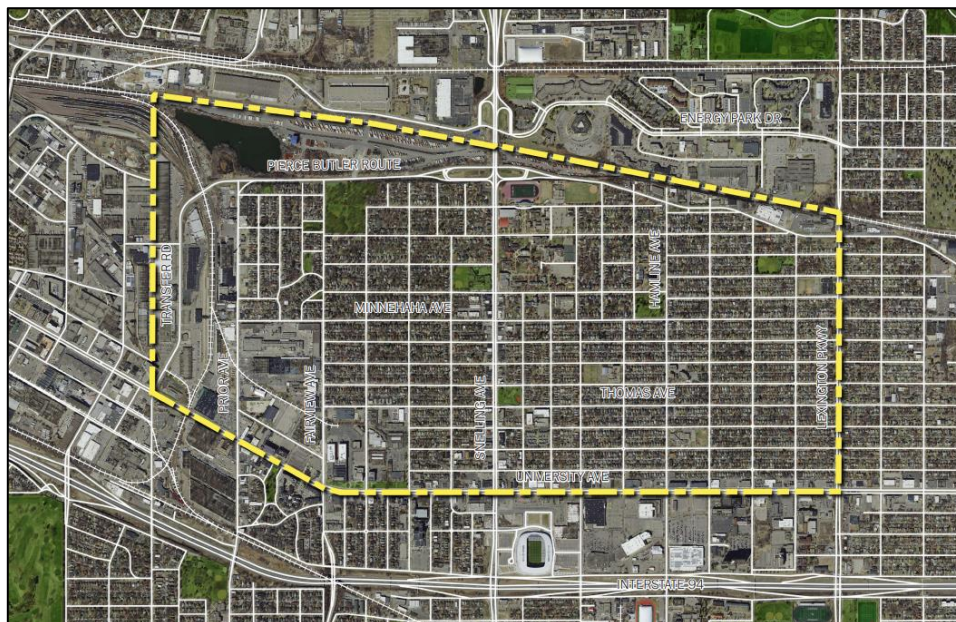


Figure 1: Map of District 11 (Hamline Midway 2030 Neighborhood Plan)

II. Process

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The Hamline Midway Coalition (HMC) initiated the plan update in 2019. The COVID-19 pandemic caused the planning process to be put on a brief hold. Further community engagement then took place until 2024 and included a project website, social media outreach, interactive online map, online survey, and in-person events. Participants provided feedback on what they loved about the neighborhood, what they would like to change, and what they wanted to grow. HMC and consultant Community Design Group compiled the feedback received and created the draft plan, which was reviewed and refined by multiple HMC working groups.

The plan was submitted to City staff in June 2024. Staff reviewed and provided comments in August. HMC submitted a final version of the plan addressing staff comments in November.

III. Key Policies

The plan includes recommendations related to land use, housing, transportation, economic development, parks and recreation, historic preservation, arts and culture, and environment and sustainability. Policy recommendations related to land use that may be of particular interest to the Comprehensive and Neighborhood Plan Committee (CNPC) and Planning Commission (PC) include:

- **LU1: Vitality, attractiveness, and prospects of the neighborhood's commercial corridors** includes exploration of a Historic District designation.
- **LU2: Intensification of land uses in selected neighborhood areas** includes working with the City to rezone T2 districts along the north side of University Avenue to T3/T4 and rezoning Snelling Avenue from T2 to T3.
- **LU3: Neighborhood-scale commercial nodes** includes future policy recommendations regarding Accessory Commercial Units.
- **HU2: Sustaining affordable rental opportunities** includes supporting rezoning, variance, or public funding for new development only if the development will provide a permanent number of units that are affordable for households making less than 60% AMI and working with the City to create an inclusionary housing policy for midsize to large developments.
- **HU3: Number and variety of housing opportunities** includes supporting infill opportunities within residential districts, including innovative models like courtyard housing, cohousing, work-live spaces and artist living and exhibition spaces.

IV. CNPC and PC Review



Because district plans are adopted as addendums to the comprehensive plan, City Code Section 105.06.(c) requires the Planning Commission to review the Hamline Midway 2030 Neighborhood Plan, stating:

City planning commission review. The commission shall advise the city planning commission of any proposed comprehensive plan, amendment or master plan, and secure from the city planning commission its recommendation with respect to the relationship of the proposal to the overall comprehensive plan of the city and the city capital allocation policy, and its opinion and recommendation as to any other planning consideration which may be relevant to the proposal, with its recommendation of approval, rejection or modification of the proposal. Said recommendation shall become part of the official record concerning the proposed plan or capital program and shall be submitted by the commission along with its recommendation. The commission may make such modifications, changes and alterations concerning the proposed plan or program as it deems necessary in consideration of the recommendations of the city planning commission.

The role of the CNPC and PC is to review the draft plan, then recommend release for public review. After the public review period and a public hearing has been held, the CNPC and PC will review the plan in full and make a recommendation to the City Council. Upon approval by the City Council, the plan will be reviewed by the Metropolitan Council.

V. Consistency with the Comprehensive Plan

The Key Policies listed above are aligned with the 2040 Comprehensive Plan's land use goals, particularly:

- Economic and population growth focused around transit.
- Neighborhood Nodes that support daily needs within walking distance.
- Equitably distributed community amenities, access to employment and housing choice.
- Efficient, adaptable and sustainable land use and development patterns and choices.

The District Plan as a whole also adequately addresses 2040 Comprehensive Plan policies related to transportation, parks, housing, and heritage preservation.

VI. CNPC Recommendation (May 30, 2025)

The Hamline Midway 2030 Neighborhood Plan adequately incorporates 2040 Comprehensive Plan goals and thorough community engagement. The CNPC recommended that the Planning Commission release the Hamline Midway 2030 Neighborhood Plan for public review and set a public hearing date of Friday, July 25, 2025.



VII. Public Hearing Update (July 25, 2025)

The Planning Commission held the public hearing for the Neighborhood Plan on July 25, 2025. One person spoke in support of the plan, representing the Hamline Midway Coalition. No written comments were received during the public comment period. The Planning Commission voted unanimously to advance the plan.

VIII. CNPC Recommendation (August 20, 2025)

CNPC recommends that the Planning Commission recommend approval of the Hamline Midway 2030 Neighborhood Plan to the City Council at their August 22 meeting.