Seward Urban GIS Project Redevelopment Suitability Analysis along the Midtown Greenway

2001

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A project of the
Minneapolis Neighborhood Information System (MNIS)
at the
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The Minneapolis Neighborhood Information System (MNIS) is a collaborative capacity-building effort intended to meet the needs of community-based organizations by providing access to property data that can inform community revitalization efforts and housing intervention and investment strategies. Partners in this project include the City of Minneapolis, the Neighborhood Revitalization Program, select Minneapolis neighborhood organizations, and CURA. Participating neighborhood groups receive training, project assistance, GIS expertise, and access to property information, as well as opportunities to share ideas about GIS projects and housing strategies with other neighborhoods.

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Neighborhood: Seward Neighborhood Group Project

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Neighborhood Contact: Michael Jon Olson

Project Description: The Seward Neighborhood Group wished to conduct land use and zoning analysis for potential redevelopment of industrial properties along the Midtown Greenway. The neighborhood wanted various maps of the area along the Midtown Greenway and statistical analyses. Maps requested included: land use, single owners of multiple properties, vacant properties, and building vs. land distribution. Spreadsheets were also requested of all 268 parcels along the Greenway, building vs. land value statistics such as percentages of industrial vs. residential properties, and tax revenue statistics such as tax revenue per square foot and total tax revenue for industrial and residential.

Project Outcomes: The product and outcome of the analysis were four maps of the Midtown area. The four maps were of the land use of the area, the ratio of building to land value, the vacant properties in the area, and also a map showing the single owners of multiple properties as to who owns them and what parcels they are. Our group also calculated various area and tax statistics and from them created three graphs: Tax Revenue and Area, Percentage of Industrial vs. Residential Area, and Tax Revenue per Square Foot. When our analysis was complete, our group found that the increased tax revenue by industrial areas over residential areas was very small (less than 1 cent per square foot). It appears from our analysis that the cost of demolition and construction in the area did not seem to be justified. So in our opinion, redevelopment by replacement of industrial properties along the Midtown Greenway is not justified by the very small increase in tax revenue and therefore is not economical viable to pursue.

Challenges/Limitations: A few problems and errors were encountered over the course of the project. The original data was incomplete, as there were parcels missing owner and taxpayer information. A cost benefit analysis of the Midtown Greenway area was

also requested. Unfortunately, the data needed to conduct this research was unavailable. This data included the cost of building construction, cost of building demolition, the cost of changing brown field districts, and the problems of re-zoning the area from industrial to residential.

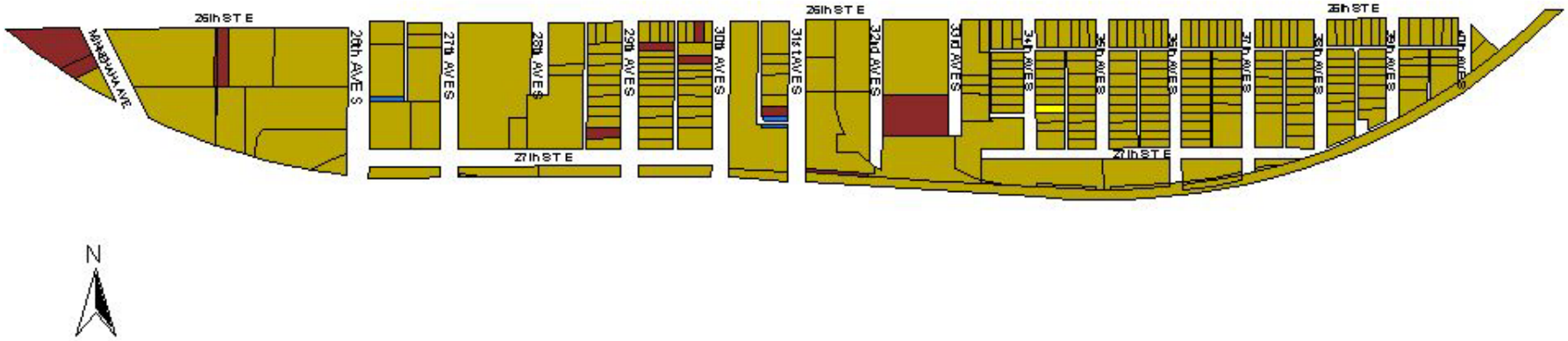
Data Sources: City of Minneapolis.

Land Use Along the Midtown Greenway
Seward Neighborhood (268 parcels)

- Single-Family Residential (158)
- Industrial (51)
- Multi-Family Residential (30)
- Vacant and Miscellaneous (26)
- Commercial and Retail (3)

Vacant Properties
Seward Neighborhood (17 parcels)

- Vacant Unused Industrial (12)
- Vacant Streets and Alleys (3)
- Vacant Unused Residential (1)
- Owned Properties (252)



Building Value vs Land Value
Seward Neighborhood (268 parcels)

- Building Value < Land Value (135)
- Building Value >= Land Value (62)
- Building Value >= 2x Land Value (27)
- Building Value >= 3x Land Value (42)
- Unknown value (2)