

Loring Park Neighborhood

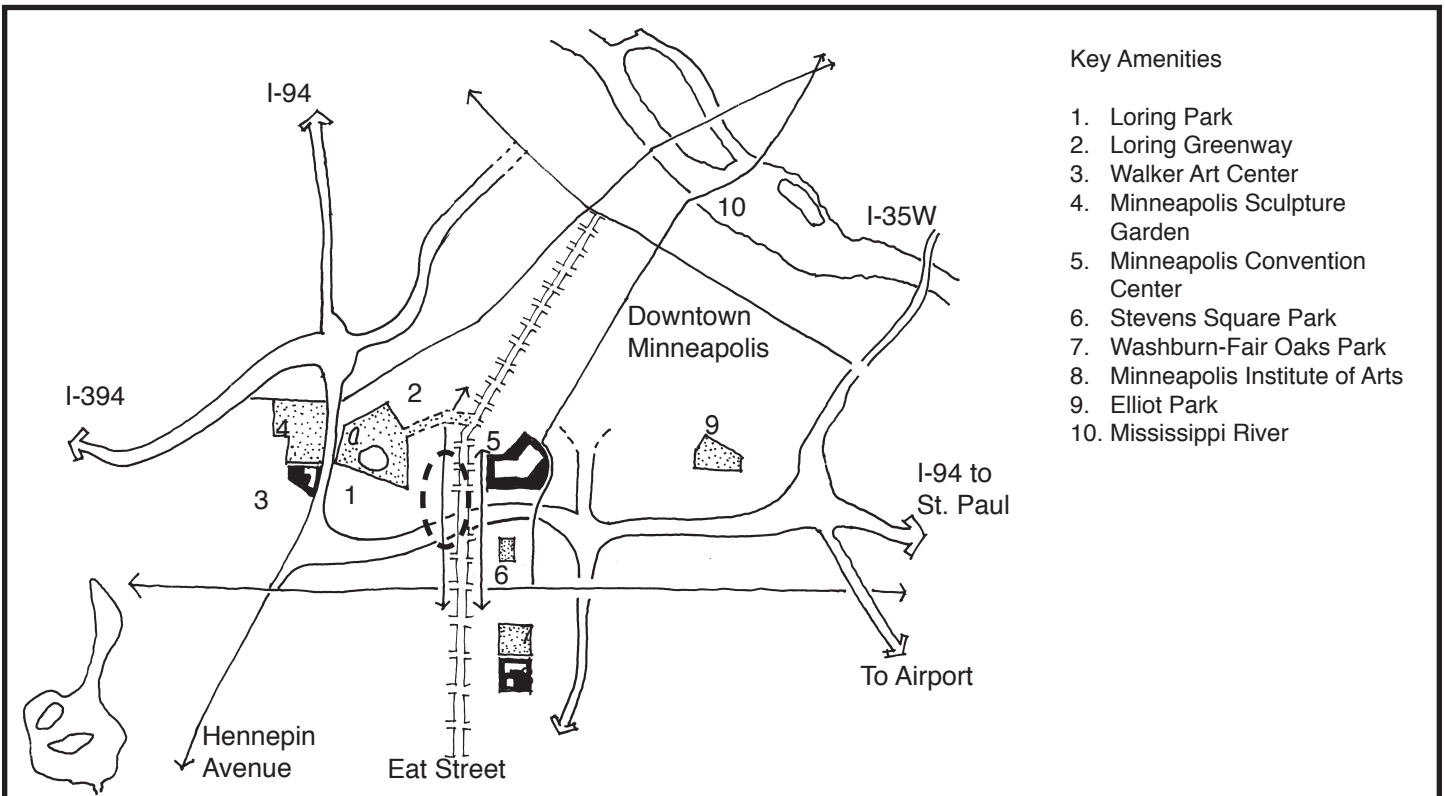
Development Site Information Sheet, Minneapolis Corridor Housing Initiative



The Corridor Housing Initiative is an exciting partnership among Minneapolis neighborhoods, city government, and a technical team of development consultants, design experts, and facilitators to connect market opportunities with neighborhood goals. Our objective is to create great neighborhoods that support housing choices for a mix of incomes and households, with access to transportation options, retail amenities, parks, and job opportunities.

Corridor Housing Initiative projects are selected through a competitive process initiated by neighborhoods that support housing development along major corridors in Minneapolis. A total of five corridors have been selected for the project to date: Nicollet Avenue in Loring Park, East Lake Street, Nicollet Avenue in the Kingfield neighborhood, South Lyndale Avenue, and West Broadway Avenue.

The Corridor Housing Initiative reduces front-end costs for developers by providing community support for development through suggested development guidelines, neighborhood and City support for higher density development through zoning recommendations, and increased access to available City funding cycles.



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Design and Development Guidelines

Summarized from the Citizens for a Loring Park Community's Nicollet Avenue Development Guidelines (www.loringpark.org)

CLPC's goal is to create a premier live/work urban environment with a low dependence on the automobile for daily living by drawing together a dense mix of housing, jobs, services, recreation, and culture along Nicollet Avenue that meets both city goals and neighborhood interests.

What is the neighborhood offering?

CLPC is offering neighborhood support and assistance for developing high density mixed use housing along Nicollet Avenue. This includes CLPC's commitment to:

- Support zoning variances for projects that meet the goals of these guidelines.
- Continue to improve the safety, convenience and beauty of life in the neighborhood.
- Facilitate bringing a full-service grocery store to Nicollet Avenue.
- Facilitate extension of the downtown bus fare zone to 16th Street and Nicollet Avenue.
- Preparatory work, including participation in the Corridor Housing Initiative, that will streamline city department and council approvals.
- Special consideration for use of neighborhood-allocated NRP and city housing funds.
- Sharing the completed city policy review for the three identified development sites.
- Sharing the comprehensive listing of available funding programs for corridor development.

What is the neighborhood asking for?

Mix of uses

- High density rental and for-sale units, with an emphasis on affordable ownership units starting at \$120,000.
- 25% of units available to people at 50% of metro median income.
- Housing types for a variety of household types, such as artists, students and seniors, and especially the downtown workforce.
- A full service balance of ground floor uses that fit the "Eat Street" identity, including restaurants, neighborhood services and cultural venues.
- Cooperation with displaced businesses and institutions to explore relocation into the newly developed space, and to ensure long-term affordability of newly developed space.

Movement and connectivity

- Car sharing as a service in new developments.
- Careful integration with multiple transportation modes, including pedestrian ways, the bus system, and bicycling.
- Cooperation in exploring possible future uses of the space over I-94.

Neighborhood history and character

- High quality, interesting architecture
- A pedestrian-friendly ground level with multiple entrances and windows on the street which establish connections between pedestrians and activity within buildings.
- Building massing with a 4-story base/datum line to relate to the surrounding residential area. Taller portions should be set back from the street line.
- Sustainable building design and LEED certification is encouraged.

Open space

- Minimum 5% of ground level devoted to active urban open space.
- Architecture and open space at 15th St. and Nicollet Ave. that establishes identity for the neighborhood.
- Underground utility lines.
- Street trees and ornamental street lighting as outlined in neighborhood policies.

Parking infrastructure

- Cooperation with CLPC and City of Minneapolis in working on a comprehensive parking solution for the Nicollet Avenue corridor, including coordination of parking for all three development sites.

Coordinated site planning

- Cooperative partnering between developers is encouraged to achieve the objectives of these guidelines.

Planning and design process

- Formation of a solid partnership between CLPC, developers, and the City of Minneapolis to achieve the best results for all concerned.
- Commitment to a community planning process that is amenable to all parties, beginning at the programming stage of the project.

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