

Implementation - What Happens Next?



Priority Project Areas

Forwarding a strong vision is important, but putting theory into practice is the primary outcome for this work. Toward that end, Elliot Park has identified several priority project areas that will best demonstrate Master Plan objectives and also serve to attract ongoing public and private investment in the neighborhood. These project areas and the specific steps to implement them, are defined in Chapter 6, including:

- A** Historic 9th Street
- B** Central Core
- C** Southside Housing
- D** 8th/11th Avenue Node
- E** Neighborhood Commons Initiative

Planning Team

The Master Plan was prepared under the direction of Elliot Park Neighborhood, Inc. with support from the Minneapolis Planning Department. The planning team included:

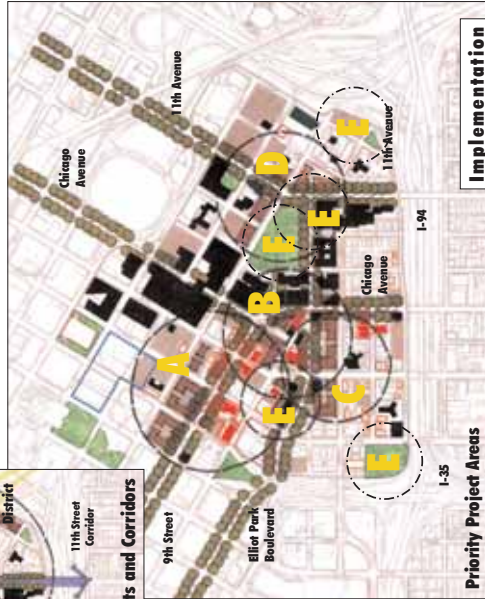
- Hokanson/Lunning/Wende Associates, Inc.
- Close Landscape Architecture, Inc.
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Understanding the Master Plan
 The Master Plan is based on a set of general urban design principles and specific planning objectives. Further exploration of these basic building blocks led to several exciting themes, which form the framework for detailed development guidelines and strategies for project implementation. Themes included:

- Districts and Corridors
- The Neighborhood Commons Initiative
- Creating a Sustainable Livable Neighborhood

Each of these themes will be discussed in greater detail in chapters 4 and 5 of the Master Plan.



Priority Project Areas

Master Plan Outline

The Master Plan is organized into the following chapters:

- Chapter 2 **Historical Perspective**
- Chapter 3 **Assets and Challenges**
- Chapter 4 **The Master Plan**
- Chapter 5 **Design Guidelines**
- Chapter 6 **Implementation Projects**

Implementation

Southside Housing

Implementation

Central Core

Implementation

Historic 9th Street



Elliot Park

Neighborhood Master Plan

Summary

August 2002

What does this mean today?

Elliot Park is a pioneer downtown Minneapolis neighborhood. Like so many neighborhoods at the edge of the urban core, it has experienced a roller-coaster ride—quickly falling from sophisticated elegance to significant disinvestment, and then rising again to become attractive for redevelopment, all in a matter of decades. Now, with growing interest in urban revitalization and the coincident financial strength of public and private partners supporting reinvestment, it is important that Elliot Park guide the location, type and character of new development within and adjacent to its borders.

Increased pressures on close-in neighborhoods, such as Elliot Park, demand bold vision and thoughtful preparation of the necessary tools to invite appropriate development while insuring that incremental improvements support broader neighborhood goals.

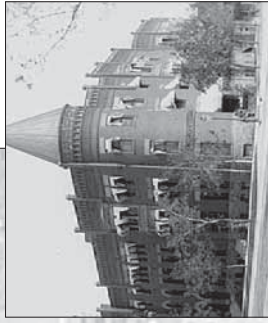
Revitalization of the Elliot Park neighborhood is based on innate strengths, unique character and a will to succeed. These distinctive qualities are defined by the people who live, work, shop and play here – the best experts who can speak to these values because they experience them every day.



How can Elliot Park preserve its neighborhood heritage in the face of increased pressures from adjacent districts?



How can Elliot Park sustain/expand its livable qualities?



Elliot Park

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Historical Perspective

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Early History

Development patterns and the growth of Minneapolis largely grew out of the city's historical response to its geography.

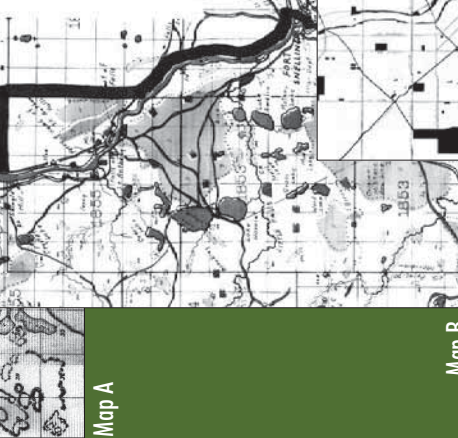
Map A shows how the Mississippi River has shaped the city's form and structure. The river carved a beautiful canyon surrounded by highland bluffs to the east. On the western boundary lay the sprawling area of drift hills, the Chain of Lakes and Minnehaha Creek. Between the hills and the canyon, the once meandering Mississippi River left behind a broad flat sandy loam plain of prairie grassland.

Native American and early settlers created a network of connections uniting the resources on the eastern and western edges of the city with elements located in the middle of the plain. The Trygg map of 1853 (Map B) illustrates a diagram of early trails crossing the triangular shaped grassland prairie marked on the map.

In 1917, the 'Bennett Plan' for Minneapolis sought to formalize this pattern into a system of interlacing parkways, avenues and boulevards. (Map C) This system formed the basis for uniting the many neighborhoods and parks of the interior section of Minneapolis with the resources on the edge. Though this plan was never fully implemented, this concept became the guide for creating development along the riverfront and our world-renowned system of community parkways, known as The Grand Rounds.



Map A



Map B



Map C

Maps provided by: Design Center for American Urban Landscape

Resource Library Contents

- 1975 - Proposal for a Comprehensive Plan
- 1978 - Analysis of Stadium Impacts
- 1978 - Proposal to HUD
- 1980 - Eastern Downtown Minneapolis Parking Study
- 1981 - Report of the Stadium Operations Committee
- 1981 - Retail Market Analysis
- 1986 - Elliot Park Neighborhood Improvement Plan
- 1992 - Proposal for Streetscape and Facade Improvements
- 1992 - Downtown East and the New Courthouse
- 1994 - An Eastern Gateway to the Downtown
- 1995 - Neighborhood Home Improvement Loan Fund Handbook
- 1995 - Commercial Planning and Community Greening Opportunities
- 1996 - Transit Redesign
- 1997 - Elliot Park NRP Strategic Plan
- 1998 - Building Better Futures Initiative
- 1998 - Elliot Park Neighborhood Jobs Project
- 1999 - Avenue of the Arts - Project Summary
- 1999 - Hiawatha LRT Corridor Transit-Oriented Development Market Study
- 2000 - Downtown Minneapolis Transportation Study

In addition, the following information should be considered mandatory reading for anyone interested in neighborhood-based planning:

- The Minneapolis Plan
- Vision 2010
- The Minneapolis Zoning Code of Ordinances and Land Subdivision Regulations (November 1999)

Recurring Issues and Recommendations

- Promote additional market-rate housing
- Reclaim surface parking lots for infill development
- Slow traffic - promote shared streets (cars, bikes, transit, pedestrians)
- Protect historic buildings and districts
- Explore opportunities for commercial/retail/restaurant uses
- Promote neighborhood greening and streetscape improvement



Decades of Change . . . Major Impacts

1960

- Active rail and yards
- Foshay Tower - a downtown landmark
- Minneapolis Central Library on 10th & Hennepin
- Continuous street grid - from neighborhood into downtown
- Urban forest - street trees and neighborhood greenspace



1983

- Metrodome
- Hennepin County Medical Center
- Hennepin County Government Center
- Westbound I-94 completed



1973

- IDS tower under construction
- Interstate 94 completed
- Interstate 35W under construction



1999

- Convention Center - with expansion
- Riverfront housing
- Target Center
- Public parking ramps at the edge of downtown



What Happens Next?

- Explore opportunities for appropriate redevelopment that will:
- Enhance economic health
 - Enhance character and function
 - Enhance livability

Resource Library Overview

At the outset of this Master Plan study, EPNI provided an extensive library of resources and information. Some of these documents date back to the 1970s and suggest an interesting chronology of issues, goals and progress (or lack of progress) for specific community initiatives over the last several decades.

A quick evaluation of this material led to the following questions:

- Which ideas/recommendations have already gained broad neighborhood acceptance and support?
- Which ideas/recommendations have already been discarded or have little neighborhood support?
- Which ideas/recommendations have been published, but have not been evaluated within a broader neighborhood discussion?
- Which ideas/recommendations are being implemented or have been completed?
- Do some of the ideas/recommendations have a higher priority than others based on current neighborhood objectives?

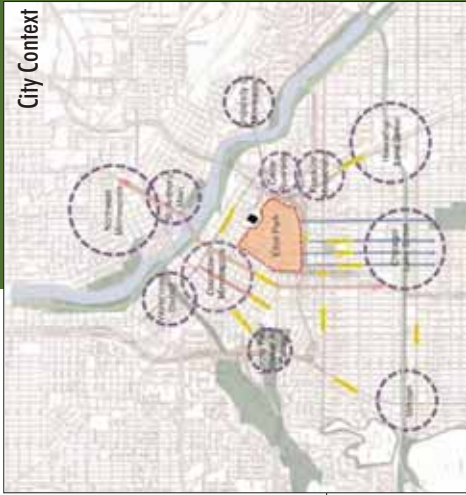
Why is this Information Important?

Ongoing discussion and critique of this information by the Elliot Park Neighborhood Master Plan Steering Committee, Study Teams and other participants will:

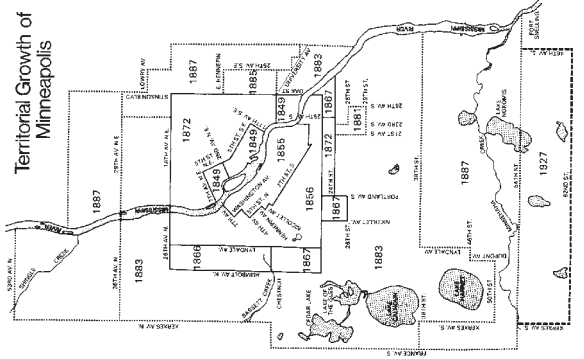
- further clarify and define neighborhood objectives
- outline priority projects and key issues
- identify successes and challenges from the past that may inform future recommendations.



The Minneapolis city boundary continued to expand throughout the late 1800's and early 1900's. Additional housing and goods and services developed close to available jobs, primarily with the railroad and the various mills along the river. New immigrant families began to settle in these close-in neighborhoods representing a broad mix of cultural backgrounds including German, Polish, Czech and Scandinavian. More recent demographic information indicates that new populations of Somali, Russian, African American, Native American, Southeast Asian and Hispanic people now live in Elliot Park.



Territorial Growth of Minneapolis



1960's downtown skyline characterized by Foshay Tower landmark.

Although evolving urban neighborhoods continually face social/cultural challenges, new housing, new commercial uses and new parks will improve the economic vitality and overall quality of life for everyone in Elliot Park.

Master Plan Goals and Objectives

Urban Design Principles

- Foster a sense of place and community
- Invest in the public realm
- Broaden the mix of uses
- Improve connectivity
- Preserve and enhance heritage resources
- Respect architectural form, scale and context
- Support 'greening' as a major component of development
- Balance economic vitality with quality of life
- Reinforce safe environments
- Promote sustainable neighborhood development strategies

Identify opportunities for additional public parks and squares as key neighborhood gathering/celebration nodes.



Peony Plaza

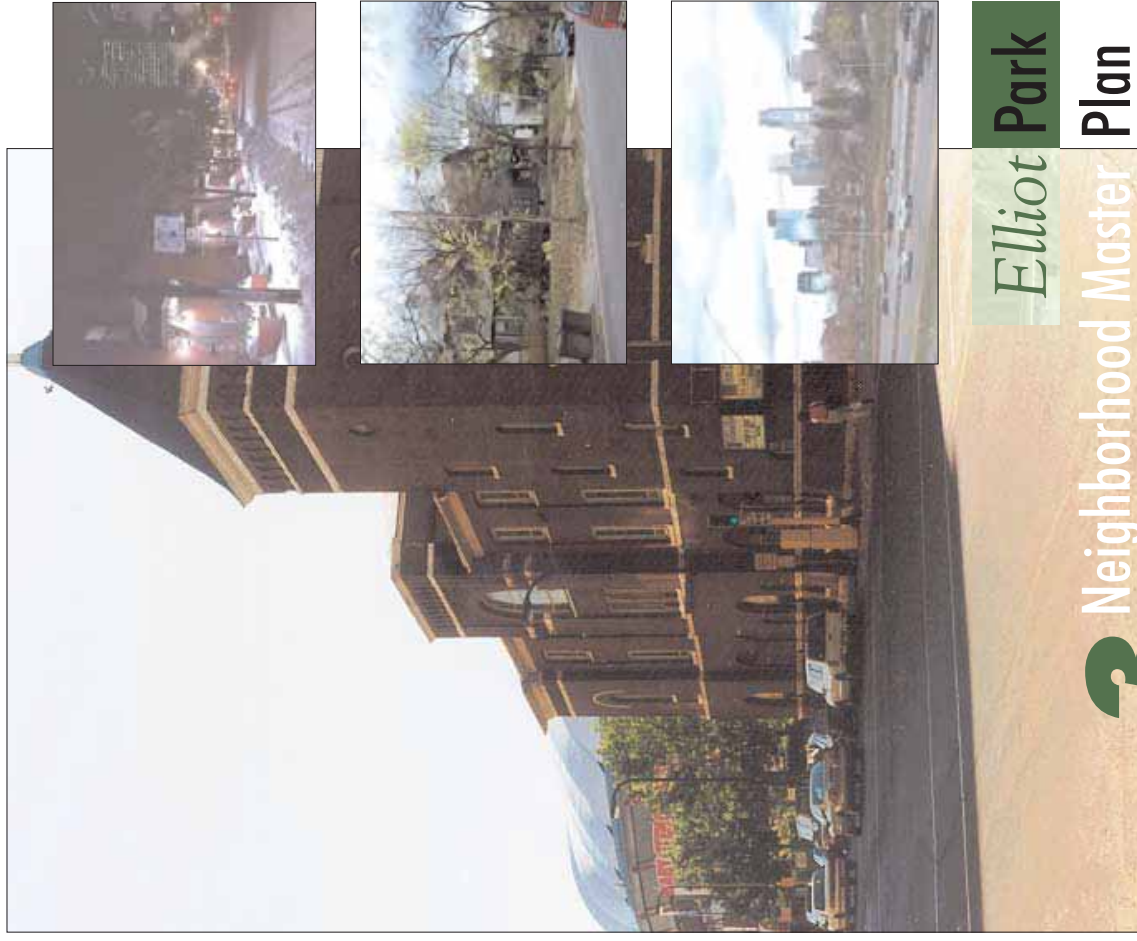
Having identified the issues and 'focus areas' it wished the Master Plan to address, the Elliot Park Neighborhood worked with a team of urban design consultants to conduct a series of community forums and workshops. During the early stages of this process, participants articulated the following objectives and outcomes for this Master Plan including:

- create a pedestrian-scaled urban neighborhood with a broad continuum of housing opportunities and sufficient commercial, institutional and recreational facilities to sustain and build community.
- make Elliot Park a safer, more attractive and more appealing neighborhood.
- generate an exciting vision based on sound urban design principles to describe the future of Elliot Park.
- produce graphic scenarios for future land uses in the neighborhood that reflect appropriate utilization of space on an urban, pedestrian scale.
- provide evaluative and developmental tools, such as building proto-types and design guidelines, that will assist in implementing the Master Plan.
- suggest short and long-term strategies, and target specific priority projects to ignite development interest and promote the Master Plan as a call for action.



Chapter 4 - The Master Plan

Study team workshops, neighborhood meetings and stakeholder interviews used these principles and objectives to create the Master Plan (outlined in Chapter 4). This plan defines the specific actions, strategies and priority projects for Elliot Park.



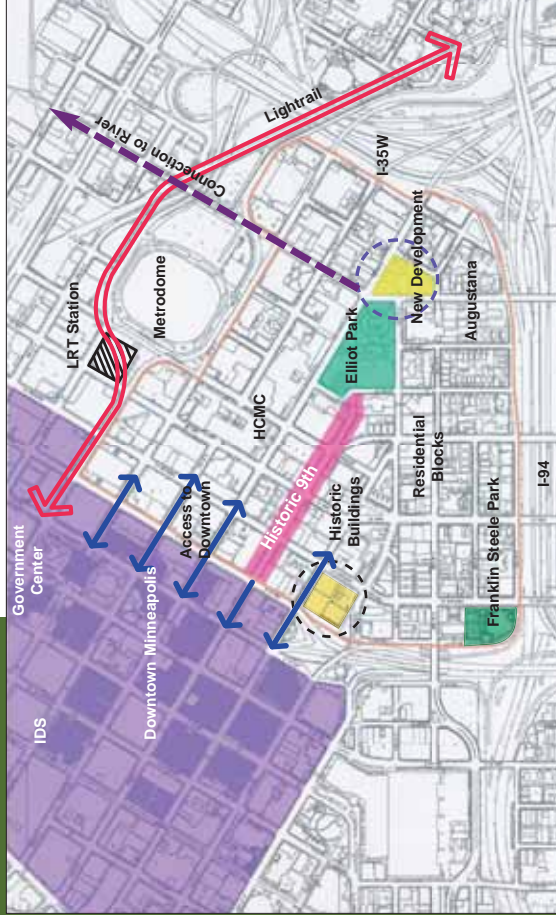
Elliot Park

3 Neighborhood Master Plan

Assets and Challenges

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Building on Existing Strengths



Neighborhood Strengths

- Compact, cohesive neighborhood
- Numerous opportunities for redevelopment
- Committed institutional partners
- Expanding role of public transit
- Strong neighborhood leadership and commitment from residents

What attributes do we have to work with?

Neighborhood leaders, Study Team members and other community stakeholders worked together to identify and evaluate a list of shared neighborhood values and positive attributes on which to build this plan. An inventory of important buildings, streets, public parks and other amenities helped define neighborhood priorities, identify key issues and determine Master Plan objectives.

Although parking and traffic are an ongoing challenge, Elliot Park also has the opportunity to take advantage of the large number of people moving through the neighborhood to support new business, restaurant and shopping attractions.

Critical to the success of this Master Plan is the preservation, restoration and enhancement of existing neighborhood strengths and assets. With respect for the past and a greater understanding of the many cultures now settling here, Elliot Park has an opportunity to creatively blend the old with the new; the historic with the contemporary, and bring forward a strong action plan for the future.



Dormitory at North Central University



Some areas of Elliot Park are distinctly residential; how should their character be preserved?

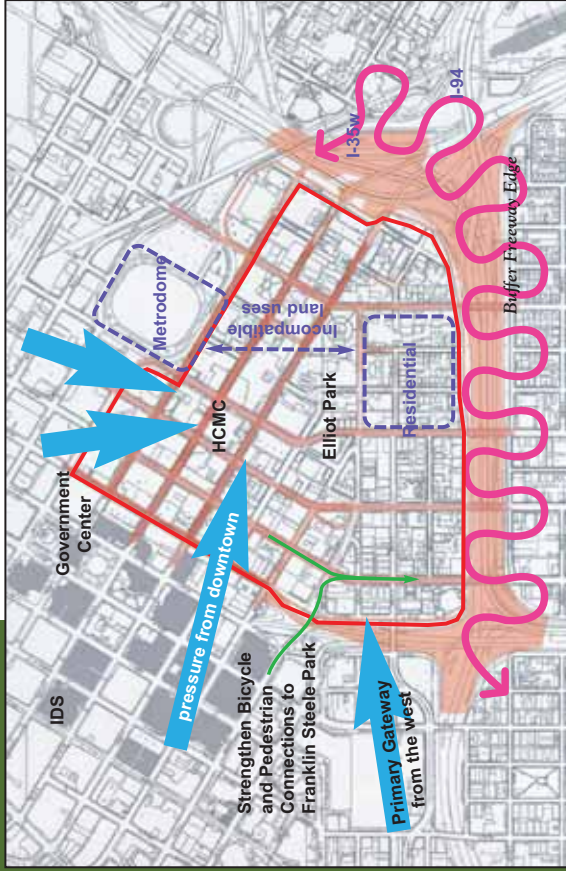


Buildings such as the Lenox can be renovated to fulfill a need (housing, retail etc.) and still retain the character of the neighborhood



- **Describe the character of the public realm:** What is public and what is private space in Elliot Park? What is the rhythm, scale, and proportion of the experience of public space in the neighborhood? And how can these spaces be identified and articulated in the future development of Elliot Park?
- **Develop in-fill housing/commercial mixed use:** How can the distinctive style, rhythm, proportion, diversity and sensitivity to location that defines Elliot Park be emphasized?
- **Identify potential commercial corridors/cluster areas:** Where and how will future commercial/ retail development occur in Elliot Park?
- **Parking lot recovery:** How can a long-term vision and strategy to reclaim parking lots for in-fill housing and commercial uses be accomplished?
- **Greening and gardening:** How can efforts to beautify this neighborhood with community gardens, landscape and other improvements to the public realm be supported and implemented?

Identify Issues and Challenges



Neighborhood Issues

- Development pressures from downtown
- Impact of the freeways
- Preservation of neighborhood character
- Incompatible land uses

What challenges do we face?

The counterpoint to neighborhood strengths and assets is, of course, an evaluation of neighborhood issues and challenges. Once again, an inclusive process of Study Team discussion and mapping brought forward a list of concerns to be addressed in the final Master Plan.

The single most significant challenge for Elliot Park is based on the geography of the city. Close proximity to downtown and to the streets and freeways that serve the core of Minneapolis provide many benefits, but also create a number of problems. High volume traffic and the reservoir of parking lots to serve downtown workers and special events at the Dome impact neighborhood character and activity.

Unfortunately, for the past several decades this neighborhood has been perceived as more of a 'pass-thru' district than a destination - with greater emphasis on moving cars than creating places for people. The neighborhood has expressed a strong mandate for change, protecting its valuable resources while participating in a broader discussion about city-building and the shape of redevelopment within and adjacent to its borders.



Unclear transition between public and private spaces; very low pedestrian scale amenities along the street.



Elliot Park sits between I-94 and Downtown Minneapolis



Challenge to accommodate some surface parking lots but still improve the street edge, reduce signage 'blight' and encourage pedestrian activity

Neighborhood Challenges

- High traffic volume on local streets
- Numerous parking lots
- Diverse mix of uses and architectural character
- Development options
- Providing job training, access, incubation
- Day care need and availability
- Understanding and celebrating the cultural mix
- More neighborhood greening
- Community pride, character & identity
- Recreational amenities - current and future needs



Shaded areas indicate large percentage of land dedicated to surface parking lots within and around the neighborhood

Focus Areas

- **Identify and define the entries, boundaries and edges of the neighborhood:** How can these borders be highlighted to help define the distinctive character of the neighborhood? In fact, where does Elliot Park truly begin and end? What elements and unifying features can be emphasized to make the statement: “You are now entering Elliot Park?”
- **Delineate connections to the broader community:** How can such corridors be utilized by the neighborhood to maximize the connections they provide and also be “captured” to reflect the character and serve the needs of Elliot Park?
- **Identify and define distinct sectors of Elliot Park:** Are there distinct or unifying features in the neighborhood that can be identified; and if so, how can they be accentuated or linked to create a definable community?
- **Exploit the distinctive themes of Elliot Park:** How can the historical significance, diversity, and pedestrian-scale be preserved and enhanced?

What are the issues to be explored?

As a result of a neighborhood inventory and evaluation of assets, challenges, demographics and development trends, a number of ‘focus areas’ were identified. The following images depict some of the issues discussed in the sidebars.



A series of brownstone apartments serves as one kind of edge.....



and HCMC serves as another.



Transition from downtown into the Elliot Park neighborhood must consider building scale, land use, traffic patterns and street character



The lights of Downtown Minneapolis serve as a backdrop for Elliot Park at night. (Photo courtesy of Zach Hilpert)



East Village housing under construction

Neighborhood Assets

- Close to Downtown core and the river
- A variety of historic buildings
- New housing going up right now
- Nearby job opportunities
- The “park” - neighborhood centerpiece
- High quality residential blocks
- Hierarchy of streets, good access and circulation
- Access to transit



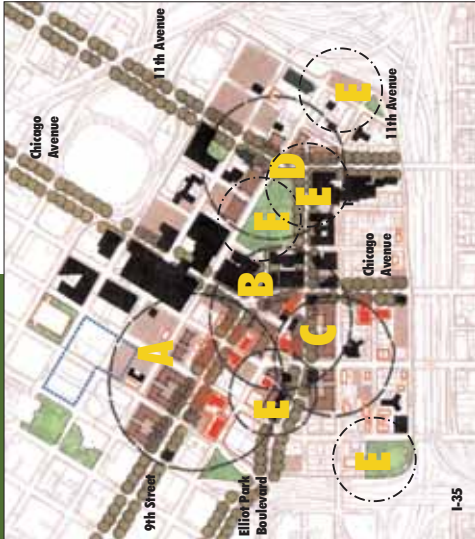
Historic buildings located at 9th Street and Park Ave.



Example of a residence adjacent to Augustana

Priority Project Areas

The Master Plan recommends a number of specific initiatives with great potential for immediate implementation. Each of these priority projects will serve to demonstrate revitalization objectives defined in the overall plan, while encouraging additional investment in neighborhood development and public improvements.



I-35

For more information related to each of the recommended priority projects, refer to Chapter 6 Project Summaries

Implementation

Southside Housing

Implementation

Historic 9th Street



A Historic 9th Street

Build upon the texture and character of existing historic buildings while providing an enhanced connection to the downtown core.

B Central Core

Create a mix of residential and commercial uses (service, small office, restaurant) at this confluence of the four neighborhood districts.

C Southside Housing

Explore opportunities for new housing throughout the neighborhood, including two high priority areas between Chicago and Portland Avenues.

D 8th/11th Avenue Node

Build upon the success of the East Village development by looking for opportunities to provide additional housing and possibly ground-floor retail fronting on the park at this important neighborhood crossroads.

E The Neighborhood Commons Initiative

Provide a linked series of public greens and pedestrian scale spaces where diverse communities can gather and interact.

What, Where and How?

The Master Plan identifies the type and general location for future development and neighborhood improvements. The next two chapters - Design Guidelines and Project Implementation, provide more detailed description and direction for how to get things done.



Elliot Park

Neighborhood Master Plan

The Master Plan

August 2002

Why Master Plan?

Do nothing ... or plan for the future

Change happens - witness the dramatic changes to this neighborhood illustrated in the series of aerial photographs in Chapter Two. With the extraordinary growth of Downtown Minneapolis and the Riverfront, Elliot Park is now experiencing pressure to become the next inner city area for residential and commercial expansion. As change occurs in response to desired improvements and volatile market forces, EPNI continues to position itself to help guide the economic, social and physical developments for the benefit of all residents and workers in the community.

Construction cranes signal new growth downtown as the backdrop to this smaller scale, quieter neighborhood.



Improved transit service, including light rail, and redevelopment of vacant or surface parking lots are important elements of this plan.



As a result of careful planning and thoughtful debate, this Master Plan is not just a written report to be read by development and urban planning specialists. Instead, the Plan is intended to be a highly illustrative, accessible workbook featuring clear graphics and detailed recommendations to appeal to and engage the interests of many different neighborhood audiences and community stakeholders.



Elliot Park is situated in a unique and challenging location between a primary transportation corridor and a growing downtown.

Sustaining a Livable

By choosing to invest in Minneapolis' inner city, the Elliot Park neighborhood demonstrates a strong commitment to the fundamental principles of sustainable planning: redevelopment of brownfield sites, reuse of existing buildings and infrastructure; revitalizing the city by linking to a larger urban fabric. Ultimately, sustainable neighborhood planning relies on the stewardship of its residents: "The most fruitful [sustainable] indicators build upon strengths of the community and are defined with strong involvement by a diverse cross-section of residents and stakeholders." In the first year of planning, the Elliot Park community has voiced its interest in and commitment to the following sustainable values:

- Adaptive Re-use/Preservation of historic buildings and infill development
- Focus on mixed-use, mixed-income and mixed-demographics to encourage live-work relationships and diversity.
- 'Step-down' building heights to respect the transition of building scales between the neighborhood and downtown and to increase accessibility of natural light to each block.
- Increase bus service and connect to new LRT line.
- Expand and enhance bike-routes and pedestrian corridors
- Promote 'walkability' by linking to existing amenities
- Promote urban 'Greening' or reforestation
- Increase public greenspace
- Exceed City of Minneapolis greening requirements for parking lots, streets and new development



Bioswale in parking lot collects and cleanses stormwater

'Green' architecture and creative site planning conserve resources. Adam Joseph Lewis Center for Environmental Studies, Oberlin College

Neighborhood

Sustainable issues are imbedded in good planning principles: what is good for the environment strengthens the community and the local economy as well. Taking on a more forward-thinking approach, Elliot Park has the potential to become an eminent example of innovative sustainable neighborhood development.

- **Water management:** improve water infiltration by minimizing paved surfaces and increasing vegetation. For example green roofs; tree-lined streets; permeable pavement; swales in place of gutters; native plantings; orchard parking.
- **Create shared spaces** that sustain the neighborhood, such as community gardens and roof top greenhouses.
- **Consider district heating and cogeneration**, which relies on burning waste wood chips as fuel, an alternate energy means.
- **Overlay zoning ordinance** to limit parking in order to increase density, reduce paved area and promote transit alternatives.
- **Encourage cooperatives** and other environmentally sound vendors into the neighborhood.
- All new construction should follow **sustainable building guidelines**.

The Neighborhood Commons Initiative

Create new public gathering spaces:

1. Park Avenue Cultural Commons
2. Central Core Centennial Commons
3. Elliot Park Community Commons
4. East Village Residential Commons
5. Franklin-Steele Park Neighborhood Commons
6. Triangle Park Pedestrian Commons
7. Elliot Park Promenade

What does 'livable community' mean?

Responses to this question are as varied as the cultures and communities represented in the different Minneapolis neighborhoods. For Elliot Park the focus is on:

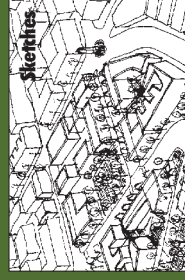
- the quality of the streets
- the scale and character of new development
- the energy and activity a mix of uses can bring
- the availability of public 'breathing space' as part of the rich legacy of our local and regional parks system.

Investing in the public realm is an important component of the master plan and a crucial priority to create the truly livable community this neighborhood seeks. The primary armature for these improvements is the Neighborhood Commons Initiative. This idea, in response to the rich history and existing cultural diversity of this neighborhood, recommends a series of linked public spaces, or commons, to encourage neighborhood interaction. A creative mix of indoor and outdoor facilities would support new and existing programs, special events, outreach and other activities that invite gathering, education, cultural expression and recreational opportunities for all ages.



Neighborhood Participation

Tools for Investigation



A History of Study

The Elliot Park Neighborhood has been the subject of, or has directly participated in, numerous studies related to a variety of issues including:

- Relationship to the rest of downtown
- Amenities and attractions
- Strengths and assets
- Land use and building types
- Neighborhood districts
- Corridors and connections
- History, culture and many more

To further refine and understand this information, we asked the following question: **What are the primary influences that will shape, determine or inform what happens next in the Elliot Park Neighborhood?**

Stakeholder Interviews

The planning process officially began with a series of individual interviews and small group discussions with neighborhood stakeholders. Each of these provided an opportunity for the planning team to hear firsthand the specific issues and concerns expressed by area employers, institutions, residents, clergy, business owners, elected officials, city staff and other interested participants.

Study Team Workshops

During workshop and studio sessions, Study Teams and the urban design consultants used mapping, photography, sketches, computer modeling and even a table-sized scale model to help visualize the building massing and scale of proposed improvements. These techniques resulted in a

Master Plan document that lends itself to many purposes, including recommendations for specific development initiatives, the marketing of neighborhood assets, and preparation of detailed neighborhood-level urban design guidelines.



Study teams made up of EPNI staff, task force members and other neighborhood participants used various techniques to explore options for each component.

Layers Inform the Plan

The Elliot Park Master Plan suggests that the City and its neighborhoods are organized around inseparable systems (layers) that interact with one another: housing, parks, transit, commercial uses and infrastructure are all essential parts of the whole. Through a series of public meetings and study team workshops, Elliot Park explored each layer with a focus on:

- Patterns of Development
- Patterns of Movement
- Design of the Public Realm
- The Social/Cultural Mosaic

Detailed examination of each component (or layer) provided a much clearer picture of existing conditions, ongoing challenges and new opportunities for the Elliot Park neighborhood. Study teams then defined specific objectives for each layer, setting a strong design and development agenda for the Master Plan.

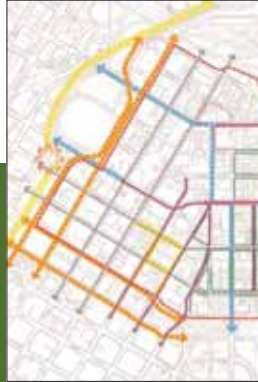
Patterns of Development

- Encourage adaptive re-use and creative infill
- Encourage mixed-use - residential/commercial
- Promote a mix of housing types
- Mitigate or redevelop surface parking lots
- Explore a 'step-down' approach to building heights, transitioning from Downtown to the residential neighborhood



Patterns of Movement

- Provide a bus circulator route through neighborhood
- Extend bus routes to connect with the new Light Rail Transit (LRT) station
- Provide additional bus service to Downtown
- Explore 'district' parking solutions
- Provide additional east-west bike routes
- Explore traffic calming solutions



Design of the Public Realm

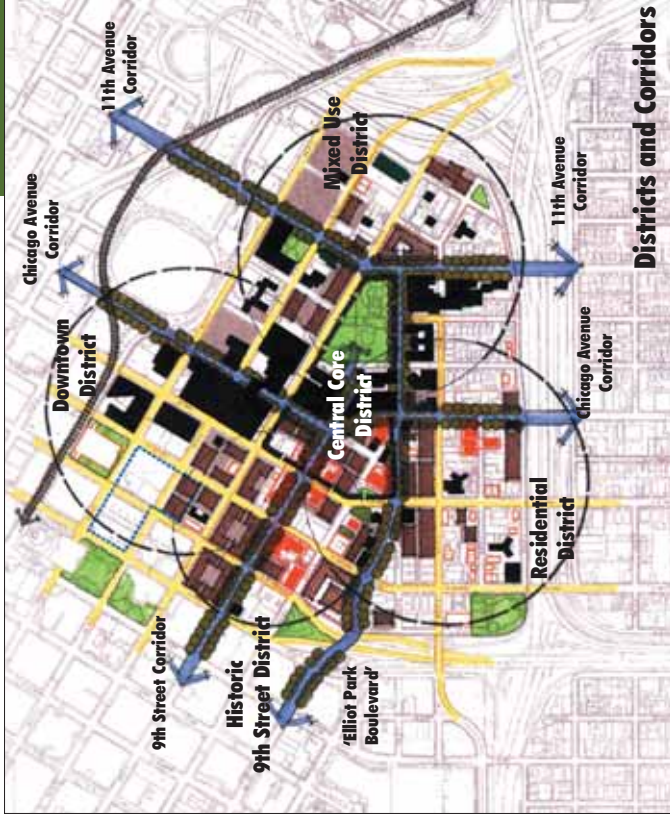
- Promote safety throughout the neighborhood
- Improve lighting - build on existing programs
- Enhance historic 9th Street and other pedestrian corridors
- Support additional greening - urban reforestation
- 'Piggyback' on existing initiatives - LRT, Guthrie Theater, Avenue of the Arts, Historic Mills Park

The Social/Cultural Mosaic

- Evaluate existing facilities and programs offered by both public and private entities
- Explore opportunities for new community center
- Promote participatory public art projects
- Encourage shared resources among various neighborhood institutions and cultural groups
- Promote safety and security
- Explore opportunities for additional public gathering spaces - neighborhood commons



Districts and Corridors



Districts and Corridors

The preliminary 'Composite Plan' revealed a number of distinct zones or districts within Elliot Park. These districts are defined by the quality and character of buildings, mix of uses and other amenities. Specific design guidelines and project recommendations are based on the following districts:

- Downtown District
- Residential District
- Mixed-Use District
- Historic 9th Street District
- Central Core District

Traffic movement patterns within and around Elliot Park create a variety of both positive and negative impacts. These were evaluated according to a defined hierarchy of street types (or corridors):

- Destination Streets
- Connector Streets (local and regional)
- Neighborhood Streets

For more detailed description and recommendations related to districts and corridors, see Chapter 5 - Design Guidelines.

Understanding the Master Plan

The Master Plan reflects a set of general urban design principles and specific planning objectives. When applied to the various layers, or city-building components identified in the study team workshops, these principles and objectives begin to define the physical form, structure and overall character of the neighborhood. Further exploration of these basic building blocks led to several exciting themes that provide the framework for detailed development guidelines and strategies for project implementation discussed in greater detail in Chapters Five and Six. These themes include:



Districts and Corridors - This component of the plan identifies the unique qualities and assets within each district while recognizing the variety and character of the many streets that serve and pass through the neighborhood.

The Neighborhood Commons Initiative - Promotes partnerships to develop a series of linked public spaces, including improvements to the existing Elliot Park Recreation Center.



Weaving Sustainable Goals into the Master Plan -

Encourages an approach that will integrate adaptive re-use, careful infill and new construction within existing districts, while building on neighborhood strengths and shared planning objectives.



Preliminary Composite Plan

Putting the Layers Together

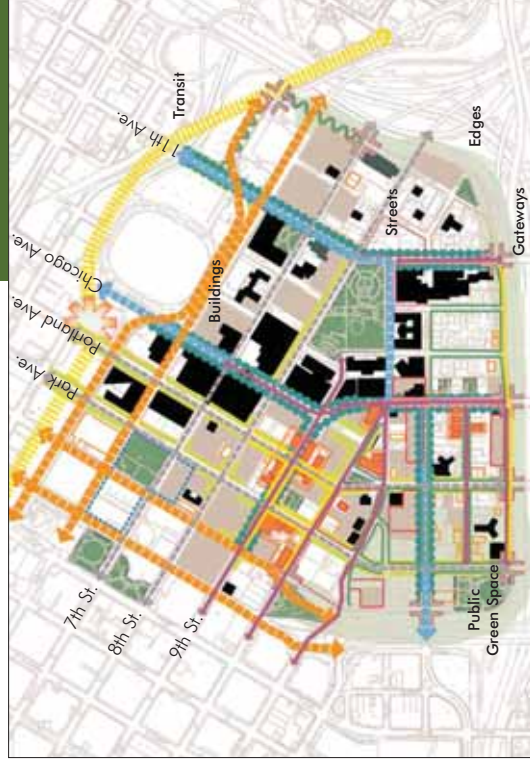
The Preliminary Composite Plan begins to illustrate the basic structure of the neighborhood highlighting the following elements:

- The strong institutional core through the heart of the neighborhood (black buildings)
- The unique historic buildings and blocks along 9th Street (red)
- The freeway trench on three sides of Elliot Park, creating an island neighborhood
- The distinct zones or districts within the neighborhood, each with unique identifiable changes in land use and building patterns:
 1. The mostly residential/institutional district on the east
 2. The mixed residential/institutional district on the east
 3. The 'downtown neighborhood' district to the north

Although somewhat messy at this point in the process, the Composite Plan shows an emerging physical structure for neighborhood improvements and, perhaps more importantly, sets the stage for a Master Plan that is based on respect for history and the variety of neighborhood assets to be preserved. The outcome of this approach rejects wholesale change and displacement in favor of careful in-fill and adaptive re-use with an emphasis on mixed-use, mixed-income and mixed-demographics as the foundation for redevelopment in this neighborhood.

Layers of the plan include:

- existing buildings
- type/character of the streets
- gateways
- edges
- green space
- transit connections
- pedestrian/bicycle connections



The Elliot Park Master Plan

The primary purpose of this document is to serve as a guide, a vision for the future of Elliot Park. It is a concept and a true beginning for much more discussion and detailed refinement as pieces of the plan are funded and then implemented. And finally, it represents a long-term strategy, supporting thoughtful planning and careful development for the next few decades. It is important to consider that this plan is designed to be flexible - to respect changes in the marketplace, apply technological advances and support new neighborhood priorities.

- Link new park space to the new "green" corridor as suggested in the "Downtown East Plan".
- Contain "Downtown oriented" development 14 stories and higher to the west of the neighborhood.
- Promote 2-way traffic for both 9th and 10th Streets east of 5th Avenue.
- Transition to mixed-use development 4 - 8 stories.
- Preserve historic designated properties and districts.
- Develop streetscape improvements to promote connections to downtown along 9th Street and the new Elliot Park Boulevard.
- Create new public square, urban plaza, gathering space within the Central Core district.
- Provide new residential/infill development at 2-4 stories.
- Encourage restoration and adaptive re-use of significant neighborhood properties
- Create new housing to strengthen the neighborhood edge along the freeway and bring more eyes, casual surveillance to this public park.



- Explore additional opportunities for neighborhood green, pocket parks and community garden space.
- Promote 'right-sizing' of one-way pair connector streets, with a focus on Park and Portland, 7th and 8th Streets.
- Promote greening initiatives to soften and enhance neighborhood edges
- Create streetscape improvements along Chicago Avenue, which encourage 'green street' connection to LRT station at 5th Street and to the riverfront
- Create streetscape improvements along 11th Avenue, which encourage 'green street' connection to the riverfront.
- Promote mixed-use development 14 stories and higher at the eastern edge of the neighborhood.
- Promote new housing and mixed-use development to take advantage of park frontage.
- Add gateway elements to announce neighborhood entries
- Create streetscape improvements that will bring greater emphasis to destination/amenity streets within the Central Core district.
- Identify potential redevelopment opportunities
- Develop residential guideline overlay district.



Implementation - Next Steps



New East Village mixed use - residential and commercial development at 8th St. and 11th Ave.

It is a critical next step to take the Master Plan, together with these detailed guidelines, and apply them to specific projects and activities throughout the neighborhood. Elliot Park has spent considerable time and effort to create this document; what needs to be done to put this plan in motion? Simply stated:

Leadership, communication and patience . . . the keys to success!

EPNI Staff, the Master Plan Steering Committee, Study Teams and other neighborhood participants have worked together to set priorities, selecting projects that will have the most positive impact and will best demonstrate the new course of action for redevelopment. Leadership at this level of planning should be carried forward to various neighborhood committees and business organizations to expand ownership of the Master Plan and ensure continued support for these neighborhood-based initiatives.

What Happens Next?

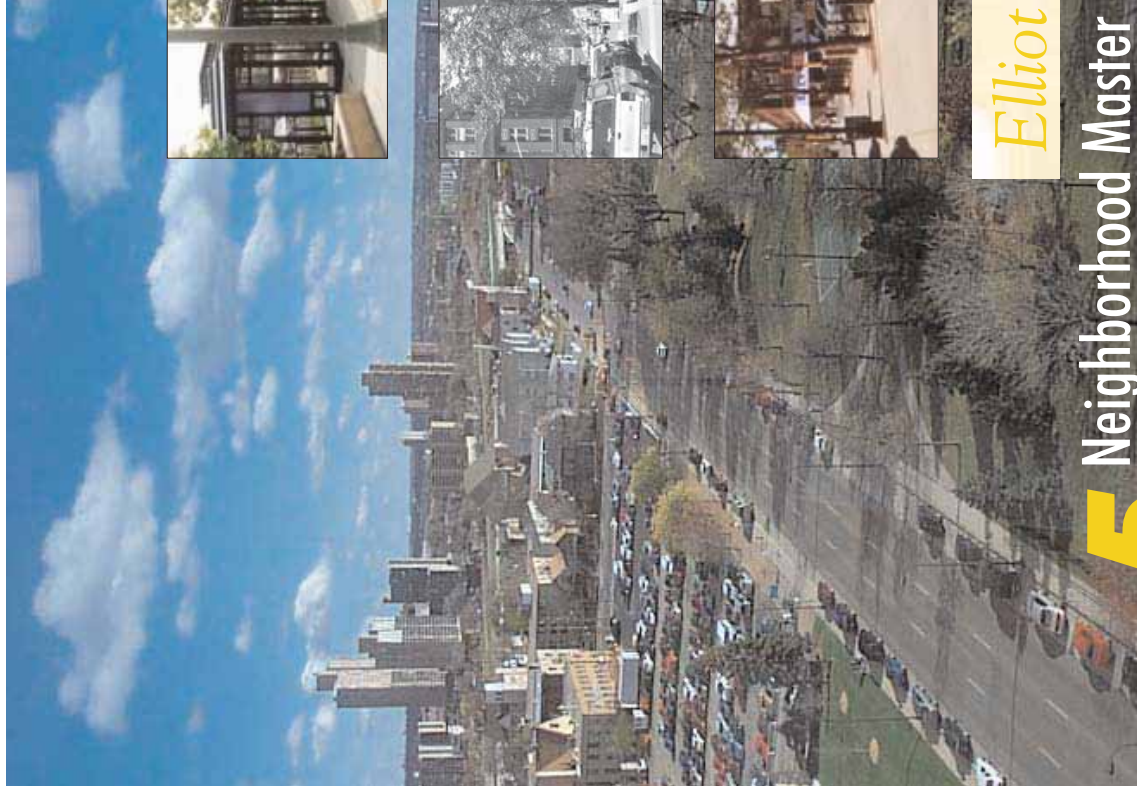
- Actively pursue projects that best demonstrate what you want
- Pre-qualify development groups to ensure appropriate, responsible project construction
- Work through policy issues up front to secure city buy-in
- Actively pursue city adoption of this Master Plan as part of the Minneapolis Plan and other city planning tools
- Actively pursue public/private partnerships to support various plan recommendations
- Solicit developers who will work with Elliot Park to design and develop appropriate projects

Continued communication of ideas to a much wider audience of both public and private stakeholders is also essential for success - in fact, the format and content of this document is organized to more easily target an audience that includes: City Councilmembers, The Metropolitan Council, The Mayor, City Planning Department, Department of Public Works, the Minneapolis Parks and Recreation Board, Hennepin County, the real estate and development community, local businesses, institutions and corporations, foundations, education and advocacy organizations. These groups and individuals are seeking exactly the kinds of projects and ideas described in this Master Plan. Carry the story to them.

And last of all, be patient! This Master Plan is a framework for development activities that will take time - years, perhaps decades to realize. It is gratifying to see change take place as a direct result of neighborhood efforts, but at the same time it is challenging to stay involved as the pace slows, project priorities shift or overall neighborhood objectives are redefined. But stay with it, and the incremental changes - the little success stories - will add up!



Proposed Grant Park residential development at Grant St. and Portland Ave.



Elliot Park

5 Neighborhood Master Plan Design Guidelines

August 2002

Neighborhood Guidelines - Streetscape



Introduction

Streetscape guidelines refer to the visual character and physical improvements for public rights-of-way in the Elliot Park neighborhood. The goal is to foster a safe and interesting public realm to invite pedestrian activity, promote traffic calming, increase transit use and encourage community gathering.

Streetscape Components Summary

Plants	Lights	Walls and Fences	Pavements	Furniture	Public Art
Street trees are the major element, planted in both formal and informal patterns throughout the neighborhood. Additional interest and seasonal color provided by flowers, grasses and bulbs with an emphasis on native species.	Light poles and fixtures are also very prominent elements along the street. Provide various heights and styles to meet City standards for lighting levels including street, walkway, plaza, park and other public spaces.	Walls and fences add interest and identity to the street and help identify or transition from public to private spaces. They also bring emphasis to specific spaces or mimic architectural materials at street level.	Changes in color and texture underfoot can add both visual and physical variety to the street. Special pavements mark crosswalks and emphasize special use areas.	Although sometimes an attractive nuisance, street furniture can be a welcome addition at transit stops, building entries, parks and other public spaces. Furniture needs to be durable and easy to maintain.	Many opportunities occur throughout the neighborhood to integrate public art as part of signage, lighting, furniture, walls and fences. There also are opportunities for sculpture, murals and other installations.

Plants

Planting includes street trees, flowering trees and other landscape materials along the public right-of-way such as flowers, grasses, bulbs and groundcovers. The primary goal of streetscape plantings is to maintain and improve the 'urban forest,' a significant Minneapolis asset.

Applications

- plant street trees; spacing should be 30' minimum
- refer to the City tree master plan and consult City forester to review selection of appropriate tree species
- include annual and perennial flowers, strategically located shrubs and other types of plantings to provide screening, define space and add variety, seasonal color and highlight important neighborhood nodes or gathering places



Lights

Lighting includes pedestrian-scale lighting (the familiar 'acorn' or 'lantern' globes atop 12 posts) and other seasonal, special event related and/or architectural lighting.

Applications

- ensure that the type, spacing and quality of fixtures will provide consistent lighting levels along the street
- minimize glare onto adjacent properties and into vehicular traffic on the street
- use City of Minneapolis standard fixtures and posts at recommended spacing throughout the corridor
- increase lighting levels at primary nodes, special use areas and street intersections by using a combination of multi-headed fixtures and lighter spacing



Corridor Guidelines - Destination Streets



Destination Streets include:

- Chicago Avenue
- 11th Avenue
- Elliot Park Boulevard (currently Grant Street/14th Street)
- Historic 9th Street

Function

These streets are signature neighborhood streets that would reflect the destination characteristics of each district in their design. They would be essentially similar in basic cross-section, being two lane, two-way streets with curb parking. They are multi-modal streets that serve autos, transit, bikes and pedestrians. Lighting, plantings and streetscaping would vary by district to reinforce the destination character of each street.

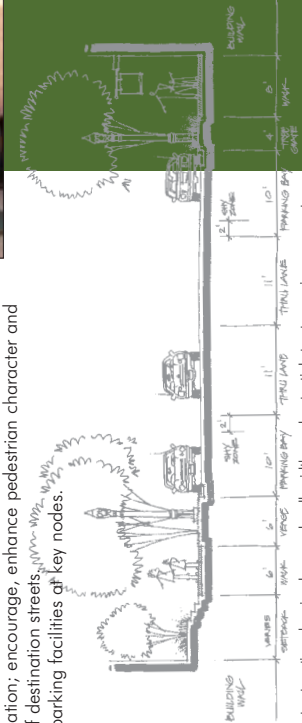


Transit Use

- Curb side transit stops (near/far side) at intersections; shelters at high volume locations.
- Dedicated bike lanes on Ninth Street (westbound only), Eleventh Avenue and Elliot Park Boulevard (both ways).
- Widened sidewalks where travel/parking lanes narrowed; trade off with widened boulevard planting areas.



Proposed



Typical street section showing lane and walk widths and potential streetscape improvements.

Bicycle/Pedestrian Amenities

- Curb extensions to shorten crossing distances and provide space for transit stops/shelters.
- Landscaped boulevards with trees.
- (Signature) street lighting appropriate to each district/destination; encourage, enhance pedestrian character and use of destination streets.
- Bike parking facilities at key nodes.

Corridor Guidelines - Overview



Introduction

The patterns of traffic movement to and from the Downtown core exert both positive and negative influences on the Elliot Park neighborhood. The existing street grid that serves these movements has, over the years, created the impression that Elliot Park is mostly a ‘pass-thru’ neighborhood. Measures to address both local and regional connectivity, while at the same time responding to livability issues, would moderate the influence of major traffic movements on the neighborhood.

The Master Plan identifies a hierarchy of street types that define various corridors passing through or serving the neighborhood districts. As a means to describe the specific visual quality and physical characteristics for each, corridor guidelines provide recommendations related to street function, transit use, width (dimensions), parking and other amenities or improvements.

Corridor Character and Summary Guidelines

Corridor Type	Function	Transit Use	Street Names	Parking	Amenities
Destination Streets	active, signature streets supporting retail, restaurant destination uses	bus transit route; enhanced transit stops	• Chicago Avenue • 11th Avenue • 9th Street • Elliot Park Blvd.	bump outs; parking on both sides	variety of street improvements to encourage pedestrian/bike activity
Connector Streets Local	streets that link local amenities and attractions; one-way pairs	bus transit route; enhanced transit stops	• Berthel Avenue • Park Avenue • 7th Street • 8th Street	bump outs; parking on both sides	enhance streetscape to improve pedestrian and bike movement
Connector Streets Regional	streets that link regional destinations to the freeway system; one-way pairs	major transit route; bus and LRT improvements	• 5th Street • 6th Street • 4th Avenue • 5th Avenue	no bump outs; parking on both sides	enhance streetscape to improve pedestrian and bike movement
Neighborhood Streets	quiet, walkable streets - off the main street network	bus transit routes and stops nearby	All other Streets	no bump outs; parking on both sides	less intense treatment to match quiet street quality



Right Sizing the Streets

The size of the roadway, in terms of how many through lanes are required to satisfy movement needs, is a necessary component for determining how a street interfaces with the urban design goals for a corridor. Right sizing seeks to achieve a level of movement appropriate to each corridor while minimizing the number of through lanes. This is accomplished by setting movement goals (Levels of Service) that reflect traffic delay appropriate to the urban environment in Elliot Park. The suggested street requirements are based on the assumption that a reasonable amount of delay equivalent to a high level of Service D is expected in such an urban environment. The use of one-way or two-way street operations also enters into the decision on right sizing and reflects the integration of Elliot Park into the larger downtown Minneapolis street grid. Destination Streets are generally two-way with one-lane in each direction and accommodation of other modes (pedestrians, bicycles, transit). Regional Connectors are one-way with three to four lanes in consideration of the increased traffic capacity needed to carry regional movement. Community Connectors are one-way in consideration of their need to connect to the one-way grid in downtown and generally have two to three lanes.

Walls and Fences

These include metal, brick, stone and other materials used to separate discrete spaces, strengthen the definition and character of a space, and define the edge between private and public property.

Applications

- select materials appropriate to specific site conditions, land use and architectural character
- work with property owners and commercial tenants early in the process to discuss opportunities for improvements on private property, including design character, materials, cost, maintenance issues and other concerns
- work with the City early in the process to discuss opportunities for improvements within the public right-of-way, including design character, materials, budgets, schedule, special service district options and other concerns



Pavements

Special pavements include textured, colored concrete, stone and unit pavements for sidewalks, crosswalks, transit stops, medians, gathering places and neighborhood connection points.

Applications

- use creative scoring of standard concrete for sidewalks with additional detail and change of materials at important nodes, crosswalks and transit stops
- focus available streetscape budget on more visible elements, such as lighting, plantings and fencing
- explore opportunities to stamp concrete with neighborhood logo or street names to express community, identity or provide public art opportunities
- work with the City Public Works Department to explore creative options for street crossings including a change in pavements or more interesting striping or marking



Furniture

This includes benches, trash receptacles, newspaper boxes, transit shelters and other furnishings. Furniture should be used to accent special use areas, transit stops, providing places for rest, waiting, meeting and people watching.

Applications

- street furniture should match, or complement color, scale and detailing of adjacent buildings and other streetscape improvements
- street furniture should be constructed from comfortable and durable materials, such as wooden bench seats or powdercoated metals
- in collaboration with Metro, Transit staff, pursue additional transit stops and shelters, potential relocations and stop improvements



Public Art

Public art can either be infused throughout other streetscape elements, such as fences, walls, signage and furniture, or can be created as stand-alone (but integrated) pieces, such as murals and sculpture.

Applications

- identify opportunities for public art and cultural celebration at many scales and locations throughout the neighborhood
- collaborate with the many neighborhood artists living in the area to help define and implement a public art master plan
- work with City staff and developers to include public art and gathering space as an intentional center piece for new development projects



Neighborhood Guidelines - Site Development



Introduction

Site development guidelines bring definition to the interface between the building edge and the variety of public spaces that characterize the Elliot Park neighborhood. These guidelines imply a strong link between architecture and site - how buildings define or are defined by the spaces around them, and the visual and physical connections to the public realm.

Site Development Components Summary					
Land Use	Safety and Security	Setbacks	Parks and Open Space	Maintenance	Management
New development in Elliot Park will continue to include a mix of housing, retail, office, restaurant and recreational uses. New development will blend with and enhance existing neighborhood uses, amenities, landmarks and character.	Elliot Park will continue to promote policies and procedures to ensure that all citizens feel welcome, safe and protected as part of this community.	New development should fit within the existing character and fabric of each district, placing buildings close to the street, matching existing setbacks where appropriate.	Providing a linked system of public parks and open spaces is critical to the health and well being of neighborhood residents, workers and visitors. Provide opportunities for both large and small scale neighborhood 'breathing spaces' integrated into site scale and block scale development.	Provide a detailed list of maintenance needs and a specific approach and budget to meet these needs. Encourage creative, shared programs and policies to match funding and human resources to address maintenance challenges.	Match Police efforts with neighborhood initiatives to identify and address specific behavior and nuisance issues. Maintain property inventories (use GIS mapping) to monitor status and health of neighborhood properties.

Land Use

This addresses the proposed mix of uses, both adaptive reuse and infill opportunities, which meet specific neighborhood objectives for new housing, business growth and public open space.

Applications

- periodically re-evaluate the Elliot Park Master Plan, based on new market information, neighborhood polling, questionnaires and changing land use patterns to determine the mix of uses which best serve neighborhood needs
- periodically re-evaluate new development opportunities and specific sites made available by ongoing refinements to the Master Plan and evolution of neighborhood objectives

Safety and Security

This responds to both the perception and reality of 'safety', the intuitive feeling and need for human comfort, fit and belonging. Safety and security must be addressed on several levels including physical design, community 'eyes on the street' and standard policing procedures. (see Management)

Applications

- require that new development and redevelopment projects create and maintain clear sight lines to building entries, parking areas, the sidewalk and other buildings
- encourage outdoor use areas, including sidewalk seating and patios with views of the street, for new and existing buildings
- ensure adequate but not excessive lighting levels throughout sites
- work with property owners and City to ensure high maintenance levels, trash pickup, graffiti cleaning (see Maintenance)
- continuity of the interior/exterior view



District Guidelines - Historic 9th Street

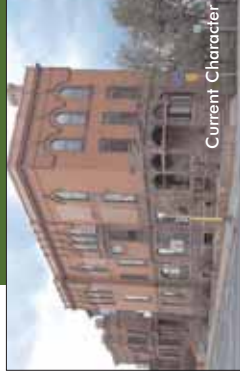


Location

- Housing along 9th Street is the transition between downtown architecture and traditional single-family residential blocks.



Current Character



Current Character

Scale

- This housing should be two to five stories to blend with the existing historic buildings.
- Scale, massing and rhythm of new housing should follow the existing historic texture.
- One-quarter block facades should be encouraged.

Land Use

- Primarily residential with limited commercial and storefront office on the first floor.

Landmarks and Amenities

- Create a larger historic overlay district to enhance existing historic buildings.
- Develop streetscape improvements along 9th Street.
- "Image" intersections should be developed along Portland, Park and Chicago Avenues.

Parking Strategies

- Promote strategies for shared parking - commercial uses during the day, residential at night.
- Explore on-street parking options, including angle parking to increase spaces on narrow, quiet streets. Consider residential parking permits.
- Provide small, dispersed surface lots.
- New housing should provide underground or hidden off-street parking.



Example

Streetscape themes, continuity of materials, color and texture highlight historic streets and districts.

District Guidelines - Central Core



Location

- Confluence of the downtown, residential and mixed-use districts. This district should be the neighborhood core, the center of social activity, and serve as the transition zone between the other districts, emphasizing pedestrian scale and use.



Scale

- Two to five stories blending with the existing historic buildings.
- Scale, massing and rhythm of new development should follow the existing historic texture.
- One-quarter block facades should be encouraged.



Current Character

Land Use

- Mixed-use development of housing and commercial space.
- New housing fronting on proposed Elliot Park Boulevard.

Landmarks and Amenities

- Develop a significant open space/plaza around the Centennial/10th Street intersection.
- Develop Chicago Avenue as a neighborhood "Main Street".
- "Image" intersections should be developed along Portland, Park and Chicago Avenues.
- New traffic circle at Chicago Avenue and 9th Street.



Current Character

Parking Strategies

- Promote strategies for shared parking - commercial uses during the day, residential at night.
- Provide small, dispersed surface lots.
- New housing should provide underground or off-street (screened) parking.
- Explore on-street parking options, including angle parking to increase spaces on narrow, quiet streets. Consider residential parking permits.

Pedestrian scale amenities and ground floor shops/restaurants create safe, active streets.



Example

Setbacks

Setbacks are the defined distance a structure is set back from a given reference point such as a street right of way line, property line or another structure.

Applications

- in most cases, new construction projects should place buildings close to the street (along edge of walk), matching existing building setbacks to provide continuity and encourage visual and physical interaction between building uses, sidewalk and street

Parks and Open Space

This includes areas along the street that accommodate the public or semi-public activities of the neighborhood. Public parks and open space are essential to a successful neighborhood. These amenities must invite programmed, unprogrammed, active and passive uses of public space.

Applications

- provide a continuous, accessible and recognizable system of public spaces linked to city streets and sidewalks, to local and regional parks/trails, to the Mississippi River, to local and regional attractions and other area amenities

Maintenance

Successful planning and project implementation must include a defined program and detailed budget for ongoing maintenance operations. Even the most exciting projects and interesting destinations quickly lose their appeal if the trash is not collected, snow is not removed or streetlights are not replaced on a regular basis.

Applications

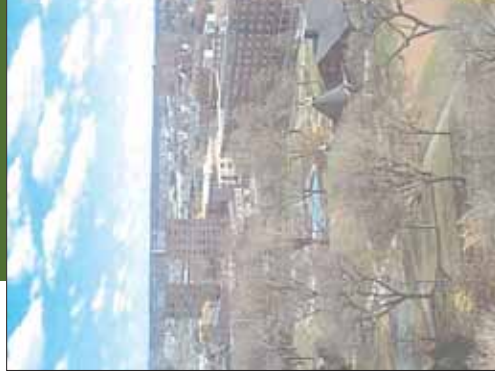
- define a specific budget and approach to meet the maintenance needs of existing neighborhood amenities and proposed improvements
- implement a regular program and schedule for sidewalk-cleaning, snow removal, trash collection and streetlight repair/replacement
- explore various approaches, including 'special service districts', paint-up/fix-up programs and other options to meet maintenance needs

Management

This includes the policies and procedures needed to monitor and respond to behavior and nuisance issues. Although some of these issues can be met by standard Police department activities, some guidelines should address the less tangible challenges related to respectful, thoughtful behavior. For example: special events/celebrations, operating hours for bars/restaurants and so on.

Applications

- provide specific, published policy and procedure guidelines
- encourage consistent follow-through to target issues and meet specific neighborhood needs
- create and update (on a regular basis) GIS data files to monitor status and health of neighborhood properties



Neighborhood Guidelines - Architecture



Some places are memorable because of the architectural uniformity of surrounding buildings. Other places have a more eclectic character, created over time with fewer constraints and less uniformity. Each has its own charm. Although the Elliot Park neighborhood has a mix of buildings and spaces, future development should reflect the best of the neighborhoods existing character while allowing opportunities to explore high-quality contemporary design solutions. This will serve to emphasize Elliot Park's vitality comes, at least in part, from this diverse mix.

Architects frequently use familiar words in unfamiliar ways to describe ways of engaging people with their surroundings. These guidelines provide both written and photographic descriptions to help create a common understanding of what we mean by these terms and of how they can be applied to the Elliot Park neighborhood environment.

Scale

Scale refers to the relationship between the size of a person and the dimension of spaces and building elements. Appropriately scaled buildings create "the good fit" within sensitively-designed places. A number of older buildings in the Elliot Park neighborhood offer examples of appropriately scaled facades that relate to human scale.

Applications

- the Elliot Park Master Plan supports the idea of increased density and intensifying the mix of uses at specific nodes, which suggests that this community should examine a new scale of architecture at these locations: generally 4 story, but not to exceed 10 story buildings
- proposed development should reflect the scale of existing adjacent buildings where appropriate, (i.e. given that there is a good contextual model to build upon)
- building scale should respond to adjacent parks, open space and the public realm

Massing

Massing addresses the volumetric size and articulation of building elements. Buildings can feel too bulky or too small for their sites; in such cases, a building seems out of place. For larger structures, the perceived massiveness can be reduced by stepping the building's height up or down and breaking the facade into distinct elements.

Applications

- as new buildings are constructed in the Elliot Park neighborhood, the most appropriate of existing buildings should provide cues for massing
- larger buildings are certainly appropriate facing the street, but their massing should be responsive to their context, especially as they relate to smaller residences fronting on side street.
- landscape solutions, including street trees, layered plantings and plantings for seasonal color should be used to enhance existing buildings that feel too small

Overview

Architectural guidelines describe the character, elements and desired direction for design and construction of buildings proposed in the Neighborhood Plan. These guidelines address new construction (both residential and commercial), adaptive re-use of existing structures and a variety of facade improvement and paint-up/fix-up initiatives.



District Guidelines - Downtown



Location

- The Downtown District of Elliot Park is the transition zone between the mid to highrise downtown buildings in downtown and the three to four story buildings in the neighborhood.



Current Character

Scale

- 12 to 16 stories in the northwest corner (north of 8th St. between 5th and Park Ave.) stepping down to 6 stories along 8th Street.
- New developments must be (or perceived to be) no larger than a quarter-block scale.
- Scale, massing and rhythm of new development should follow the existing texture.

Land Use

- Primarily office to accommodate the growing downtown.
- Retail at the first floor, possibly with housing on the upper floors.

Landmarks and Amenities

- Continue efforts to develop the Armory as a neighborhood and downtown community asset.
- Develop streetscape improvements along Portland, Park and Chicago Avenues.
- Develop Chicago Avenue as a neighborhood "Main Street".
- Increase urban open space around the edges of the Armory building.

Parking Strategies

- Increased use of below grade and structured parking.
- Elimination of surface parking.

Larger scale buildings can also provide interesting detail and pedestrian level amenities to create safe and inviting places for neighborhood interaction.



Current Character



Example

District Guidelines - Mixed Use



Location

- Transition zones to and from freeway access routes.
- Mix of uses includes residential, churches, small commercial and institutions.



Scale

- Housing in this district should be two to five stories and should be similar to the type of density achieved at the East Village.
- Office and light manufacturing to eight stories.
- Scale, massing and rhythm of new development should follow the existing texture.
- One-quarter block facades should be encouraged.

Land Use

- Mixed-use development of housing, office and light manufacturing.
- Develop housing around the 8th Street and 11th Avenue intersection.

Landmarks and Amenities

- Explore opportunities for public gathering space across from the Strutware building at 11th Avenue and 7th Street.
- Develop streetscape improvements along 11th Avenue.
- Develop neighborhood freeway "gateways" along 7th and 8th Streets.
- "Right-size" 8th Street to reduce visual and physical impacts of this high traffic street. Narrow street as much as possible to add width to public walkways.

Parking Strategies

- Provide some on-street parking.
- Promote below grade parking for all new construction.
- Encourage shared use of parking structures.
- Promote reduction of surface lots.



Current Character



Current Character



Example

Proposed development could include a mix of residential over office uses.

Spatial Enclosure

This addresses the sense of free-flowing or confined space. Typically, urban areas tend to be characterized by more enclosed, defined public spaces surrounded by buildings. Currently, the Elliot Park neighborhood has several vacant lots and many parking lots that reduce the continuity and spatial enclosure of the street as an outdoor room.

Applications

- new buildings should be constructed within six feet of the street property or right-of-way line and should extend as long as practical to define and contain space at the street's edge
- at open lots, fencing, trellises, trees and other plantings should be employed to continue the street wall
- multi-family residential housing (apartments, townhomes) may be set farther back from the street, but building scale and massing and site treatments must be increased to compensate for this shift

Rhythm

Rhythm addresses the regularity or irregularity of recurring features or elements that make up the building, such as windows, porches and bays. The Elliot Park neighborhood has a diverse collection of buildings with varied forms, functions, and design motifs. When there is a regular rhythm of building forms and elements, differences seem less significant and individual structures tend to merge into a more harmonious unit. Such regular patterns amplify the natural rhythms of movement, encouraging people to continue walking along a street. When an overall rhythm of building elements is established, unique elements become more valued and meaningful.

Applications

- new buildings should strengthen the rhythms of the Elliot Park neighborhood by emphasizing increased activity at neighborhood nodes (see the Master Plan Chapter 4) and the continuity of the building wall along the street between nodes
- over several decades, this would help knit the street's buildings into a cohesive fabric
- the most immediate way to develop a regular rhythm, however, would be through planting of street trees at regular intervals

Proportion and Orientation

This refers to the dimensional and directional relationship between the formal elements that shape a space or a building and its facades within the overall composition. Buildings in the Elliot Park neighborhood generally have a horizontal orientation, that is, their facades are longer than they are tall.

Applications

- upper floors should be more balanced between vertical and horizontal orientations
- the lack of containment on the street detracts from the intensity of the experience there (see Spatial enclosure)



Neighborhood Guidelines - Architecture



Solar Access
Solar access defines the capacity of a site or building to receive unobstructed sunlight. We are becoming increasingly aware of the physiological benefits and the alternative energy potential of sunlight. Especially in dense, urban neighborhoods, it is important to encourage infill projects that take advantage of passive solar heating, but at the same time include careful design to minimize shadows on adjacent properties.

Applications

- as new buildings are constructed in Elliot Park, the direct access to sunlight enjoyed by adjacent residences and other buildings on the street should be maintained
- new buildings should be of limited height, set back from property lines, or stepped down toward adjacent properties so that solar access is maintained

Entry Conditions

Entry elements define the character of access into and within buildings, such as roof overhangs, raised porches, railings, recesses and other projecting forms. A building's entry tells us in subtle ways that we are welcome and, in some cases, how we are expected to act upon entering.

Applications

- building entrances should be oriented toward the front of the building and toward the street whenever possible
- employing recesses, porches, transparent entry systems and other elements should convey an inviting and open impression
- a regularly spaced series of entrances along the street is preferable to a single entry in long buildings



Applications

- future buildings should employ materials of high quality, durability, and character, taking into account the balance of life-cycle costs with first costs of the material
- glass, steel and masonry are encouraged - plastics and aluminum are discouraged except in limited applications
- large backlit signs on high poles will not be allowed as they create an environment that does not encourage an active pedestrian environment

District Guidelines - Residential



Location

This district covers much of the southern area of the neighborhood, between Grant Street/14th Street (proposed Elliot Park Boulevard) and I-94.

Scale

- Infill and new housing - two to four stories.
- Do not encourage any additional mid-rise development.

Land Use

- Single and multi-family housing.
- Encourage infill housing within these blocks.
- Develop new housing between Chicago and Portland Avenues and 14th Street (Elliot Park Boulevard) and 15th Street.
- Mixed-use development along Chicago Avenue should be encouraged.

Landmarks and Amenities

- Develop an historic housing overlay district for the area south of 15th Street, between Elliot and 12th Avenues to preserve and enhance existing residential properties.

Parking Strategies

- Promote strategies for shared parking - commercial uses during the day, residential at night.
- Designate on-street parking for residents only (permit parking); discourage street parking for downtown workers.
- Promote strategies for reduced parking demand, car dependency in Elliot Park.
- Provide small, dispersed surface lots
- New development should provide underground parking.

Proposed improvements will preserve and enhance the character of residential areas.



Current Character



Current Character



Example

District Guidelines - Overview



Introduction

As part of the planning process, Study Team and stakeholder workshops identified a variety of unique visual qualities and physical features that characterize specific areas within Elliot Park. Each district, described in the Master Plan (Chapter 4), is important to consider both as a separate 'zone' and also how it fits within the overall neighborhood. District guidelines in this section were created to further define the essence of each district while providing specific recommendations for preservation, protection and ongoing improvements.

District Character Summary			
	Context	Scale	Landmarks
Residential	Southern portion of the neighborhood	Mostly 2-4 stories	Many significant properties
Central Core	Confluence of the various neighborhood districts	2-5 stories	Band Box Diner
Historic 9th Street	The transition between downtown architecture and traditional single-family residential blocks	2-5 stories	Historic residential properties
Mixed-Use	Transition zones to and from freeway access routes	2-5 Stories	Strutwear Building
Downtown	Transition between mid-rise downtown and the residential neighborhood	12-16 stories to 6 stories along 8th Street	Armory, Lutheran Brotherhood



How to use these Guidelines

Guidelines for each district include a reference map and brief description of location followed by recommendations related to scale, land use, landmarks and district parking strategies.

Small photographs in the side bars show existing conditions accompanied by a larger image illustrating proposed improvements, suggested development character or other district opportunities.

Roof Forms and Materials

This refers to the shape of the roof, its composition, and the selection of materials used to cover it. Roof forms can add a building and a streetscape. Roof materials can also add texture and color to attract attention and interest as people walk or drive along the street. The buildings in the Elliot Park neighborhood have varied roof forms and materials.

- where appropriate, roof elements may be used to mark key street intersections or focus attention on significant buildings
- by using roof forms and materials that relate to each other up and down the street, a more harmonious streetscape can be achieved
- in structures with flat roofs, facade and parapet details become more significant

Public/Private Continuum

This defines the subtle changes in space and forms that traditionally inform people when they are moving between public and private places. As new development occurs, the greatest challenge for builders and the neighborhood will be to create a design continuity of forms, materials, and spaces without diminishing the variety that makes Elliot Park a distinctive neighborhood.

- buildings in Elliot Park should provide a sense of arrival and of transition from their most public to most private spaces. For example, the street and public sidewalk are the most public and the residential interior or 'back of the shop' are the most private
- a variety of building and site elements can be employed for the semi-public and semi-private spaces: planting buffers, entry recesses or porches, vestibules and lobbies, etc. can fulfill these intermediate roles

Exterior/Interior Connection

This addresses the necessity of providing visual connectors, through the use of windows and glass entries, to connect the interior spaces of a building to the exterior public realm. These connectors draw people out of the buildings and into the street both visually and physically and from outside in (such as store fronts) thereby increasing street "life" and safety.

- discourage temporary and permanent commercial window signage which blocks the views into or out of buildings
- future development needs to encourage numerous window openings and multiple entry points along the street edge



Neighborhood Guidelines - Parking



District Parking Approach

In keeping with traditional urban design principles, the street is designed to accommodate the car while not allowing it to dominate. The same holds true for parking. To meet long range plans for new development in Elliot Park, parking strategies must provide an appropriate balance of on-street, small surface lot and structured parking solutions.

The Master Plan (Chapter Four) identifies a number of distinct districts within the neighborhood, with unique qualities and numerous opportunities for redevelopment within each.

As part of this guidelines chapter, the 'district parking approach' was introduced as a means to target overall parking needs and still address specific needs for each district. More detailed recommendations are included in the 'district guidelines' section and are based on the following overall parking objectives:

Objective #1 - Meet each district's parking needs internally (i.e., within the general area of each district).

Objective #2 - Manage parking to meet Elliot Park neighborhood needs, not downtown needs.

Objective #3 - Market Elliot Park as a neighborhood where one can live/work without needing a car (or perhaps only one car per household).

Applications

- establish EPNI as a (not-for-profit) parking management district
- develop and manage off-street parking resources
- review zoning provisions, parking requirement, compliance for new development
- investigate (with City departments) potential changes in regulations and policy to support district parking strategies
- explore and implement shared off-street parking programs
- manage on-street parking as appropriate for each district, including meters, signed time limits and residential permit parking
- coordinate with Downtown Transportation Management Organization and Metro Commuter Services to reinforce commute alternatives for businesses/employees
- monitor parking demand by land use type and use to identify parking requirements within the neighborhood - provide outreach/information to residents and students to encourage reduced automobile use or dependency
- consider demonstration car-sharing or short-term auto rental programs for neighborhood residents to reinforce reduced car ownership needs



Manage on-street parking to meet specific needs of each district.



Continue to explore shared parking solutions or creative infill development for existing surface lots.



Turn this...



...into this.

Neighborhood Guidelines Access & Connections



Transit

Elliot Park is already well served by transit, with multiple express and local bus routes operating throughout the neighborhood. Two enhancements to the existing system are proposed:

- Extend Metro Transit service along Chicago Avenue north to connect Elliot Park with the Downtown East Hiawatha LRT station - the existing Route 5 that serves the neighborhood turns into downtown along Seventh Street South, two blocks short of the Downtown East LRT stop, and four blocks short of Washington Avenue.

- Introduce a new Downtown Circulator route to connect Elliot Park to Loring Park and the riverfront area that would use 15th Street, Chicago Avenue, 14th Street, and 11th Avenue through the neighborhood. This service would ultimately provide a circumferential route along downtown to connect Elliot Park, the riverfront, the Historic Mills District, entertainment, residential and the Loring Park areas.

The neighborhood should work with Metro Transit to identify and integrate other transit improvements such as: more shelters, adequate transit stops and opportunities for a neighborhood circulator system.

Applications

- work with City representatives to explore street design alternatives that promote a balance of uses
- work with City representatives to define specific objectives for traffic calming, safe crosswalks and streetscape improvements

Pedestrian and Bicycle

Increasing pedestrian movement and bicycle use can be accomplished in two ways: first, provide the physical facilities and improvements that will encourage foot and bicycle traffic; second, ensure that pedestrian/bicycle systems are designed and located next to safe, highly visible and interesting places to be, connected with the street and the mix of neighborhood uses/activities.

Applications

- pursue opportunities for dedicated bike lanes/trails either on or off-street as part of the local and regional bike plan
- provide connections to regional pedestrian and bicycle systems
- ensure that detailed design and construction of new bicycle facilities support or integrate with existing neighborhood programs already underway



This planned center median calms traffic and provides a pedestrian safe zone along Lexington Parkway, St. Paul.



Creative bike facilities like these...

