

**CLPC Nicollet Avenue Development Guidelines**  
for  
**The Corridor Housing Initiative**  
**Approved by CLPC 8/9/04**

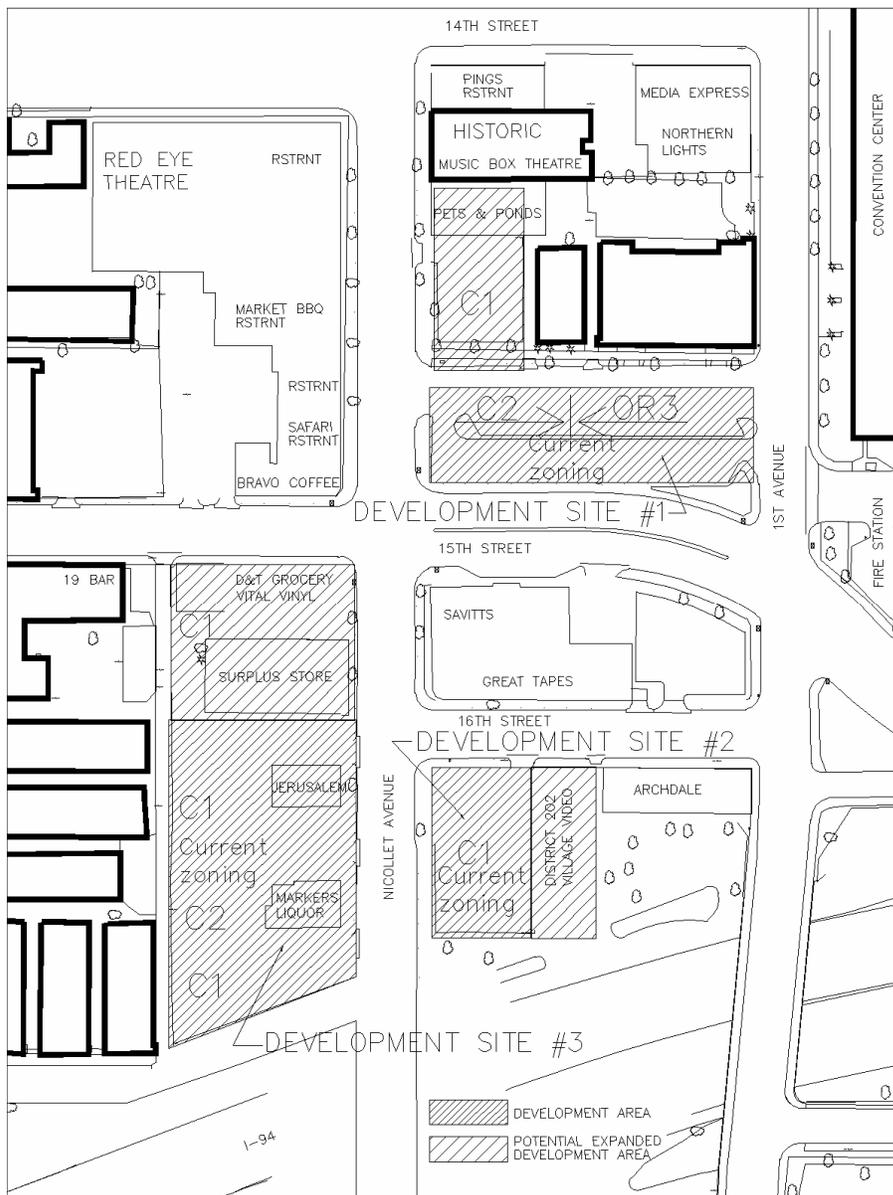
Citizens for a Loring Park Community (CLPC) is participating in the first Corridor Housing Initiative in the city of Minneapolis. Hosted by the Center for Neighborhoods, this initiative is a new partnership between the city and its neighborhoods. Through proactive planning, the Corridor Housing Initiative seeks to produce economically and politically viable development projects that include affordable housing options along the city's major transportation and commercial corridors. Our hope is to draw together a dense mix of housing, jobs, services, recreation, and culture along a common line of accessibility, meeting both city goals and neighborhood interests. The Nicollet Avenue corridor in the Loring neighborhood provides incomparable potential for corridor development. It has a combination of underutilized land very close to the heart of downtown, a neighborhood blessed with a beautiful park at its center and outstanding housing, religious, cultural and educational institutions. Our residents, businesses, and institutions embrace the dense and diverse nature of their neighborhood and recognize that it is this quality that is key to making it an even more outstanding place in the future.

**Produced by the**  
**CLPC Nicollet Avenue Task Force**

**Your comments would be appreciated**  
**You can Email us at [clpc@visi.com](mailto:clpc@visi.com) or call John VanHeel at 612-373-9111**

## What are we offering?

1. CLPC and city support and assistance for developing high density mixed use housing at the three Nicollet Avenue sites shown on the attached map. Variances to current zoning will be supported for projects that meet the goals of these guidelines
2. The continuing commitment of CLPC to improve the safety, convenience, and beauty of life in the Loring neighborhood.
3. CLPC commitment to facilitate bringing a full service grocery store to Nicollet Avenue.
4. CLPC commitment to facilitate the extension of the downtown bus fare zone to 16<sup>th</sup> St. and Nicollet Ave. South
5. Preparatory work on the part of the neighborhood and the city of Minneapolis which will serve to streamline city departmental and council approvals.
6. Special consideration for the use of neighborhood allocated NRP and city housing funds.
7. Comprehensive city policy and planning review completed for three development sites.
8. A comprehensive listing of available funding programs for corridor development.



# What are we asking for?

## *Mixed Use*

1. High density housing including both rental and for sale opportunities. There should be a special emphasis on affordable home ownership opportunities, with home prices starting at about \$120,000.
2. Housing with 25% of units available to people at 50% of metro median household income (approx. \$35,000 for total household income).
3. A variety of housing types that might include artist housing, student housing and senior housing. A special emphasis should be given to providing downtown work force housing. This is to meet the neighborhood and city goal of creating a premiere live/work urban habitat where there is a low dependence on the automobile for daily living.
4. Ground floor space usage fitting current identity of Nicollet Avenue as “Eat Street” with space available for new and existing restaurants. Additional space for cultural venues and neighborhood services should be located within this mix to meet the neighborhood’s desire to have a balanced full service “main street”.
5. Cooperation with valued neighborhood institutions and businesses that may be displaced from the three development sites to explore options to relocate in newly developed space.
6. Cooperation in exploring methods to support long-term affordability of new commercial space.

## *Movement & Connectivity*

1. Car sharing provided as a residential service in new developments.
2. Incorporation into development planning the accommodation and access to multiple modes of transportation including urban pedestrian ways, the bus system, and bicycling.
3. Cooperation with CLPC in exploring the future possibilities of the space over Interstate I-94 at Nicollet Avenue. The Loring and Stevens Square neighborhoods have long had the goal of mending the divide between the two neighborhoods caused by the freeway.

## *Neighborhood History & Character*

1. High quality interesting architecture.
2. A ground level that is pedestrian friendly with multiple entrances and windows on the street establishing a connection between the pedestrian and the activity within.
3. Massing of buildings to relate to context of surrounding residential area with four story building base/datum line. Taller portions to be set back from Nicollet Avenue as illustrated on attached drawing “Nicollet Setback Diagram”.
4. Sustainable Building Design used wherever it is viable. LEED certification encouraged.

## *Open Space*

1. A 5% minimum of ground level property devoted to active urban open space related to commercial/cultural uses.
2. Architecture and open space at the intersection of 15<sup>th</sup> Street and Nicollet Avenue that establishes a place of identity for the neighborhood.
3. Under grounding of overhead utility lines on or adjacent to development sites wherever viable.
4. Compliance with neighborhood policy regarding street trees and ornamental street lighting for new developments.

### ***Parking Infrastructure***

1. Cooperation with CLPC and the city of Minneapolis in working towards a comprehensive public and residential parking solution for the Nicollet Avenue corridor.
2. Coordination of parking for all three development sites for the purpose of the efficient use of valuable urban space.

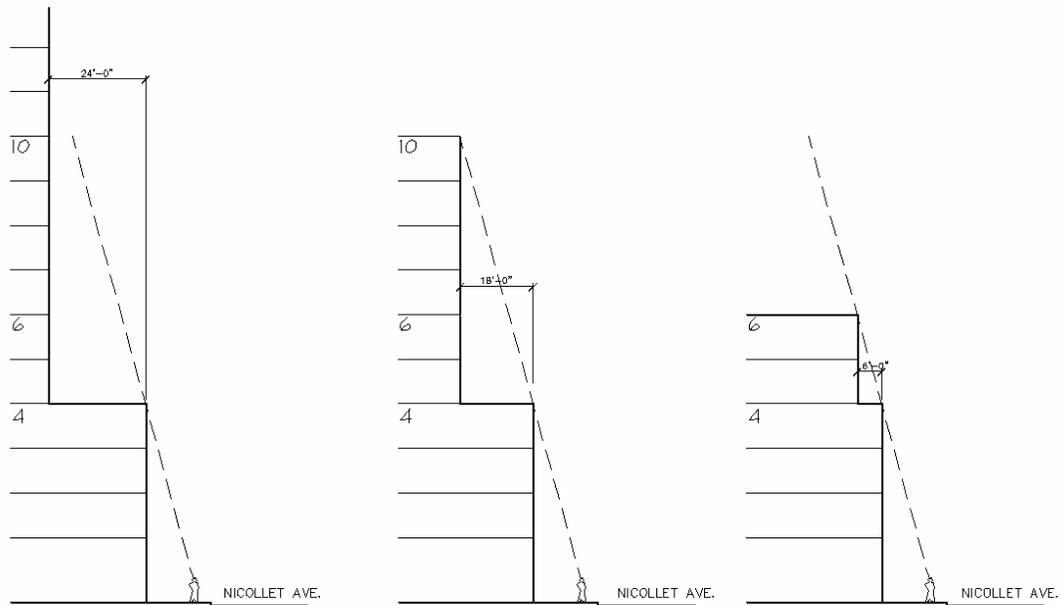
### ***Coordinated Site Planning***

The neighborhood encourages cooperative partnering between developers to achieve the objectives of these guidelines.

### ***Developer/Community Planning and Design Process***

Utilization of the knowledge and experience of Loring community members beginning at the programming stage of project design. Developers and CLPC will commit to a community participation process that is amenable to all parties.

Above all it is the desire of CLPC to form a solid partnership between CLPC, developers, and the City of Minneapolis in a process designed to achieve the best result for all concerned.



NICOLLET SETBACK DIAGRAM