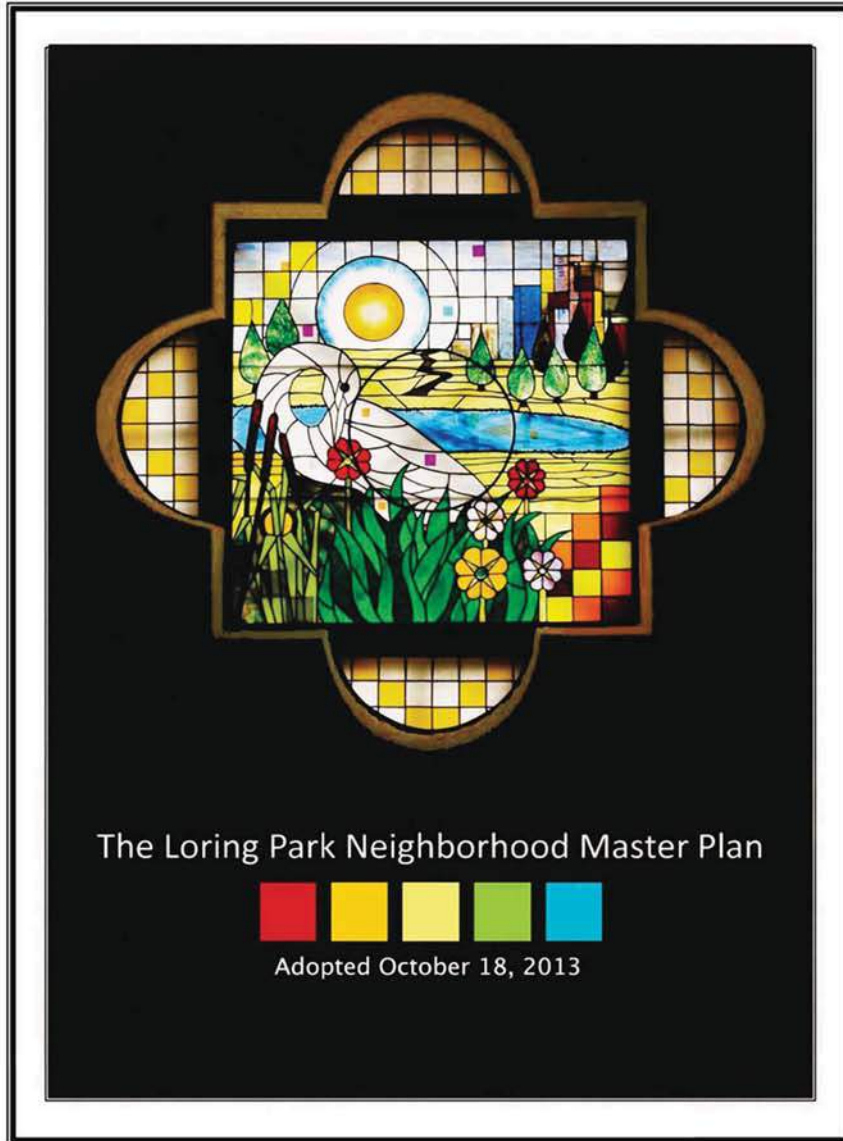


Developer's Guide

to the



This document is an illustrated guide to adopted city and neighborhood policy related to new development in the Loring Park Neighborhood.

Checklist for New Construction

Developers of building projects in the Loring Park Neighborhood are encouraged to pursue the standards that are identified below. For large projects requiring special allowances, including conditional use permits, variances, and alternative compliance in site plan review, these standards will be considered as a basis for neighborhood support.

Sustainability

- Measurably contribute to each of the *Loring Park Neighborhood Sustainability Indicators*, (aka **The Loring Indicators** - the set of neighborhood-wide sustainability benchmarks detailed in Chapter 5).
- or, verify sustainable design, construction and maintenance through LEED (or equivalent) Certification.

Historic Preservation

- Preserve, restore or adaptively re-use historic structures and landscapes.

Parking

- Participate in coordinated auto parking planning efforts and strategies, including the accommodation of public and/or neighborhood parking as part of new parking accommodations.
- Provide car share service to building occupants either through member discounts for local service and/or by adding a car share vehicle(s) on site.

Context Sensitive Design

All new construction in the neighborhood should be *context sensitive* to fit within the surrounding urban context. To ensure this, developers and architects of all new construction projects, whether or not the project is located within a designated historic district or is covered by an existing set of design guidelines, should be prepared to address the following:

- How would the proposed design appropriately incorporate or respond to the surrounding historic assets?
- How would the proposed design maintain or strengthen the existing street edge, side setbacks and landscaping of the surrounding area?
- How would the massing of the building (height and width of component parts) be an appropriate response to the neighborhood context?
- How would the building composition and architectural vocabulary relate to the existing context, or how would it create a meaningful juxtaposition?
- How would the building materials be attractive and complementary to surrounding buildings?
- How would the scale, placement and character of building elements such as windows doors and roof line be complementary to surrounding buildings?
- Does the building comply with the following **upper story step-backs** required in the Built Form Plan?

The Loring Indicators

...are measurable goals for long range improvements to sustainability in the neighborhood. See *Chapter 5 Sustainability for 2012 baselines and recommended strategies for each indicator.*

1 Energy Performance of Buildings

Increase by ten the number of buildings that demonstrate minimum compliance with an average of 10% improvement over ASHRAE Standard 90.1 – 2007 for new buildings and an average of 5% improvement over ASHREAE Standard 90.1 – 2007 for existing buildings, with one of the following *or their equivalent*: *LEED-NC, EB or ND; MN B3 Guidelines; EPA's ENERGY STAR.*

2 Mixed-Income Diverse Community

Achieve and retain maximum points for diversity of unit size and diversity of income, using the following as the standard: *LEED for Neighborhood Development, Neighborhood Pattern & Design, Credit 4: Mixed Income Diverse Communities.*

3 Walkability & Connectivity

Achieve and retain 8 of 12 possible points for walkability and connectivity within the neighborhood, using the following as the standard: *LEED-ND 2009's Neighborhood Pattern & Design / Credit 1: Walkable Streets*

4 Green Surfaces

Increase green surfaces throughout the neighborhood by an equivalent of the building footprint of the Minneapolis Convention Center (*17 acres or 750,000 sq.ft.*). Green surfaces may include grass or native landscaping, permanent community gardens, seasonal container gardens, pocket parks, green roofs and green walls.

5 Transit Supportive Development

As a neighborhood-wide goal, double the total built square footage of properties of the Loring Park Neighborhood reachable within one-quarter mile pedestrian shed (five minute walking distance) from the Primary Transit Network at Nicollet Avenue.

6 Surface Parking Lots

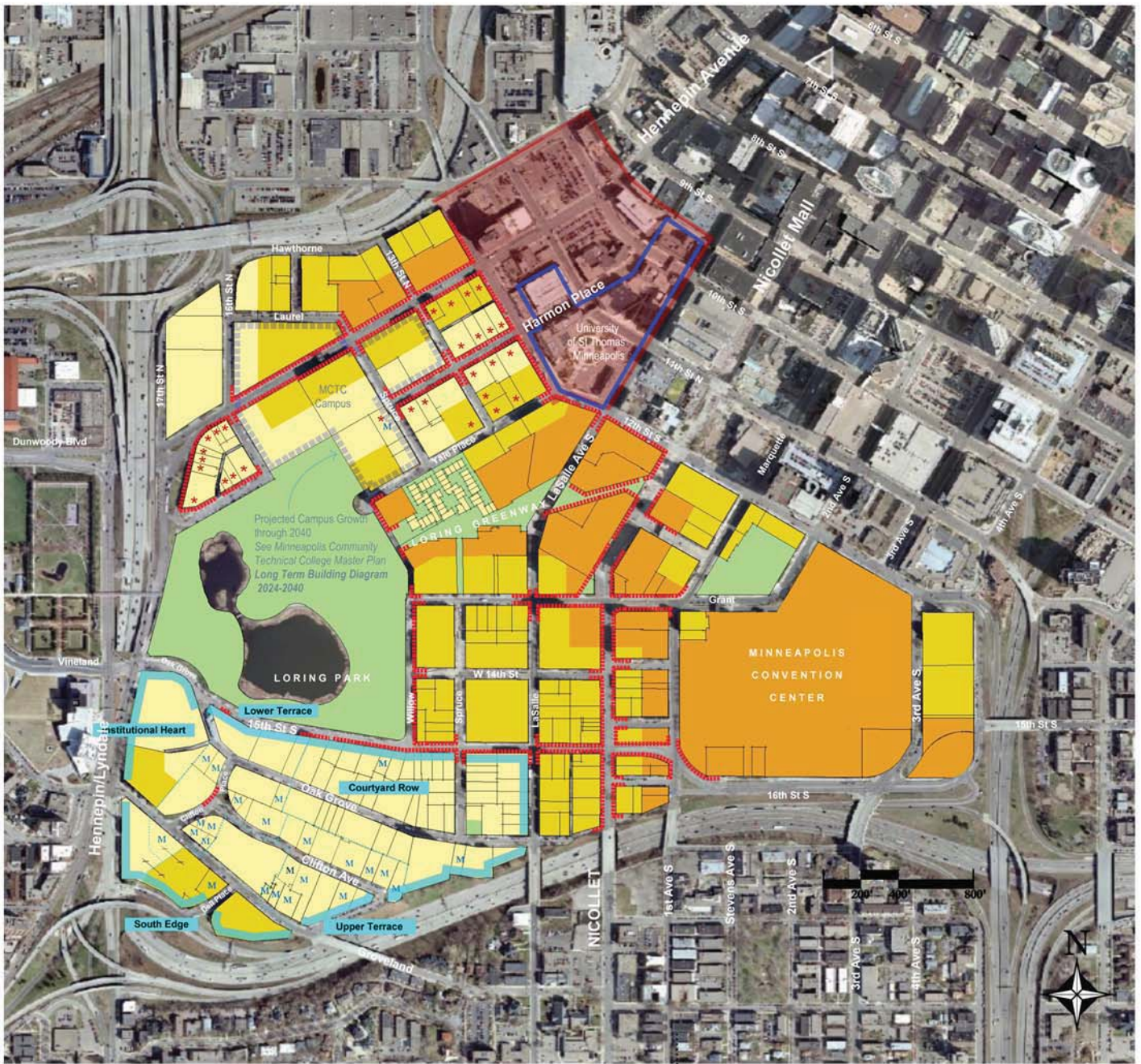
Move below ground, transfer into structures or eliminate one-half (1,000) of the 2,000+ parking spots located in surface parking lots throughout neighborhood.

7 Recycling, Composting & Waste

Work to achieve 4:1 ratio of recycling-to-waste by 80 percent of neighborhood buildings.

8 Water Efficiency

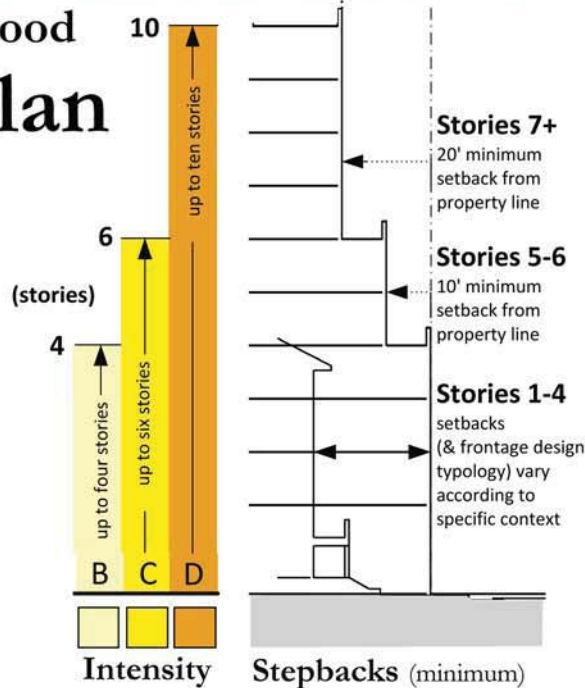
Increase by ten the number of buildings (new or existing) that demonstrate compliance with reducing an average of 20% less potable water for indoor water usage based on the Energy Policy Act of 1992/2005 and 2006 UPC/IPC - with one of the following, *or their equivalent*: *LEED-NC, EB or ND; MN B3 Guidelines.*



Loring Park Neighborhood Built Form Plan

Created by:
 Citizens for a Loring Park
 Community (CLPC)
 Loring Park Neighborhood Master
 Plan Steering Committee with
 assistance from City of Minneapolis
 Planning & Economic
 Development and Consultant team
 led by PETER MUSTY LLC

The Loring Park Neighborhood Master
 Plan is a community based planning
 process (www.loringpark.org), and is
 funded by:
 Neighborhood Revitalization
 Program (NRP)



- Area in Hennepin-Harmon District not included in Loring Park Neighborhood Small Area Plan
- ▲ Loring Hill Design Guidelines
- Sub-Areas
- * Harmon Place Historic District Guidelines
- M Existing Mansions
- Ground Floor Commercial Frontage Encouraged

Neighborhood-wide Goals

Goal I
Nurture our role in the region's creative economy.

Goal II
Guide infill development and strengthen mixed use corridors.

Goal III
Protect, preserve and enhance historic character and unique architecture.

Goal IV
Cultivate an exceptional urban pedestrian experience and enhance connections to destinations in surrounding neighborhoods.

Goal V
Achieve sustainable buildings and infrastructure.

Small Area Plan Chapters & Policies Relevant to Development



Chapter 1
Creative Economy

- 1.2 Priority Locations for Public Art
- 1.6 Infrastructure for Creative Enterprise
- 1.7 Serve and Connect Students
- 1.8 Promote Culture of Walking and Interaction
- 1.17 Consider ...Arts Business District in Loring Village
- 1.18 A Place for All Individuals & Families
- 1.19 Retail Opportunities



Chapter 2
Land Use & Built Form

- 2.5 District Parking
- 2.6 Existing Surface Parking Lots
- 2.7 Structured Parking
- 2.8 Design Review
- 2.9 Shoreland Overlay District
- 2.27 Small Hotels
- 2.28 Loring Park Edge



Chapter 3
Historic Resources

- 3.1 Potential Individual Property & District Designations
- 3.2 Context-Sensitive Redevelopment near Historic Districts
- 3.3 Conservation District Designation
- 3.4 Activating Shop-Front Mixed Use Buildings
- 3.5 Adaptive Reuse of Mansions



Chapter 4
Public Realm

- 4.19 Limitation of Skyway Expansion
- 4.39 Bicycle Parking

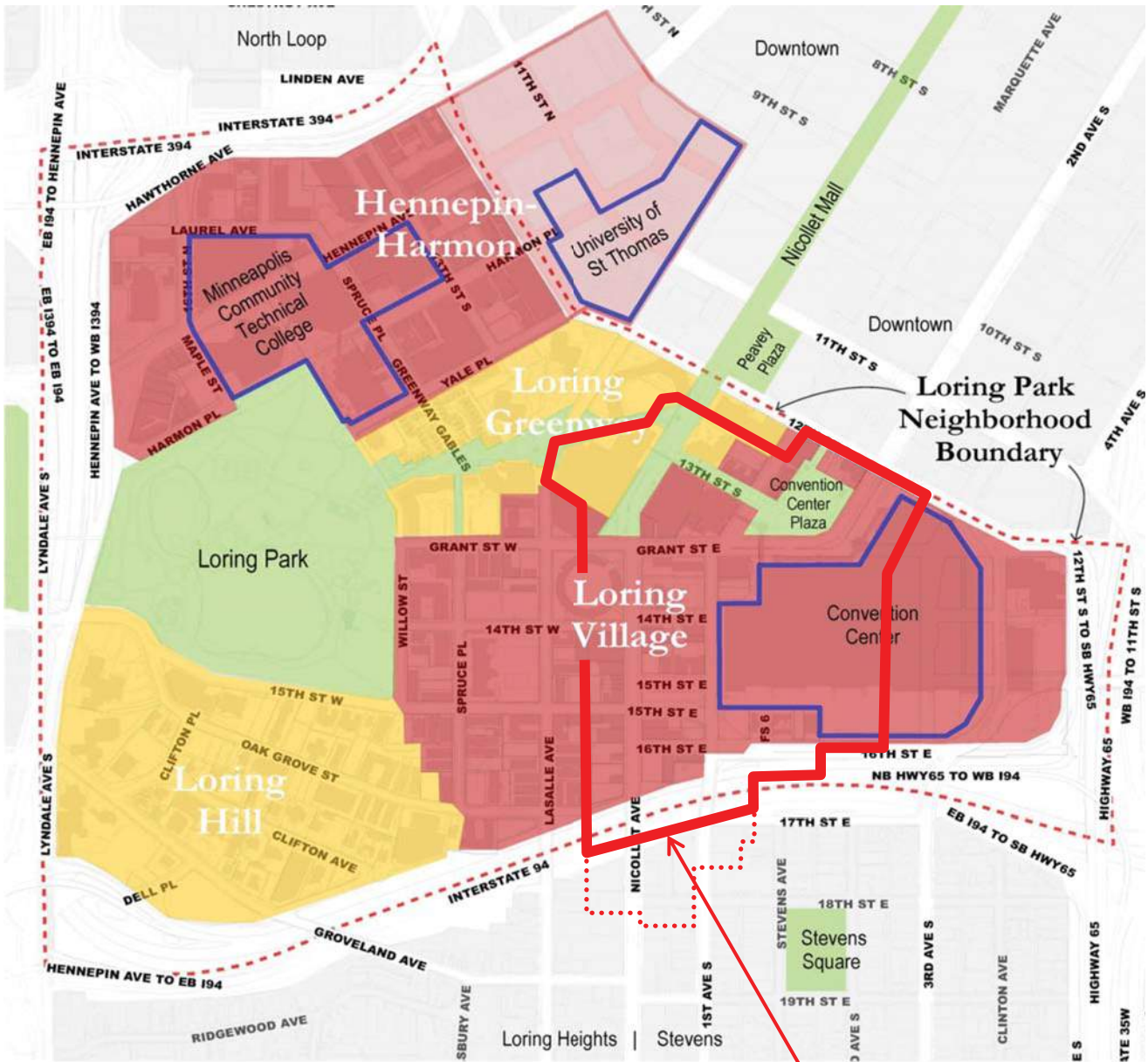


Chapter 5
Sustainability

- 5.4 Guide Private Projects ... toward Neighborhood Goals
- 5.5 Establish Specific Neighborhood-wide Sustainability Benchmarks

The *Loring Park Neighborhood Master Plan* was submitted for adoption in 2013 as a Small Area Plan amendment to the *Minneapolis Plan for Sustainable Growth (2009)*.

District Policies: Built Form



Loring Hill

- 2.22 Pattern of Land Use
- 2.23 Zoning in Loring Hill
- 2.24 Recognition of *Loring Hill*
- 2.25 Design Review in Loring Hill
- 2.26 Design Principles for Loring Hill
- 2.30 Buildings, Frontages & Arch. Standards in Loring Hill
- 2.31 Building Heights in Loring Hill

Hennepin-Harmon

- 2.18 Harmon Place Revitalization
- 2.19 Minneapolis Community & Technical College
- 2.20 Harmon Place Historic District

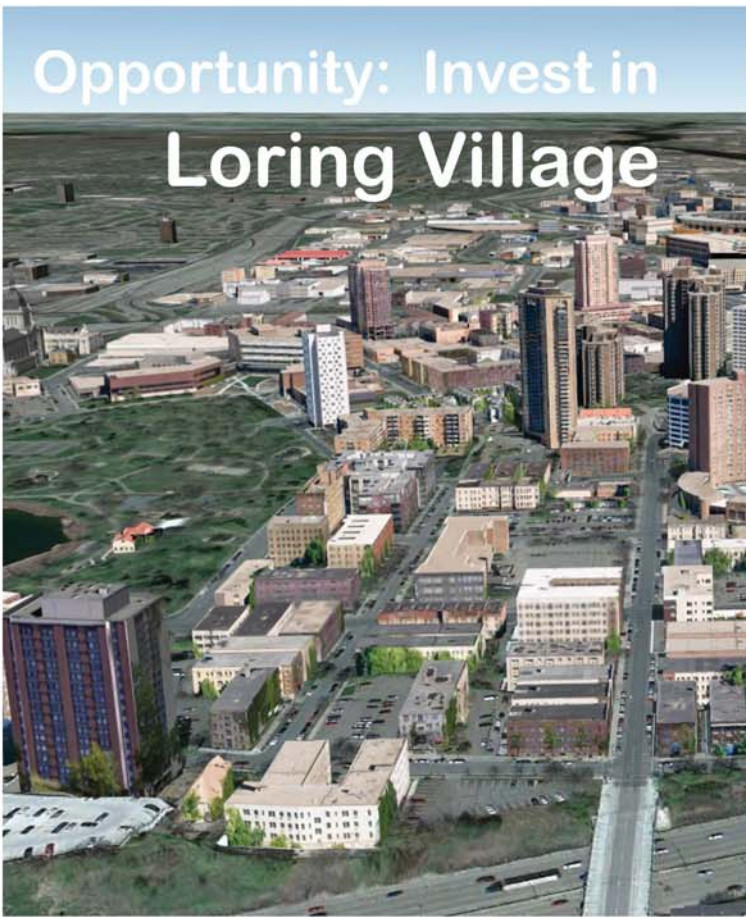
Loring Greenway

- 2.21 Land Use & Built Form (Loring Greenway)

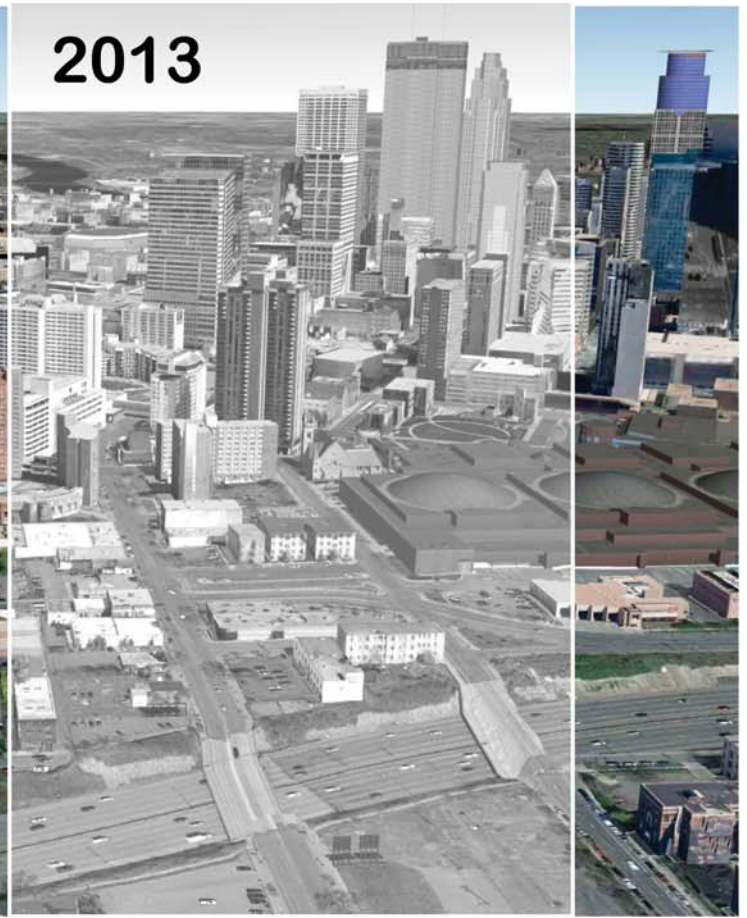
Loring Village

- 2.10 **Activity Center Designation**
- 2.11 Zoning for the Activity Center
- 2.12 Parking Strategy for the Activity Center
- 2.13 Mixed Housing Types for a Diverse Community
- 2.14 Hotels and Restaurants in the Activity Center
- 2.15 Collaborative Improvements in the Activity Center
- 2.17 Historic Apartment Area

Opportunity: Invest in Loring Village



2013



Growth & Transit in Activity Center

“...A place of character and identity distinct from downtown, for transit supportive development including a diverse mix of uses within an easy walk of regional transit, with venues for entertainment and gathering with regional and national significance, and with outstanding architecture, public spaces and public art reflective of the culture and heritage of Minneapolis and the Loring Park Neighborhood...” - excerpt from Chapter 2 *Land Use & Built Form*

- Streetcar Line
 - One Way Conversion to Two Way
 - Streetscape Improvements
 - Grand Promenade
 - Bicycle Lane or Path Improvements
 - Bridge / Underpass Improvements
 - New Sidewalk
 - Neighborhood Boundary
 - Safe Crossing Improvements
 - Public Sites, Facilities or Parks with Master Plans
- 4.XX Public Realm (Chapter 4) Policy



Figure from Chapter 4: *Map of Public Realm Improvements*

2030



Note: This is a conceptual design and illustration for the Loring Village district by Neighborhood Master Plan consultant Peter Musty. The intent is to generally reflect master plan policies. It is not intended as a detailed architectural design or as a specific recommendation for the development of any individual site.

Community commitment to vitality, livability & place-making:

Commitment to continued participation in community efforts to maintain a safe and livable urban environment - see...

4.44 Community Safety Network

Commitment to improved transit, including a new Nicollet Avenue streetcar line. There is also support for specific public realm improvements including public art, pocket parks and a renovated Nicollet Avenue/1-94 bridge - see...

4.22 Loring Village Improvements

New buildings shall install transparent street-fronts with interactive ground floor uses, and to respect fifth and seventh story step-backs - see...

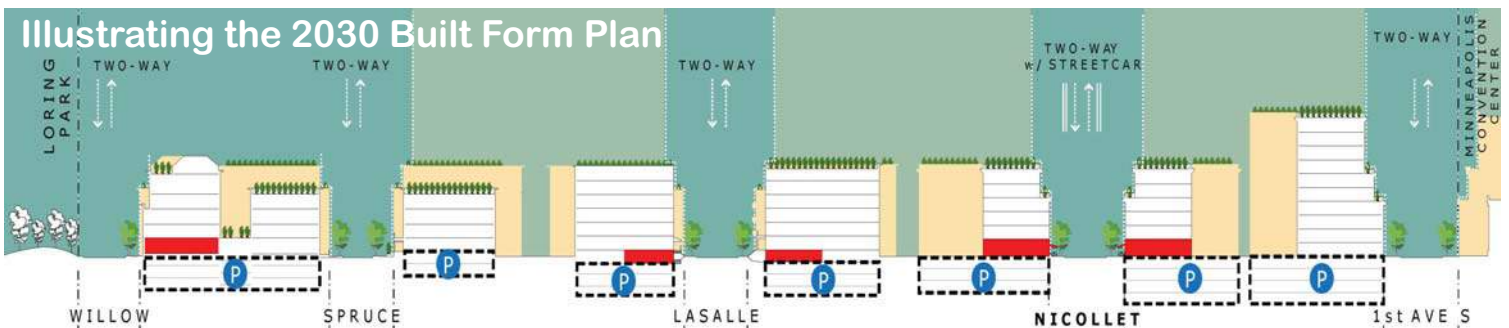
2.13 Building Frontages & Upper Story Step-backs

Loring Village shall further diversify its' mix of uses including residential, office, service retail, hospitality and entertainment - see...

2.13 Mixed Housing Types for a Diverse Community

2.14 Hotels & Restaurants in the Activity Center

Illustrating the 2030 Built Form Plan



Opportunity: Activate Loring Park's Edge





Today The Fawkes Block's Park Frontage along Harmon Place

Engage the Park.

Green Roof and/or Rooftop Garden Overlooking Loring Park

Encouraged in Upper Levels:

- Large Windows
- Deep Balconies
- Recessed Alcoves
- w/ Transparent Railings
- Plantings

Eyes on The Park

Transparent interactive street frontage with tall or double height glazing

Deep Awnings

Elevated Sight-lines to Loring Park

Continuous Tree Canopy

Stoop, At-Grade Entries and/or Accessible Terrace

On-Street Parking & Car Sharing Stalls

Wide, Permeable

Plantings

Go Green.

Green Roof and/or Rooftop Gardens

Loring Park

Harmon Place

Flexible Commercial Spaces

Residential and/or Lodging

Fawkes Block Alley

Below-ground Parking for Building Residents, Tenants & General Public

Water Detention & Greywater Reuse

Conceptual Site Section (Looking West)



This document produced by the
Loring Park Neighborhood Master Plan Steering Committee,
organized by
Citizens for a Loring Park Community (CLPC).

The Loring Park Neighborhood Master Plan was a community
based planning process made possible by funding from the
Neighborhood Revitalization Program (NRP).



The project was carried out from 2010-2013 with assistance
from **City of Minneapolis Department of Community Planning &
Economic Development (CPED)**, and with assistance from a
planning and urban design consultant team led by
PETER MUSTY LLC.

