

Neighborhood Master Plan

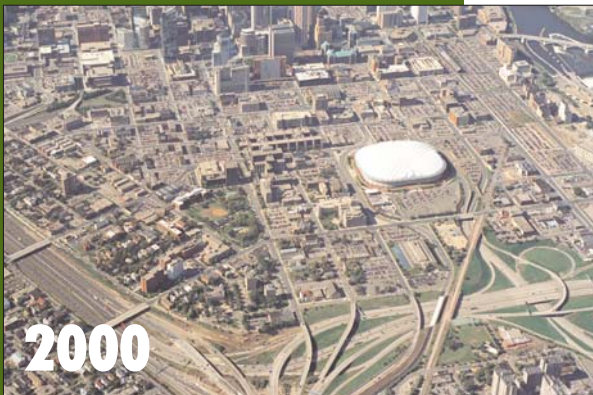
Elliot Park

Summary

August 2002

Build on Existing Strengths

History



Decades of Change - Major Impacts:

- Freeway System
- The Metrodome
- Perimeter Parking Ramps
- Hennepin County Medical Center
- Government Center
- Convention Center
- Expanded Downtown Core



Why Master Plan?

Elliot Park is uniquely situated as a traditional, geographically distinct downtown neighborhood with vast potential for being transformed into a model of new urban living. With growing interest in urban revitalization, it is important that Elliot Park prepare this Master Plan to help guide the location, type and character of new development within and adjacent to its borders.

Neighborhood Context

Close to downtown, the river and a variety of cultural, retail and recreational destinations



Neighborhood Assets

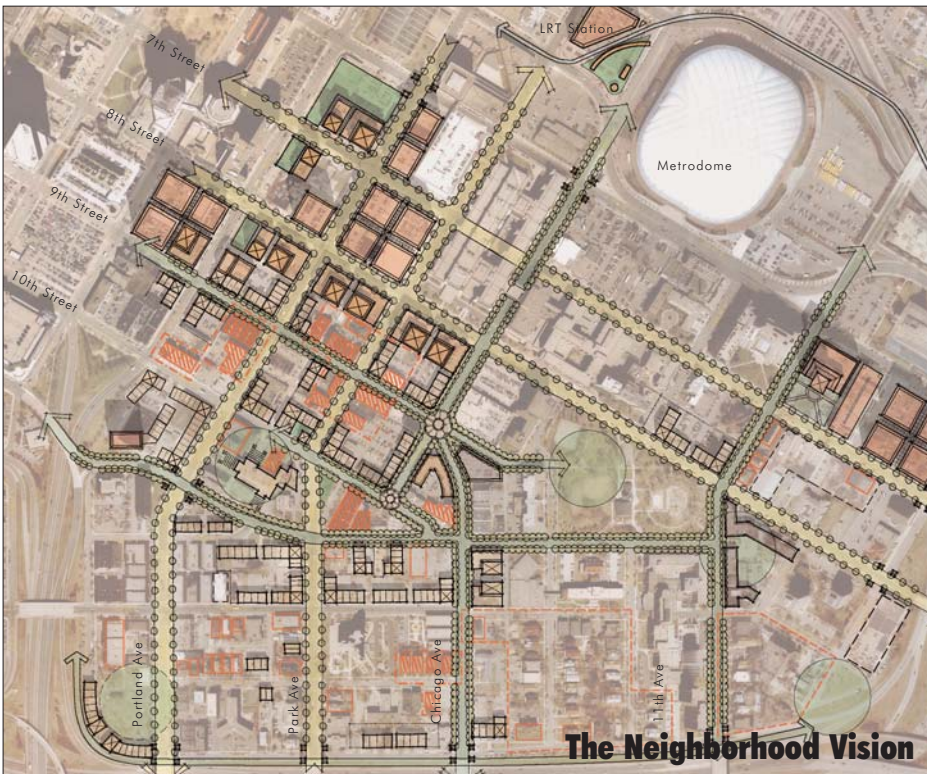
Elliot Park has a rich cultural history, numerous regionally recognized landmarks and a variety of amenities. These features, plus close proximity to the river and downtown, combine to create the unique character and wealth of opportunity for neighborhood enhancement and new development projects.



This Master Plan is defined by two primary objectives:

- to preserve neighborhood heritage and,
- to sustain a truly livable community.

The Master Plan



Respond to "Key Issues"

As a result of on-site inventory and evaluation of past and present demographic and development trends, Elliot Park identified a number of 'Key Issues' critical to the success of the Master Plan effort:

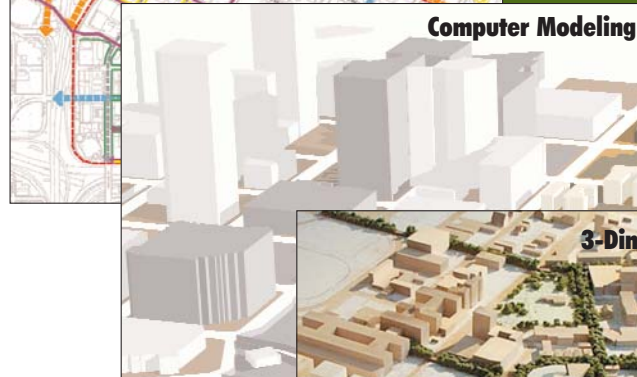
- Identify and define neighborhood entries, boundaries and edges
- Delineate connections to the broader community
- Identify and define distinct sectors (districts) in Elliot Park
- Identify and exploit the distinctive themes in Elliot Park
- Describe the character of the public realm
- Identify appropriate development of infill housing and commercial mixed uses
- Identify potential commercial corridors and 'cluster' areas
- Define long term strategies for parking lot recovery
- Support efforts for neighborhood greening and community gardens

Exploring the City-Building Layers

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 in detail, with a focus on:

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

The outcome of this approach rejected 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.



Inventory mapping, computer modeling and 3-Dimensional modeling were all important study tools.

Implementation - What Happens Next?

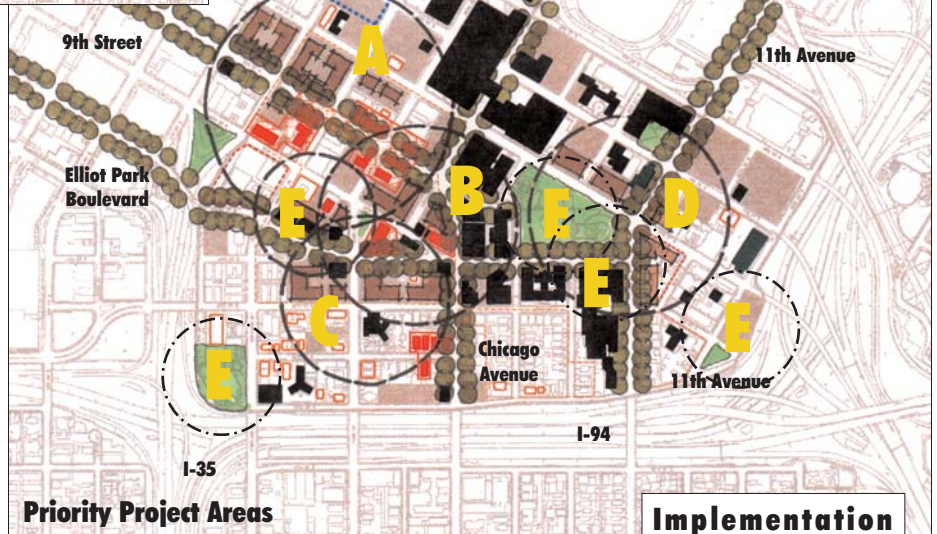


Understanding the Master Plan

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

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.
- Meyer Mohaddes Associates, Inc
- Zimmerman Volk

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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

