

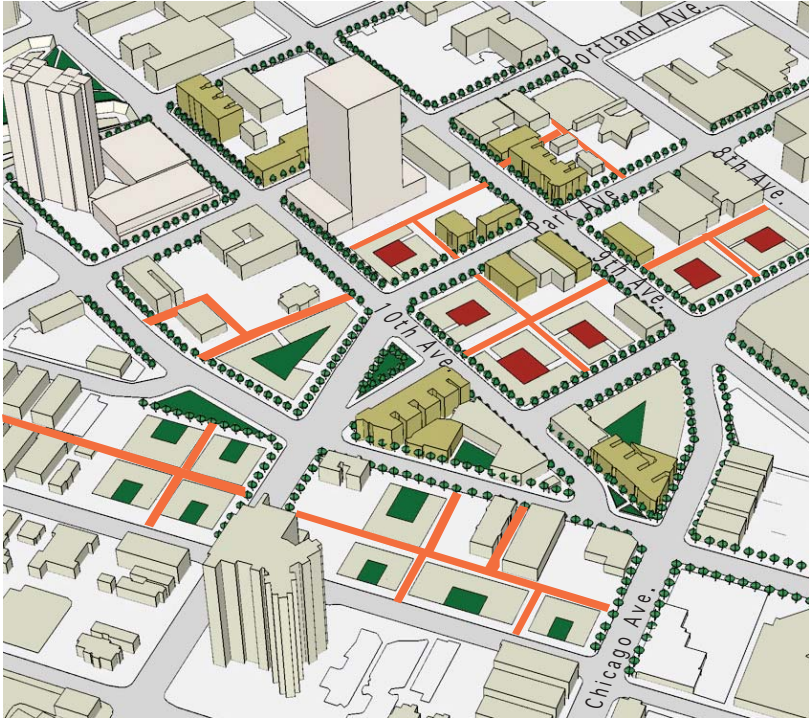
A p p l i c a t i o n s

Centennial Commons




By applying some of the Centennial Commons design guidelines, a very different kind of neighborhood begins to emerge, one that interweaves a frayed neighborhood fabric of scattered sites into a whole fabric. The schematic below is an interpretation of how a combination of through-block connections, pedestrian realm improvements, streetwall continuity, exterior and interior courtyards, and infill development can reconnect elements in the neighborhood.



current Elliot Park



vision for an inter-connected Elliot Park

- KEY
- Exterior courtyards 
 - Pedestrian Walkways 
 - Interior Courtyards 



Using the Design Guidelines to Work with Elliot Park Neighborhood

Elliot Park Neighborhood, Inc. (EPNI) enjoys working relationships with planning and development departments of Minneapolis City government, as well as with elected officials and citizen boards and commissions. It is important for prospective developers of properties in Elliot Park Neighborhood to understand these relationships in order to collaborate effectively to realize well-designed and successful building projects. Before even reaching the phase of formal City reviews it is crucial that a property owner and development team consult with EPNI concerning their plans. By working with EPNI:



- Property owners and developers improve the prospects for a successful project proposal before investing in pre-development expenses such as land acquisition, market analyses, design services, financing and pro formas.
- A customized “Design and Development Review” process can be entered into with the neighborhood that provides formal support for a development proposal, which often is required for financing and government approvals.
- A citizen Design Review Task Force can advise the development team on applying these guidelines to the design of the project.
- The neighborhood’s support for a development proposal can help guide the proposal through the many gateways of the City development review process, creating a predictability that lessens risk and improves likelihood of success.

Before any building or redevelopment project (including public works initiatives) begins, existing planning documents and zoning regulations should be reviewed. For projects in the Elliot Park Neighborhood, these include:

I m p l e m e n t a t i o n

Using the Design Guidelines to Work with Elliot Park Neighborhood

1. *The Minneapolis Plan for Sustainable Growth*, the City's Comprehensive Plan, and the plan's contributing documents, such as "Downtown 2030"
2. *The Minneapolis Code of Ordinances: Zoning Code and Land Subdivision Regulations*
3. *The Elliot Park Neighborhood Master Plan*
4. *The Downtown East / North Loop Master Plan*, City of Minneapolis Planning Department
5. *The Review Form Certification for Elliot Park Neighborhood's South Ninth Street Historic District* (available from the Minneapolis Heritage Preservation Office or from Elliot Park Neighborhood, Inc.)

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