

# *Related Downtown Conditions*

Prepared for:

**The City of Minneapolis**

Prepared by:



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In Conjunction with:

*Smitten Group, LLC*

*Donjek*

*Metropolitan Design Center*

*Minneapolis Park and Recreation Board*

*Trust for Public Land*



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## Summary: Related Downtown Conditions

### *Downtown Minneapolis today, a snapshot of features that relate to park development*

Before identifying the best location for a new downtown park, it is essential to understand the existing downtown conditions that inform park development. A series of maps have been developed for downtown Minneapolis that depict the existing open space system, downtown activities, and underutilized land (blocks that are more financially feasible).

### *What does the existing open space system look like?*

The map, *Existing Open Space System* shows the locations of existing pedestrian corridors; off-road bike trails; parks; plazas, which are primarily paved; and public greens where grass, trees, and landscaping dominate. All open spaces depicted are open to the public, though they may be privately or publicly owned. Potential future pedestrian corridors and parks locations that are identified in the *Downtown East/North Loop Master Plan*, *The Elliot Park Neighborhood Master Plan*, and the *Downtown Stadium Area Master Plan* are also identified.

While Loring Park, Elliot Park, Gold Medal Park, the Mississippi River Parkway, Nicollet Mall, and the Government District all stand out for their successful open spaces, there is a noticeable lack of open space in the North Loop and Downtown East near the Metrodome. Elsewhere downtown, there are scattered smaller plazas and public greens.

### *Where do people live and work?*

Key to the popularity of an urban downtown park is its proximity to daytime and evening visitors (workers and residents). Two maps have been created to tell the story of where people

live and work. *Evening and weekend Intensity* shows residential density as well as the location of residential units. *Weekday Intensity* depicts employee density and the locations of large employers. The existing open space system, hotels, cultural and event venues, and educational institutions are all destinations that may generate activity at all times of day and are shown on both maps.

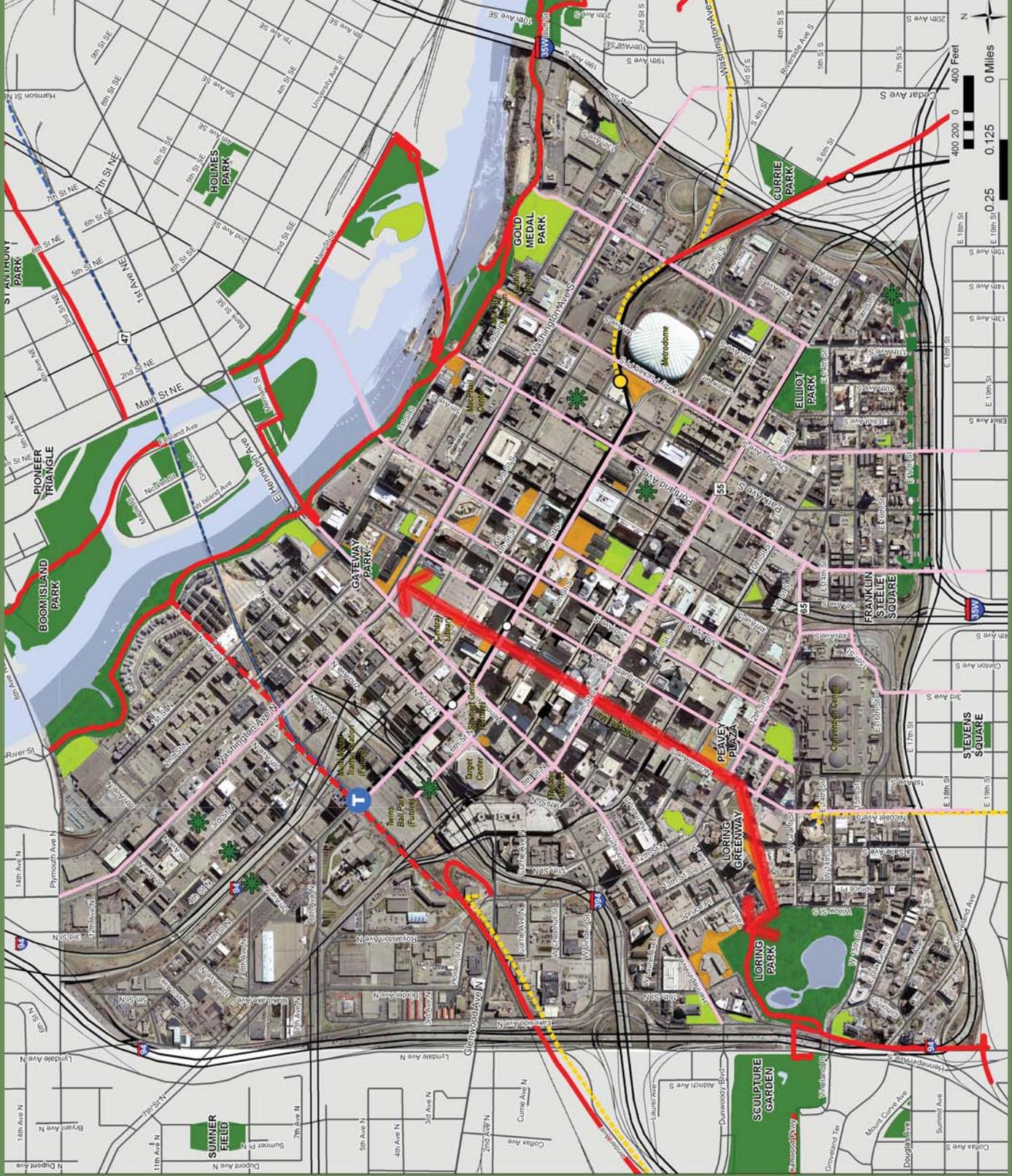
This pair of maps shows that, overall, the largest concentration of activity downtown is during the week in the downtown core with less activity both during the weekdays and in the evening/weekends in the downtown neighborhoods surrounding the core. A pattern also emerges to show higher residential populations near downtown's existing park and open space features such as the Mississippi River and Loring Park.

### *Where is the underutilized land downtown?*

The less development that currently exists on a parcel, the more financially feasible it would be to develop it into a park. Three maps combine to paint a picture of where there may be underutilized land. *Surface Parking and Vacant Land* shows lands that do not currently have buildings, and therefore may be most feasible for redevelopment into park land. *Ratio of Land Value to Building Value* depicts the relationship between land and building value. If the ratio is greater than one, the building value is less than the value of the land it sits on and the site may be underutilized. *Estimated Market Value* portrays the relative value of land and begins to give us an understanding of which parcels downtown would be more or less feasible to convert to a new park.



# Existing Open Space System



- Legend**
- Primary Pedestrian/Bike Corridor**
    - Existing off-street multi use path
    - Primary pedestrian corridors
    - Planned off-street multi use path
    - Planned pedestrian corridor
    - Existing pedestrian corridor
  - Parks, Plazas, and Open Space**
    - Minneapolis Park Board Park
    - Public Green
    - Plaza
  - Conceptual Future Open Space**
    - Identified by other planning efforts
  - Informational Items**
    - Proposed Future Fixed Transitways
      - Proposed LRT
      - North Star Commuter Rail
    - Existing LRT
    - Hiawatha Corridor
    - Hiawatha Corridor Extension
  - Stations**
    - Existing LRT Station
    - Planned LRT Station
    - Future Multi Modal Transit Station
    - Future Central Corridor Transfer
  - Railroad**
    - Water

Parks, Plazas and Open Space: Metropolitan Design Center's Downtown Open Space Inventory  
 Conceptual Future Open Space Plans: Downtown Stadium Area Master Plan; Downtown East-Nor Loop Master Plan; Elliot Park Neighborhood Master Plan  
 Proposed Future Fixed Transitways: Metro GIS

# Related Downtown Conditions

Smitten Group City of Minneapolis Minneapolis Park and Recreation Board The Trust for Public Land Hoisington Koegler Group Metropolitan Design Center Donjek  
**Downtown Minneapolis Park Space Initiative**

# Evening / Weekend Intensity

**Legend**

**Residents per acre (by TAZ)**

- 0 - 9
- 10 - 29
- 30 - 49

**Residential Units**

- 1 Dot = 1
- downtown\_parcel\_elu\_total\_unit
- downtown\_parcel\_elu\_HK\_units
- Educational institution
- Cultural or event destination
- Hotel

**Informational Items**

**Proposed Future Fixed Transitways**

- Proposed LRT
- North Star Commuter Rail
- Existing LRT
- Hiawatha Corridor
- Hiawatha Corridor Extension

**Stations**

- Existing LRT Station
- Planned LRT Station
- Future Multi Modal Transit Station
- Future Central Corridor Transfer

**Railroad**

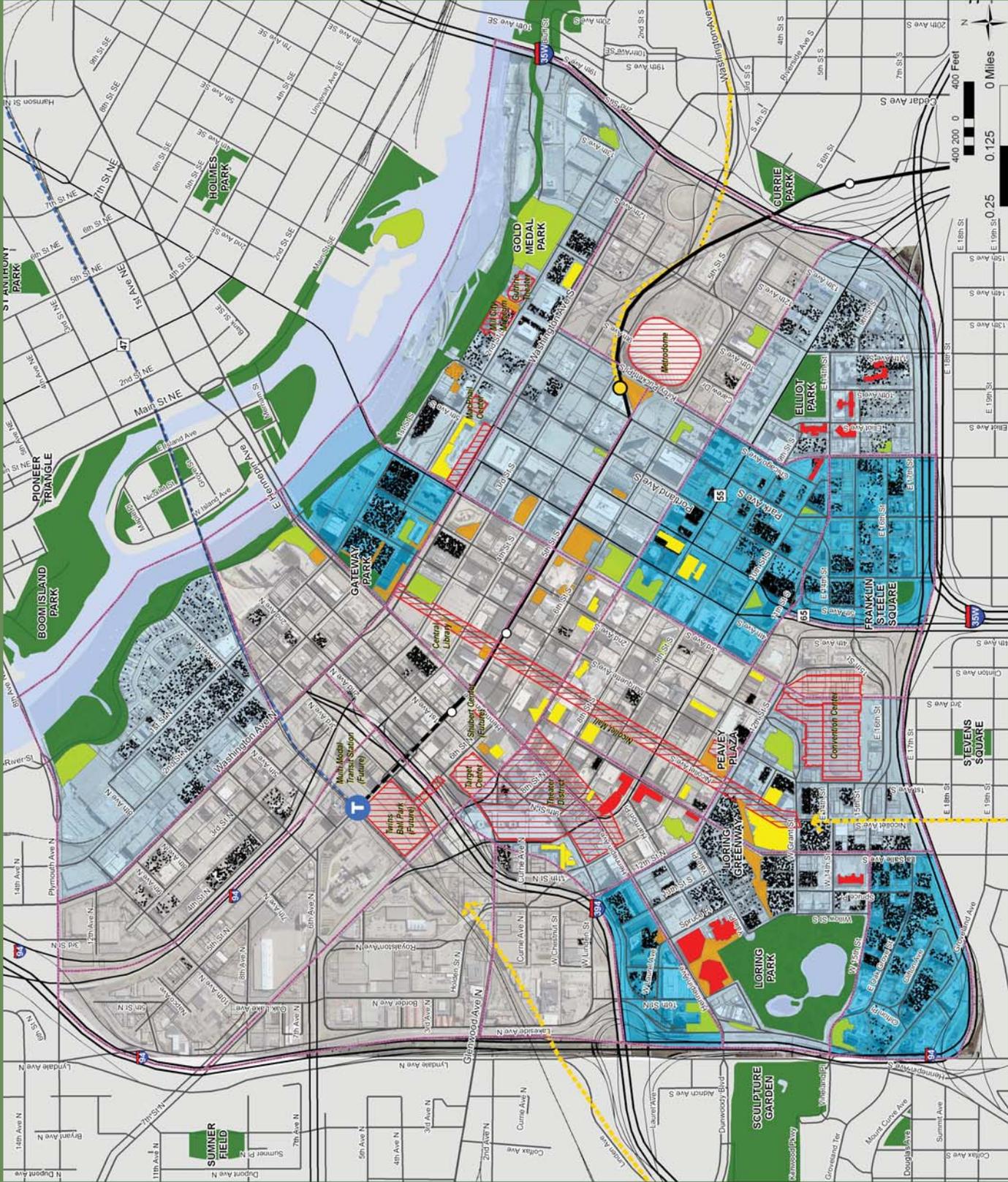
- Water

**Significant Destinations**

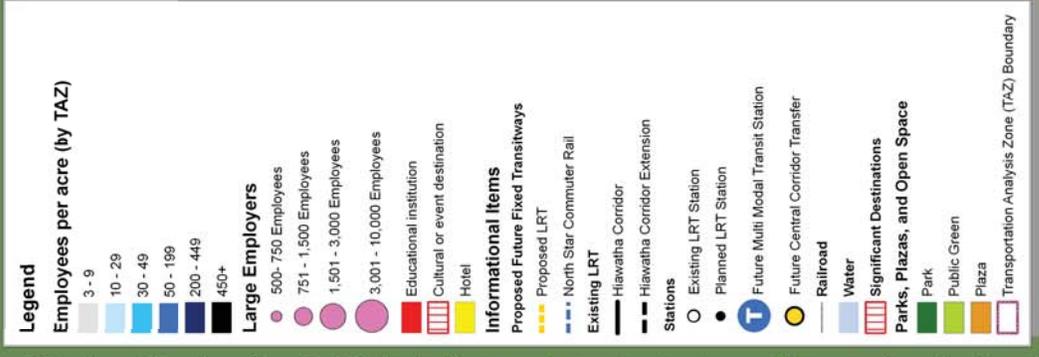
**Parks, Plazas, and Open Space**

- Park
- Public Green
- Plaza
- Transportation Analysis Zone (TAZ)

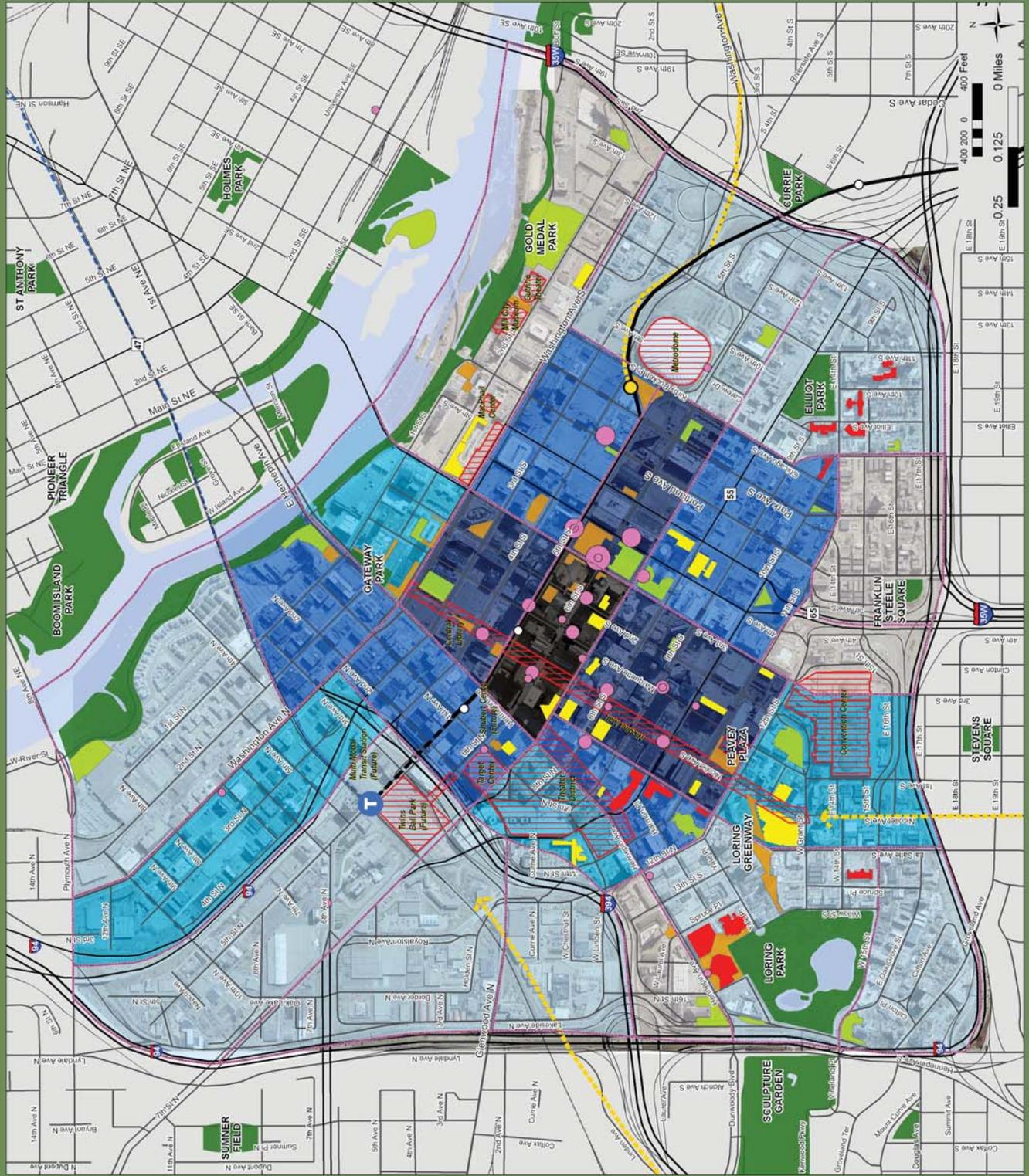
Data Sources:  
 Population by TAZ: 2005 Data from the City of Minneapolis  
 adjusted to reflect projects currently under construction  
 Parks, Plazas and Open Space: Metropolitan Design Center's Downtown Open Space Inventory  
 Proposed Future Fixed Transitways: Metro GIS



# Weekday Intensity



Data Sources:  
 Population by TAZ: 2000 TAZ Data from the Metropolitan Council  
 Metropolitan Design Center, NOTE: Data may be incomplete or contain errors.  
 Parks, Plazas and Open Space: Metropolitan Design Center's  
 Downtown Open Space Inventory  
 Proposed Future Fixed Transitways: Metro GIS  
 Map Date: 11.06.07



# Surface Parking and Vacant Land



**Legend**

- Existing Vacant Land
- Surface Parking or Vacant Land
- Public Ownership
- Private Ownership
- Informational Items
- Proposed Future Fixed Transitways
- Proposed LRT
- North Star Commuter Rail
- Existing LRT
- Hiawatha Corridor
- Hiawatha Corridor Extension
- Stations
- Existing LRT Station
- Planned LRT Station
- Future Multi Modal Transit Station
- Future Central Corridor Transfer
- Railroad
- Water
- Parks, Plazas, and Open Space
- Park
- Public Green
- Plaza

Data Sources:  
 Surface Parking or Vacant Land: City of Minneapolis Existing Land Use 2007  
 City of Minneapolis Parcel Ownership Data  
 Parks, Plazas and Open Space: Metropolitan Design Center's Downtown Open Space Inventory  
 Proposed Future Fixed Transitways: Metro GIS  
 Map Date: 11.06.07

# Related Downtown Conditions

# Ratio of Land Value to Building Value

**Legend**

**Ratio: Land Value to Building Value**

- ≤ 0.25
- 0.26 - 0.5
- 0.51 - 1
- 1.01 +
- information unavailable/tax exempt
- vacant land or surface parking lot

**Informational Items**

**Proposed Future Fixed Transitways**

- Proposed LRT
- North Star Commuter Rail

**Existing LRT**

- Hiawatha Corridor
- Hiawatha Corridor Extension

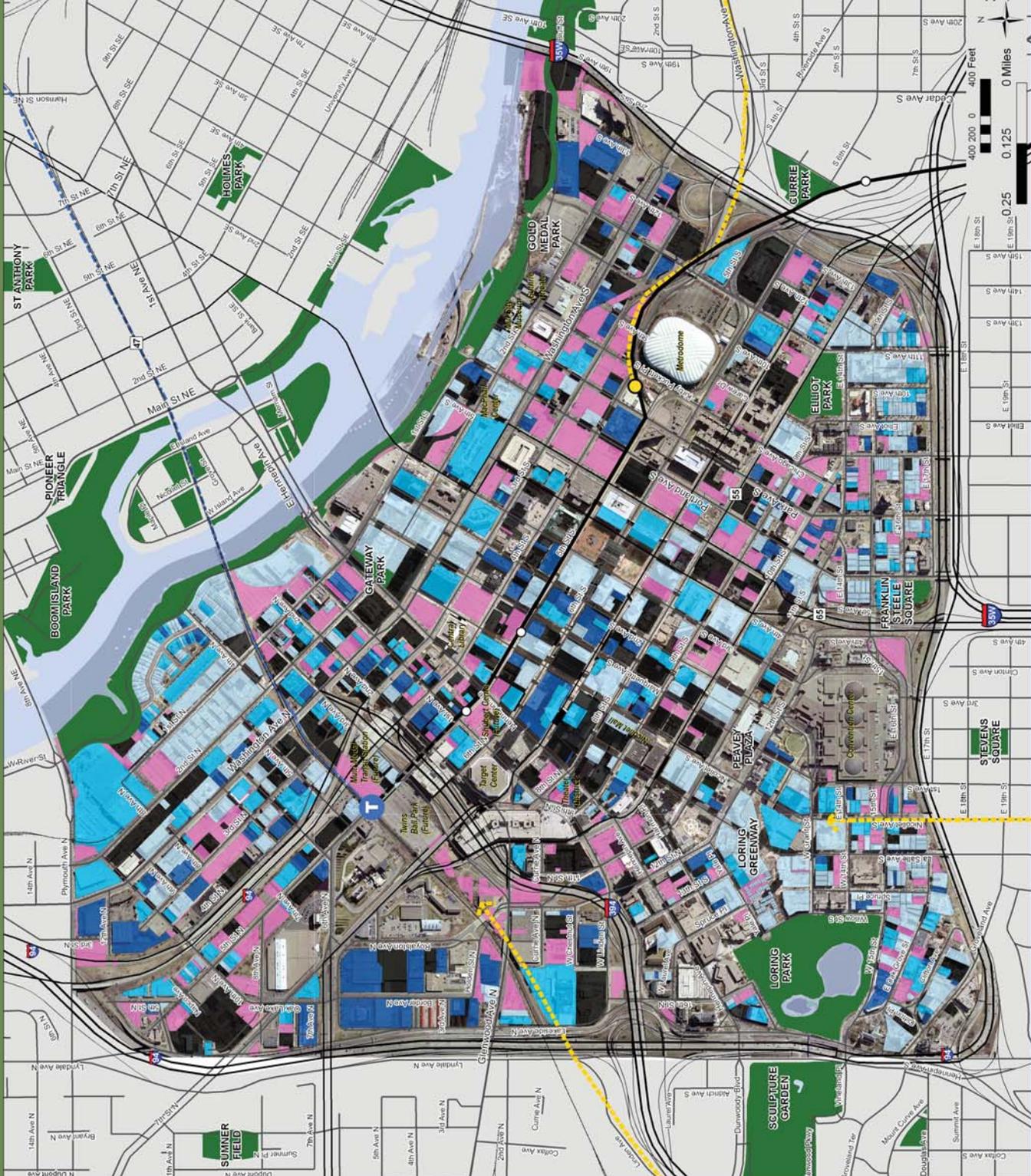
**Stations**

- Existing LRT Station
- Planned LRT Station
- Future Multi Modal Transit Station
- Future Central Corridor Transfer

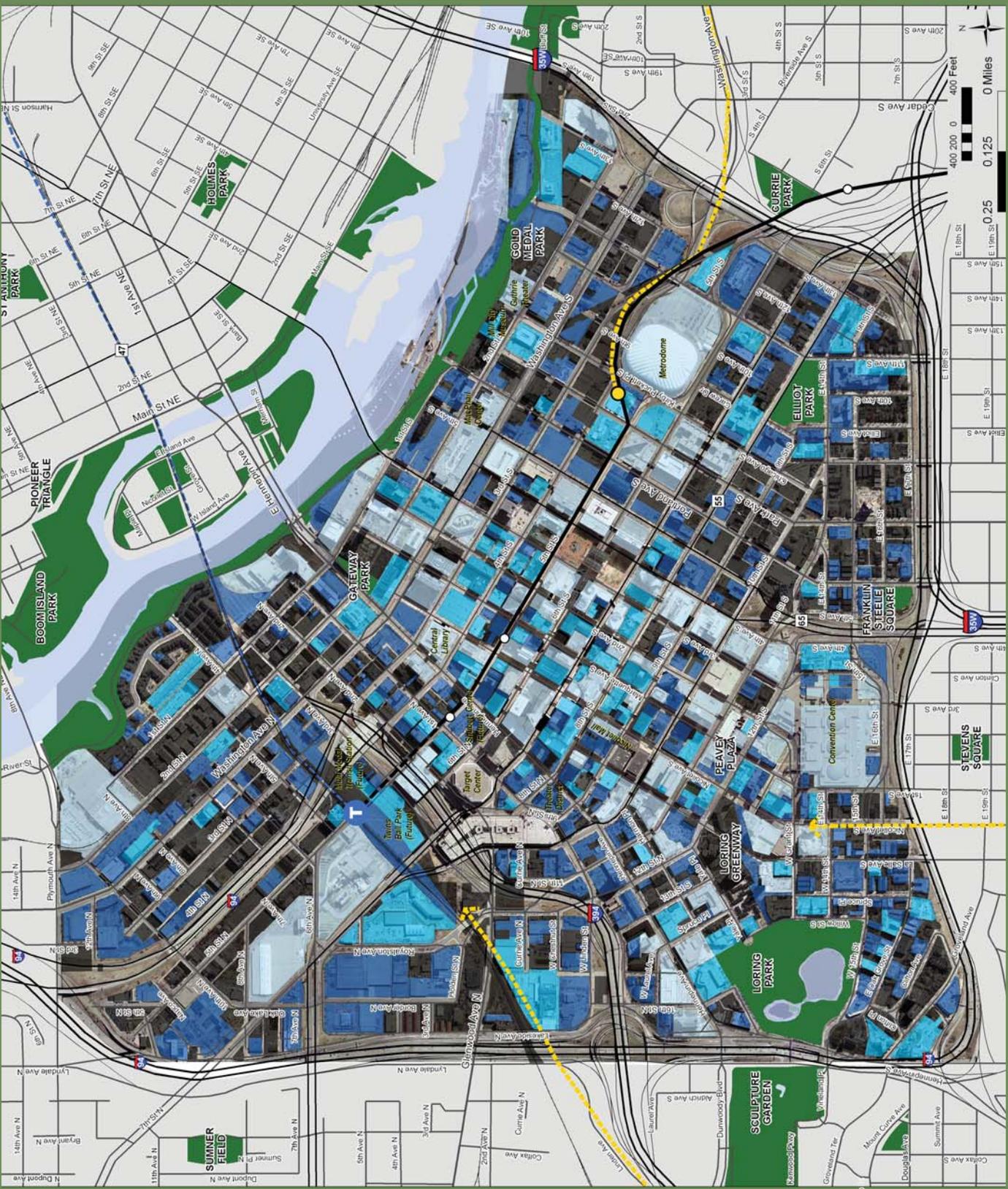
**Railroad**

- Water
- Park

Data Sources:  
 Ratio: Land Value to Building Value:  
 City of Minneapolis: Parcel Ownership Data  
 Parks, Plazas and Open Space: Metropolitan Design Center's Downtown Open Space Inventory  
 Proposed Future Fixed Transitways: Metro GIS  
 Map Date: 11.28.07



# Estimated Market Value



**Legend**

**Estimated Market Value**

- <= \$1,000,000
- \$1,000,000
- \$5,000,001 - \$15,000,000
- \$15,000,001 - \$186,606,000
- information unavailable

**Informational Items**

**Proposed Future Fixed Transitways**

- Proposed LRT
- North Star Commuter Rail

**Existing LRT**

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