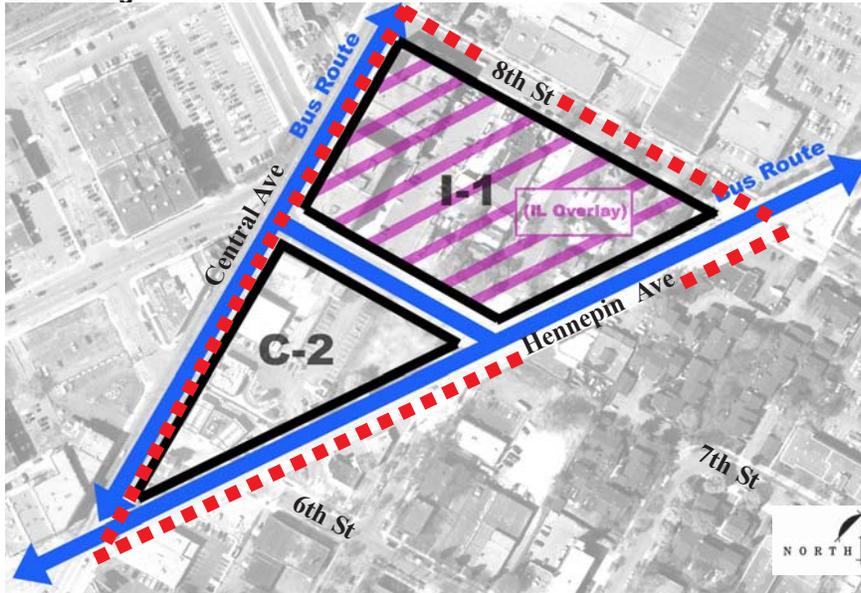


# MARCY-HOLMES NEIGHBORHOOD MASTER PLAN SUPPLEMENT

## Triangle Study Area

### Existing Conditions



#### Location

Triangle area bordered by East Hennepin Ave, Central Ave and 8th St directly north of revitalized Old St. Anthony commercial area

#### Approximate Size

2 blocks

#### Zoning

Neighborhood corridor commercial - C2 (southern block)  
Light industrial - I1, Industrial living overlay - IL (northern block)

#### Building Intensity Requirements

Maximum height not to exceed 2.5 stories/35ft. (C2),

4 stories/56 ft. (I1)

Max. floor area ratio (FAR) = 1.7 (C2), 2.7 (I1)

#### Future Land Use (Neighborhood Master Plan)

General commercial (southern block), multi-family residential (northern block)

#### Issues/Opportunities

Underutilized land, potential to extend character and revitalization of East Hennepin Ave northward, higher intensity development possible with enclosed parking, high traffic visibility area, one-way streets make property access challenging, poor pedestrian street environment, neighborhood need for auto-related uses

### Neighborhood's Design Concept

#### Legend

	New Building
	New Parking Structure
	New Surface Parking
	Streetscape/Vegetative Screening
	Vehicular Access
	Pedestrian Access
	Pedestrian Plaza/Green Roof
	Gateway

#### Land Use Colors

	Residential
	Commercial/Retail
	Mixed Use
	Green Space



# MARCY-HOLMES NEIGHBORHOOD MASTER PLAN SUPPLEMENT

## Triangle Study Area

### Redevelopment Design Guidelines



#### Land Uses/Housing Types

- Redevelop block south of 7<sup>th</sup> St to mixed-use buildings with retail on the ground floor and residential or office on upper floors
- Redevelop eastern half of block north of 7<sup>th</sup> St to multi-family residential buildings that complement character and scale of adjacent warehouse buildings
- Promote reuse and restoration of existing warehouse buildings on western half of block north of 7<sup>th</sup> St for multi-family residential uses

#### Building Orientation

- Orient all building frontages to East Hennepin Ave, Central Ave and 8<sup>th</sup> St
- Along East Hennepin Ave, design buildings to maximize the potential for street level activity and create a cohesive urban pedestrian street environment similar to the commercial area surrounding the intersection of East Hennepin Ave and University Ave

#### Building Heights

- Promote multi-story buildings that are up to 4 stories on the southern block and range from 5 to 10 stories on the northern block
- Design buildings that are taller than 4 stories with 2-3 story “stepback” sections along the street

#### Yards/Open Spaces

- Provide a shared open space area in interior of northern block for residents of both blocks

#### Parking

- Design parking for residents within new buildings (underground or aboveground)
- Provide parking for commercial uses and visitors (for residential buildings) behind buildings in interior of blocks
- Explore possibilities for district shared parking in parking structures and other parking management strategies

#### Streetscape/Public Infrastructure

- Create gateway areas along East Hennepin Ave, including small corner plazas, landscaped areas, benches, etc. that contribute to the neighborhood’s identity
- Design a linear green space along East Hennepin Ave between Central Ave and 7<sup>th</sup> St in extra Hennepin Ave right-of-way
- Create urban streetscapes using street trees and pedestrian amenities

#### Building Examples



Groveland Ave,  
Minneapolis



Aldrich Ave S at Lake St,  
Minneapolis



Cobalt Condominiums,  
Central Ave/University Ave,  
Minneapolis



Vancouver, B.C.

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