

Hiawatha/46th Street Station Area Plan

Workshop #3

January 30, 2001

6:00 pm to 9:00 pm

**Location: Hiawatha Public School,
4201 42nd Ave S, Mpls., MN**

This is the second newsletter for the 46th Street / Hiawatha Station Area Planning Project. Your participation in the workshops scheduled in the upcoming months will shape the final plan.



A resident presents his group's land use plan

Workshop #3

6:00 pm to 9:00 pm

Location: Hiawatha Public School, 4201 42nd Ave S, Mpls., MN

Topics: Formulation of a "consensus plan" with alternatives and implementation guidelines.

January 30, 2001

Workshop #4

Topics: Presentation of Final Concept Plan; Implementation Guidelines and Listing of Funding Resources.

Project Team

The planning process is jointly sponsored by Hennepin County and the City of Minneapolis. The consultant team consists of Farr and Associates, Parsons Transportation Group, and ZHA, Inc. Please direct your questions or comments regarding this process to Hennepin Community Works 612-348-2997 or the City of Minneapolis 612-673-2423.

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opportunity to comment on the plans and to select the plan which they prefer. The consultant team will also present recommendations on traffic and landscape improvements, market analysis results, and design guidelines.

SWOT Analysis Results

Workshop 2 attendees were also asked to review the posted results from the SWOT analysis exercise that was conducted during Workshop 1 and set priorities. In the exercise participants had identified the Strengths, Weaknesses, Opportunities and Threats to their community. After viewing the four lists, those attending Workshop 2 were asked to vote on which item in each category they felt was most important. Table 2 on the front page shows the three items that received the most votes for each category.

Image Preference Survey Results

Another exercise that the consultants conducted at the first workshop was the Image Preference Survey (IPS) in which participants view and score various slide images. The highest and lowest-rated images for each category of slides were shown at Workshop 2 and will be shown again at Workshop 3.

Best Practices

Next the consultants showed a "best practices" slide show that included images of transit, pedestrian and bicycle-friendly neighborhoods and towns. These images presented various choices available in redevelopment. This presentation will evolve and be shown at future workshops.

Hiawatha/ 46th Street Station Area Plan



Newsletter #2, December 2000

About The Project

The 46th and Hiawatha Station Area Plan is part of a series of long-range plans being completed for transit-oriented development (TOD) around station sites along the 11.5-mile Hiawatha Light Rail Transit (LRT) corridor, scheduled to open in 2003. The study area (shown at right) includes the area within a ten-minute walking distance (half-mile radius) of the light rail station at 46th Street and Hiawatha Avenue. The purpose of this study is to formulate a plan for future development of the area, capitalizing on local strengths.



Community Involvement

More than 160 people packed the Ericcson Elementary School cafeteria on Tuesday, November 14th, 2000 for Workshop 2 of the 46th & Hiawatha station area planning process. Residents, business owners, City and County staff and elected officials were present. The purpose of the meeting was to gather input from residents and business owners about what they would like the 46th and Hiawatha redevelopment area to look like. This area can roughly be defined as the commercial areas east of Hiawatha within a half-mile of the 46th and Hiawatha light rail station, as well as the station site itself.

Group Work

Workshop attendees were organized in twelve groups of eight to twelve people plus a facilitator from the Community Steering Committee, City or County Staff, or the consultant team at each table. The teams worked independently in various rooms throughout the school. Using markers and maps, each group was charged with completing various tasks that made them think about the future of the redevelopment area.

For every task, groups were encouraged to write any notes that they thought would help communicate their ideas directly on the map.

After about 45 minutes, the meeting reconvened in the cafeteria where one person from each group reported their land use plan. The picture on the back shows a community resident reporting the results

Table 1: Results of Group Work

Plan Component	Consensus
Housing	Every group included new housing in their plan. The types and density of this housing varied from single-family, to townhomes, to senior housing, to condos above shops. Three groups specified that they did not want subsidized housing.
Height Limits	Five groups set building height limits at 2 stories, four groups allowed three or more stories, the remaining did not specify limits.
Parks & Open Space	Seven groups showed a park on the southeast corner of the Soo Line and 46th Street, five groups showed a park on the City Services facilities site at 45th and Snelling. Overall there was a strong emphasis on open space, trees and other greening strategies.
Retail & Services	Five groups called for a grocery store in their plan. Other comments throughout the plans detailed coffeeshops, delis, medical offices, upscale and/or family restaurants, and day care.
Pedestrian & Bicycle Underpass/Overpass	Six groups showed at least one underpass, and three groups showed at least one overpass. These were drawn across Hiawatha or 46th, typically at the intersection, but some were in nearby locations.

Table 2: Results of SWOT Prioritization

	Strengths	Weaknesses	Opportunities	Threats
1	Private Homeownership	Lack of confidence in the public process	Make everything ped/bike friendly	Rumor of existing plan
2	Minnehaha Park & Creek, Mississippi River	Not pedestrian/bike-friendly, can't cross Hiawatha	Create housing that fits character of the neighborhood	Crime and noise from LRT
3	Small Town Feel	Suburban-like intersection, sprawling and auto-oriented	Meet a need for senior housing	Unsure how to preserve the small-town character

from group 11. The various land use plans varied from beautifying the existing conditions to proposing up to 5-story new buildings on the site. However, considerable consensus was reached on several components of the plans. The consultant

team is now refining and consolidating the ideas illustrated in these 12 schemes into three different plans. These plans will be presented at Workshop 3 on January 30, 2001, where residents and business owners will have the *(cont'd back page)*