



Figure 4.8
Development Precinct 4: Washington East



Figure 4.9
Development Precinct 5: Washington Village



Figure 4.10
Development Precinct 6: Metrodome Site

become a wide boulevard that serves as the backbone for neighborhood commerce serving both Downtown East and the Mills District.

The precinct should be characterized by mixed office / residential development focused on the stretch of 11th Avenue South between the proposed LRT station and Washington Avenue South. Many, if not all, of the existing Valspar facilities could be incorporated into this mixed-use district. When the Central LRT Line is built, the new station – proposed in this plan – will be the appropriate focus for neighborhood retail services. Additional intermittent business opportunities would be present on game days at the Metrodome, especially for food and drink vending. Although not officially listed as historic sites, most of the existing buildings in this area should be preserved, rehabilitated, and re-used. Infill development should be encouraged around existing building stock. Eleventh Avenue South will be an important link between this neighborhood, the Central Riverfront, and Elliot Park East.

Development Precinct 5: Washington Village

The area immediately north and west of the new Downtown East LRT Station is a promising candidate for a new TOD neighborhood. A collection of underdeveloped properties – many of which are existing surface parking lots – are located within easy walking distance of the station site. Many of these blocks are excellent sites for full-block, half-block, quarter-block and infill development projects. This area provides the best opportunity to create a new “Complete Community” that would integrate existing structures and uses with new development. Creating a medium-intensity, mixed use district in this precinct would add a major residential component to Downtown East; one that is immediately adjacent to the Downtown Core and within easy reach of the amenities located in the Mills District and along the Central Riverfront.

This precinct should be focused on Chicago Avenue, which would serve as a pedestrian-friendly link between two retail concentrations, one at the LRT station and another along Washington

Avenue. The City of Minneapolis has already expressed a desire to create a strong TOD node at the Downtown East station by forging a mixed use project that will integrate a new commercial office building, an outdoor neighborhood plaza, and at-grade convenience retailing all within the same block as the new LRT station. The north half of the block between Park Avenue, Chicago Avenue, South 5th Street, and South 6th Street should be further developed to include street-level retail that would help create an identifiable retail / transit node at the Downtown East LRT station.

The potential for two new streetscapes – east-west along South 5th Street and north-south along Chicago Avenue – would help link this neighborhood node with the Downtown Core, and two other neighborhoods in the CBD, Elliot Park to the south and the Historic Mills District to the north.

Development Precinct 6: Metrodome Site

Based on the current state of negotiations and financing for the construction of new stadia, it is likely that the HHH Metrodome will remain viable and active in the foreseeable future. However, the fact that each of the major tenants of the Metrodome is currently seeking new stadia located elsewhere begs the question: “What happens to the Metrodome if the efforts to build a new ball park and football stadium are ultimately successful?” With this question in mind, the Consultant Team was charged with looking at two different options for what the Metrodome site could or should be like twenty years from now.

Option 1: Sports Stadium Remains. Given that the Metrodome is likely to remain in place for the foreseeable future, combined with the intention of realizing higher and better uses throughout the underdeveloped areas of Downtown East and Elliot Park, there is a pressing need to address the physical relationship between a single enormous structure and a series of finer-grain neighborhoods that surround it. Softening the scale differences between the Metrodome and surrounding structures is primarily a matter of