

915 Washington Avenue (DE-7)
921 Washington Avenue (DE-7)

1011 Washington Avenue (DE-8)



1023-25 Washington Avenue (DE-8)



1028 3rd Street S. (DE-8)



1129 Washington Avenue (DE-9)

1201-1203 Washington Avenue
(DE-9 / DE-10)

1101 3rd Street S (DE-19)



730 Hennepin Avenue (NL-38)



800 Hennepin Avenue (NL-39)

Figure 7.2
Examples of Historic Buildings for
Potential Designation

While the Market Analysis proposes a potential for up to 5,000 new residential units over the next two decades, the master plan suggests a need for more downtown housing in order to achieve the critical mass required to nurture Complete Communities. Therefore, this report recommends that the housing projection for the Project Area be doubled to 10,000 new residential units over the next twenty-plus years. At an average size of 1,000 gross square feet per dwelling unit, this equates to five million new square feet of residential development, bringing the estimated total for new growth in the Project Area to 30 million gross square feet (see Figure 7.2)

The Project Development in the Project Area matrix (see Figure 7.3, page 132) and the Developable Sites Map (see Figure 7.4, page 133), illustrate the relative potential of various sites within the Project Area for redevelopment over the next twenty years. Each site is categorized in one of five different ways. For example, “Open Site Development” refers to an empty site requiring no demolition. “Cleared Site Development” refers to a site with existing buildings that are not identified as having historic or architectural merit; such buildings are likely candidates for demolition given the pressure that might be expected from the market place. These sites vary in size and configuration depending upon available land and the location of adjacent preservable / reusable buildings. The Developable Sites Map also illustrates “Designated Historic Buildings” and “Historic Buildings that may have potential for designation,” the latter being buildings not officially designated as historic, but worth retaining for their potential historic, architectural or community value.

Preservation of Remaining Historic Fabric

Although there are a significant number of protected buildings within the Project Area, even a casual look around many portions of Downtown East and the North Loop indicates that too many of the City’s historic downtown buildings have been demolished. Many such buildings likely possessed both pedestrian-friendly

scale and special attention to architectural detail. Wherever possible, as many existing older buildings as possible should be retained through historic designation. Though many of these buildings are not necessarily the finest representations of a particular architectural style, their existence lends character to Downtown because they are remnants of the City’s past fabric.

A number of pre-1945 downtown buildings within the Project Area are suggested for further consideration as sites for potential historic designation (see Figure 7.5, pages 134-135). It may be wise for the City to consider instituting an intermediate sort of designation that encourages a building’s preservation and reuse based not on its individual appeal, but on its contribution to maintaining a downtown that is rich with “layers” of history.

It is important to note that not specifically listing a building for possible preservation does not mean that a building is recommended for demolition. Rather, it means that there is little reason at this time, based on preliminary review, to restrict an owner’s right to demolish a building for the purposes of redevelopment.

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