

Figure 4.5
Development Precinct 1: Elliot Park West

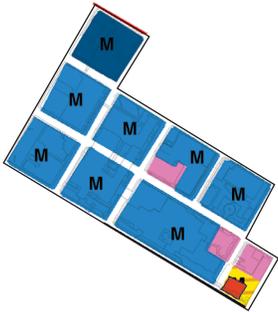


Figure 4.6
Development Precinct 2: Hennepin County Medical Center



Figure 4.7
Development Precinct 3: Elliot Park East

Development Precinct 1: Elliot Park West

The thrust of new development in this precinct should be in the area within and around the South 9th Street Historic District. As a means to enhance preservation and reuse of existing brownstones, and in order to encourage new infill development, land uses in this precinct should be geared primarily toward low- or medium-density residential development. Medium-density mixed-use projects are appropriate in the northern reaches of the precinct in order to create a transitional “step-down” zone between the high-intensity character of the Downtown Core and the low-intensity setting of the historic district. A retail node should be located at the intersection of South 9th Street and Chicago Avenue in order to create an identifiable center to this portion of Elliot Park. Highlighting this intersection will help create a recognizable “cross-roads” for east-west pedestrian circulation between Elliot Park and the Downtown Core and north-south between Elliot Park and the proposed linear park along Portland Avenue (see Chapter 5).

Development Precinct 2: Hennepin County Medical Center

With the exception of preserving a small number of existing cultural uses, healthcare and hospital-related uses should continue to be the major land use in the blocks currently occupied by the Hennepin County Medical Center (HCMC). Wherever possible, the hospital is encouraged to redevelop outpatient clinics, and other activities that generate pedestrian traffic, in ground floor locations that face onto downtown streets. Though it is considered part of the Washington Village Precinct for the purposes of this master plan, the block between Park Avenue, Chicago Avenue, South of 5th Street, and South 6th Street should be further developed (on the north half) to include street-level retail that would help create an identifiable retail / transit node at the Downtown East LRT station.

Development Precinct 3: Elliot Park East

The area immediately east of the Metrodome and HCMC should be developed in a way that complements the existing uses but expands and fills out the neighborhood with a greater mix. In particular, this will include adding a more visible residential component to the precinct through the construction of both medium density mixed-use development as well as medium- and high-density residential construction. Development in this precinct should provide a physical transition from the high-intensity uses of the Medical Center, the Metrodome, and neighborhood office buildings to the low-density residential character of the area south of East 14th Street. 11th Avenue South is the natural spine of this precinct. Retail uses should be encouraged first on South 8th Street near 11th Avenue South so that it complements existing commercial uses near this corner of Elliot Park.

Development Precinct 4: Washington East (see Figure 4.8, next page)

At some point in the future, an opportunity exists to develop a new LRT station and a new TOD-centered community at the convergence of the Hiawatha LRT and the proposed Central Corridor LRT from the University of Minnesota and Downtown St. Paul. Creating a station at the junction of these two LRT lines offers an exciting opportunity to create a new TOD neighborhood offering a full array of housing, retail, and commercial services within the neighborhood combined with excellent access by rail transit to the Downtown Core, the University of Minnesota, Downtown St. Paul, south Minneapolis, and the International Airport.

Similarly, at some point in the next fifteen or twenty years, an opportunity exists to provide direct connections between South 3rd Street and 4th Street to and from I-35W. Building new fly-over connections would render the existing interchange at Washington Avenue South and I-35W unnecessary. Because new fly-overs would relieve traffic congestion on Washington Avenue, it should