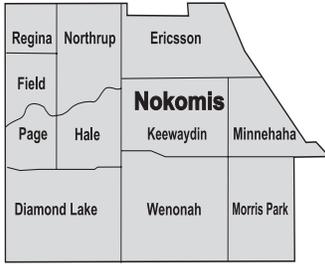


THE MINNEAPOLIS PLAN



Nokomis Land Use Features

"The Minneapolis Plan" brochure series

The *Minneapolis Plan* brochures illustrate the policies and actions that guide the City in its efforts to make Minneapolis a city that people choose – to live, work, learn, and play.

It is intended that these brochures will provide neighborhoods with:

- information about City policy
- a citywide context in which to do their planning
- ideas about the challenges and opportunities that are present in their communities
- guidance on the actions they can take to create change

There are brochures for each of the 11 communities in the city, and there are three topic specific brochures – housing, city form, and transportation.

This brochure provides an introduction to *The Minneapolis Plan* vision for these and other opportunity areas in the Nokomis Community and provides context for community planning efforts.

What does *The Minneapolis Plan* say about the Nokomis Community?

Major streets are "Community Corridors"

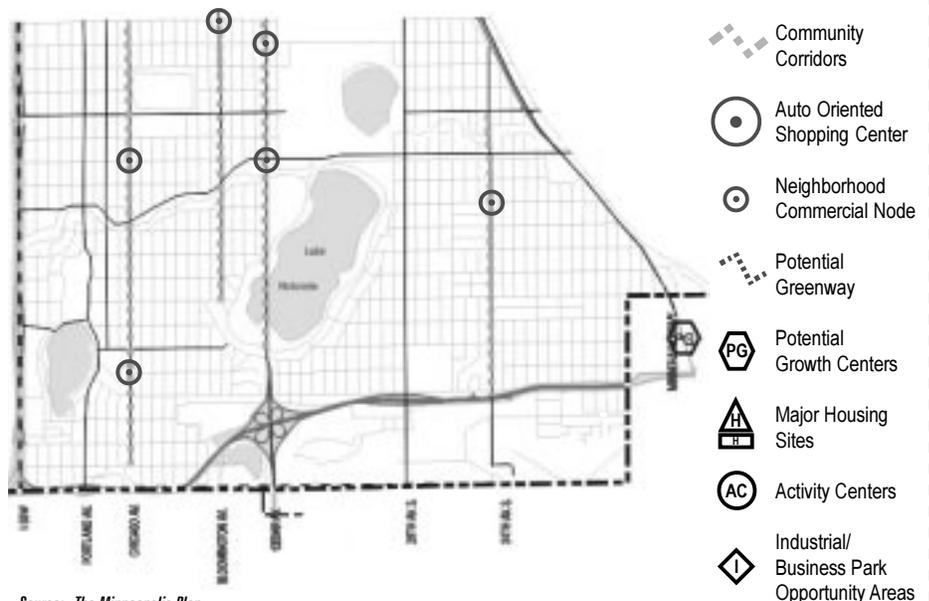
Chicago, Bloomington, Cedar, and 34th Avenues are identified as Community Corridors in *The Minneapolis Plan* (see map). Community Corridors are streets that connect neighborhoods, carry a moderate volume of traffic, and have a primarily residential character but support low-intensity commercial uses at key intersections (Neighborhood Commercial Nodes).

Along Community Corridors, *The Minneapolis Plan* supports:

- consolidating commercial uses;
- promoting viable street life during the day and evening by encouraging a mix of uses at appropriate locations;
- strengthening the residential character by developing a variety of housing types; and
- enhancing the pedestrian environment.

Balancing the needs of residential and commercial areas is the principal challenge along these community corridors. Neighborhood commercial areas rely on the business of those people who live nearby. Maintaining high quality residential areas (protected from the traffic and noise), therefore, benefits businesses as well as residents. Neighborhood projects that address this challenge could include consolidating and enhancing commercial uses at appropriate locations; managing the negative impacts of commercial areas; redeveloping marginal commercial areas as housing; encouraging transit use; and improving the pedestrian character of the area.

Nokomis Land Use Features



Source: *The Minneapolis Plan*

What is The Minneapolis Plan?

The Minneapolis Plan is the City of Minneapolis' comprehensive plan. The comprehensive plan:

- analyzes trends in the city's population, economic growth, and neighborhood livability
- proposes a vision for the physical development of the city
- identifies steps that the city must take in order to achieve that vision

State law requires Minneapolis to develop a comprehensive plan and to ensure that the Minneapolis Zoning Code (a tool that regulates land development) is consistent with the plan. The vision of *The Minneapolis Plan* is realized when the city approves development projects that are consistent with the plan and Zoning Code.

The Minneapolis Plan is also implemented through the development of neighborhood and other city plans. Neighborhood experience in developing action plans in the first phase of the Neighborhood Revitalization Program (NRP) helped to shape priorities in *The Minneapolis Plan*. As a result, *The Minneapolis Plan* can serve as a useful starting point for neighborhoods in NRP Phase II. It provides citywide context for neighborhood issues and can help bring neighborhoods together to develop shared solutions to issues that transcend neighborhood boundaries.

Small commercial areas are "Neighborhood Commercial Nodes"

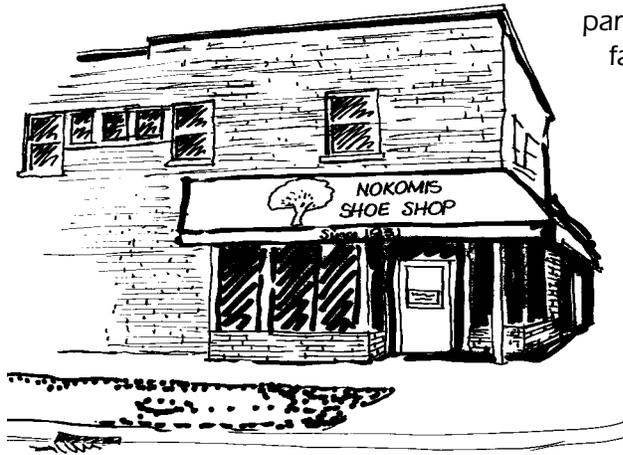
In the Nokomis Community, six Neighborhood Commercial Nodes exist along the community corridors mentioned in the section above (see map). Neighborhood Commercial Nodes serve as focal points for the neighborhood. Commercial uses at nodes are low-intensity, small-scale retail sales and services which serve the immediate neighborhood and which have minimal impacts on the surrounding neighborhood.

At neighborhood commercial nodes, *The Minneapolis Plan* supports:

- continuing the presence of small scale retail sales and commercial services;
- restricting the development of auto-oriented, industrial, or manufacturing activities;
- promoting medium density residential development;
- encouraging transit usage; and
- enhancing the pedestrian environment.

Several courses of action would support the successful evolution of the Neighborhood Commercial Nodes in the Nokomis Community. First, commercial areas should be consolidated around successful nodes. Second, more residential units should be constructed adjacent to neighborhood commercial nodes. Residential or office redevelopment may be appropriate at currently underutilized commercial nodes. Third, the pedestrian environment should be improved through streetscape improvements and building facades, and also through

modification of existing parking. Parking facilities should allow for customer access, but not at the expense of pedestrian safety or impact on adjacent residential uses. Large, surface parking lots which front the street should be discouraged.

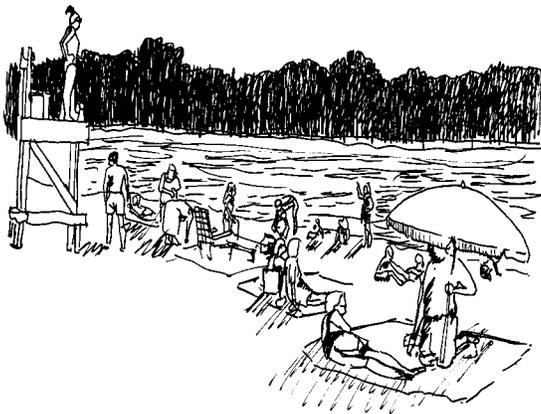


Important issues in the Nokomis Community

The Nokomis Community is a primarily stable, residential area of the city. The housing is mostly single-family with only a few multi-family options. The quality of the housing stock is good and is attractive to families. A housing opportunity for the community is to address the lack of affordable options and the lack of alternative housing types for single family homeowners who want to remain in the community but seek a new housing type.



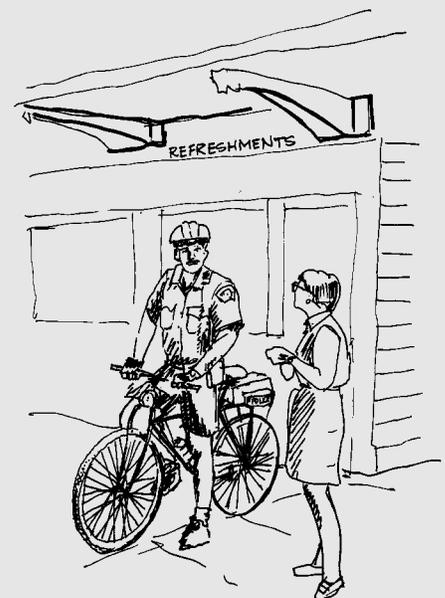
There are four lakes in the Nokomis Community - Hiawatha, Mother, Diamond and Nokomis - and the Minnehaha Creek and parkway flow across the community into the Minnehaha Falls and Park. Protection of these natural features is a high priority in the Nokomis Community. Recent efforts by the neighborhood to protect the lakes serve as a model for the rest of the City.



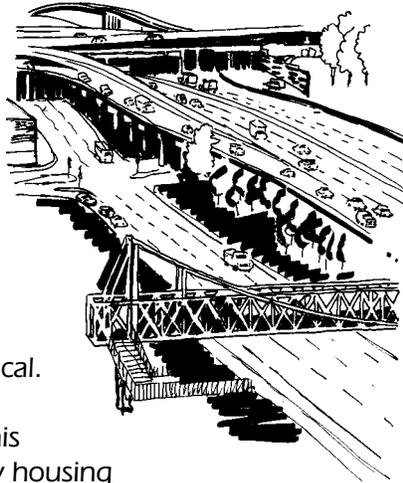
Other plans for the Nokomis Community

Other plans (in addition to NRP Phase I neighborhood plans) have been developed by the City and by neighborhood organizations that are relevant to specific areas in the Nokomis Community. It may be useful to refer to these plans for additional guidance regarding land development and community enhancement. (Only the more recent plans are listed here.)

- Market Study of Neighborhood Commercial Areas and Nodes: City of Minneapolis (1996)
- NENA Streetscape Plan for 34th and 50th (1999)



Excellent access to highways makes this community especially attractive to those who want easy connection to the Twin Cities region. While this community benefits from excellent access to the airport, it suffers from the noise the airport generates. This is perhaps the most severe threat to the overall high quality of living in this community. Continuing efforts by the community and its partners to mitigate this impact is critical.



Maintaining the features that make this community strong - such as its quality housing stock and its natural resources - is a priority for the future, as well as seeking opportunities to address the changing housing needs of its residents.

Whom can I contact for more information?

The Minneapolis Plan contains many more policies on topics such as urban form, transportation, residential, commercial, and industrial land use, the environment, and community building.

For more information, contact:

Minneapolis Planning Department
350 South Fifth Street, Room 210
Minneapolis, MN 55415

Phone: (612) 673-2597

Fax: (612) 673-2728

Web: <http://>

www.ci.minneapolis.mn.us/citywork/planning/index.html

The Minneapolis Plan and brochures are available on the web site.

If you have special needs, please call the Planning Department. Please allow a reasonable amount of time for accommodation.

February 2001

