



Figure 7.15  
Springboard Project I:  
Illustrative Drawing

### Springboard Project I:

Municipal Service: Project to Buffer Existing Industrial Use

The Municipal Service includes a series of edge properties that could be redeveloped as buffers around existing industrial uses. A suitable springboard project would be a mid-rise office development on Block NL-26 at North 7th Street and Sixth Avenue North, adjacent to the Hennepin County Energy Resource Center and the MetroTransit Bus Facility. Previously identified as a potential site in the Meyer-Mohaddes Downtown Minneapolis Multi-Modal Station Area Plan, it is ideal to illustrate the re-use of remnant properties within the City's downtown.

Block NL-26

Site Description: This springboard development site located at the intersection of North 5th Street and North 7th Street. In conjunction with development on Block NL-27. Development on this site will provide additional employment opportunities in the North Loop while creating a buffer between the existing Hennepin County Environmental Resource Center and potential mixed use development proposed along North 5th Street west of the Multi-Modal Station.

Project Description: The four-story base of this building would contain office/commercial space. Floors 5 through 14 also contain commercial/office space, set back from the base. On the northwest corner a curved tower form marks the highly visible corner of this site and creates a marker that serves as a gateway to the North Loop. This volume also fronts a large public plaza located at the intersection. A small pocket park is provided at the south end of the site as well. Structured parking is accommodated on the lower levels along the back of the site facing the existing Hennepin County Environmental Resource Center.

Development Considerations:

- A maximum FAR of 8 is recommended

- Developer to provide public plaza and pocket park
- Developer required to provide high level of streetscape amenity on public plaza and along sidewalks adjacent to the property.

Please note:

- Increased FARs are proposed specifically to jump start development on difficult sites (in locations where incentive bonuses may not yield the sort of densities sought in this master plan for the realization of Complete Communities).
- As noted in Chapter Six, it is recommended that the City, the development community, and neighborhood representatives embark on a cooperative process of developing Built Form Controls that set the parameters for physical design of new projects in the Downtown East and North Loop portions of the Project Area.

**Springboard Project I**

Development Precinct	Municipal Service
Block Location	NL-26
Land Use Classification	Mixed Use District / Office (MU-0)
Intensity / Height Classification	Medium Intensity (5-13 Floors)
Current Zoning District	I-3: General Industrial District
Recommended Zoning District	B4M-2: Downtown Mixed Use District

Gross Site Area	50991
Current FAR	3.5
Maximum Allowable SF(1)	178468.5

Density Increase	4.5
Maximum Allowable SF(2)	229459.5

Recommended FAR	8
Total Maximum Allowable SF	407928

**Springboard Illustrative Drawing Shows:**

Building Footprint	38593
Public Open Space	12398

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<b>Gross Site Area</b>	<b>50991</b>
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Floor Plate (Floors 1-4)	154372
Floor Plate (Floors 5-13)	251312
Floor Plate (Floors 14-plus)	0

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<b>Total Building Area</b>	<b>405684</b>
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Required Parking Stalls	300
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Springboard FAR	7.96
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