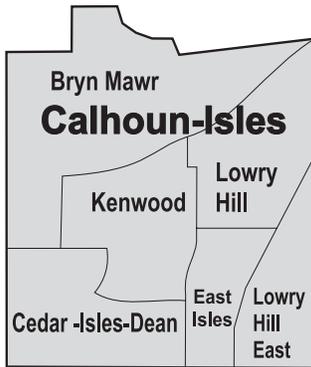


# THE MINNEAPOLIS PLAN



## Calhoun-Isles 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.

## What does *The Minneapolis Plan* say about the Calhoun-Isles Community?

### *Lake Street, Hennepin Avenue, and Lyndale Avenue are "Commercial Corridors"*

Commercial Corridors are streets that have largely commercially-zoned property, carry high volumes of automobile traffic, and retain a traditional urban form in the buildings and street orientation of businesses. Many of these commercial corridors still function as a "backbone" in certain neighborhoods. *The Minneapolis Plan* supports strengthening these corridors by:

- encouraging new development along them;
- promoting alternative uses such as mixed residential, office, and institutional uses and low-impact, clean light industrial uses;
- addressing issues of parking, traffic, transit, and circulation; and
- assisting with the rehabilitation, reuse, and revitalization of older commercial buildings and districts.

Lake, Hennepin, and Lyndale are quintessential commercial corridors: they support primarily commercial uses and generate a lot of traffic and activity. These corridors can support more development which should be well-served by parking, transit, and a high quality pedestrian environment. Road reconstruction and streetscape improvement projects, such as the removal of "triangles" and installation of landscaped beds at intersections along Hennepin during the summer of 2000, will help to improve the pedestrian environment. Similar opportunities may exist with Hennepin County's planned reconstruction of Lake and Lyndale. Transit service, already strong in this area, will be enhanced with the creation of the new Uptown Transit Hub. This may release some parking pressures in the area, but parking will remain a big issue that must be addressed through both on- and off-street parking.

### Calhoun-Isles Land Use Features



- Commercial Corridors
- Community Corridors
- Auto Oriented Shopping Center
- Neighborhood Commercial Node
- Potential Greenway
- Potential Growth Centers
- Major Housing Sites
- Activity Centers
- Industrial/Business Park Opportunity Areas

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.

## **Other major streets are "Community Corridors"**

Portions of Lake, Franklin, Hennepin, Lyndale, Penn, and Cedar Lake Road 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 mixed use 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 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.

## **Small commercial areas are "Neighborhood Commercial Nodes"**

In the Calhoun Isles Community, there are two Neighborhood Commercial Nodes: one at Penn and Cedar Lake Road and one at 36th Street and Bryant Avenue (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;
- preserving traditional commercial storefronts;
- promoting medium density residential development;
- encouraging transit usage; and
- enhancing the pedestrian environment.

## **Intersections at Hennepin-Lake and Lyndale-Lake are "Activity Centers"**

Activity Centers are destinations such as 50th and France, the Warehouse District, and East Hennepin/Saint Anthony Main that attract visitors from around the region.



Activity Centers attract a lot of visitors and traffic because they have a concentration of activity: the presence of many different businesses (such as retail, commercial, entertainment, educational, and other cultural or public facilities) encourages activity all day long and into the evening.

At Activity Centers, *The Minneapolis Plan*:

- promotes developing medium to high density residential uses;
- encourages providing convenient and accessible transit service and enhancing the pedestrian environment to make Activity Centers more easily navigated by pedestrians; and
- supports parking strategies that accommodate high customer demand yet minimize impact on sidewalk traffic.

Provision of higher density housing in the Hennepin/Lake and Lyn/Lake areas will allow more people to take advantage of the best of urban living: recreational and entertainment options, shopping, and employment opportunities, all just a bus or bike ride away. Integrating the residential units with the surrounding environment, making transit easily accessible and comfortable, creating a high quality street and sidewalk environment, and providing well-designed parking options will improve existing parking and traffic congestion.

## **The Urban Village site is designated a "Major Housing Site"**

Over the next 20 years, Minneapolis will likely absorb between 9000 and 10,500 households (Metropolitan Council and City of Minneapolis projections). These new households will be searching for new housing types that are more varied than the housing that currently exists in Minneapolis today. In order to meet this projected demand, *The Minneapolis Plan* supports the development of new housing at several Major Housing Sites around the city.

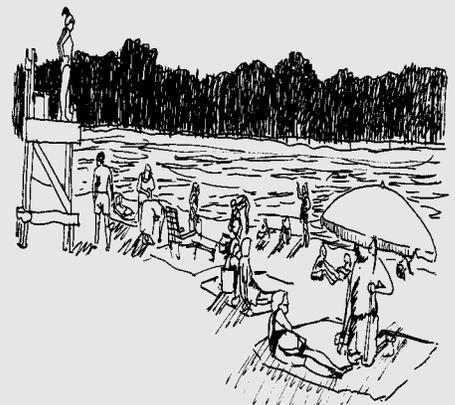


*The Minneapolis Plan* supports the development of Major Housing Sites adjacent to amenities such as Growth Centers, Activity Centers, natural features and public facilities such as parks, schools, and libraries. Major Housing sites should be medium-to high-density, varied in type, and affordable at various income levels.

## **Important issues in the Calhoun-Isles Community**

The Calhoun-Isles Community has many desirable urban amenities: old homes filled with turn of the century charm, new higher density condominiums and apartments, the lakes, parks, parkways, and bike and pedestrian trails, small coffee and gift shops, entertainment venues and restaurants, and good transit service. Because of its appeal, the area attracts many people. More people can result in more traffic, parking shortages, and changes in neighborhood character. The successful evolution of the community's features depends on its ability to address these issues. Planning efforts should focus on these features in order to address change and ensure that it is desirable to the community.

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



Good transit access, development of commercial uses that provide every day goods and services, and a pedestrian-friendly, walkable environment are other important components of Major Housing Sites. At the Urban Village site, reliable and comfortable transit options and a high quality pedestrian environment will improve the form and function of the area as a whole.

## Other plans for the Calhoun-Isles Community

Other plans (in addition to the NRP Phase I neighborhood plans) have been developed for specific areas in the Calhoun-Isles 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.)

- Lake Street Midtown Greenway Corridor Framework Plan (1999)
- West Lake Street Urban Village Charrette (1998)
- Lyndale Avenue: A Vision (1997)
- Hennepin Avenue Strategic Plan: Sustaining the Spirit of the Avenue (1995)
- Excelsior Boulevard Revitalization Program (1999)
- Calhoun Area Residents Action Group Master Plan (2000)
- Bassett Creek Valley Master Plan (2000)
- Market Study of Neighborhood Commercial Areas and Nodes: City of Minneapolis (1996)

## 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:**

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[www.ci.minneapolis.mn.us/citywork/planning/index.html](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.

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