



# Workshop



## Linden Hills Small Area Plan

April 24 & 25, 2013



# Identifying and Exploring Opportunities are tonight's primary goals



# Outline:

1. Small Area Planning
  - purpose
  - related City policies
  - existing conditions
2. Community input to this point
3. Draft Vision Statement
4. Land Use & Intensity/Density
5. Workshop elements for exploration
  - building & site design
  - connectivity, movement,
  - traffic & parking

*Small tables explore how these can come together to shape the future of Linden Hills*



# What is a Small Area Plan?

- 20 year vision for business nodes and corridors
- Formulates specific goals, objectives, and policies or projects to implement that vision
- Refines Comprehensive Plan policy, does not replace it



# What has guided us to this point

- Comprehensive Plan policy
- Past Linden Hills planning guidance
- Analysis of existing conditions
- Community survey
- February 28<sup>th</sup> Community Workshop



# Community Input: Key Themes

- Retain existing character and scale
  - Walkable - Pedestrian friendly
  - Vibrant small independent neighborhood serving businesses
- Provide more housing options – particularly for aging population
- Increase diversity (cultural and income) in the area
- Become more sustainable



# Community Input: Key Themes

- Desire for better alternatives to driving within the neighborhood
- Concerns about:
  - Business mix changing to provide less neighborhood services
  - Parking and traffic
  - Large-scale development



# Draft Vision

*Linden Hills is a thriving pedestrian-friendly and sustainable urban village that offers varied housing and commercial choices to meet residents' needs and where new development supports and enhances the existing scale and character of the neighborhood.*



# Explore How This Converges

- Retaining scale and character of area
- Providing more housing options
- Concerns over large scale development
- Ensuring proper transitions from new development to lower-scale areas
- Retaining and encouraging small and independent businesses that serve neighborhood



- Land Use
- Development Intensity
- Building & Site Design

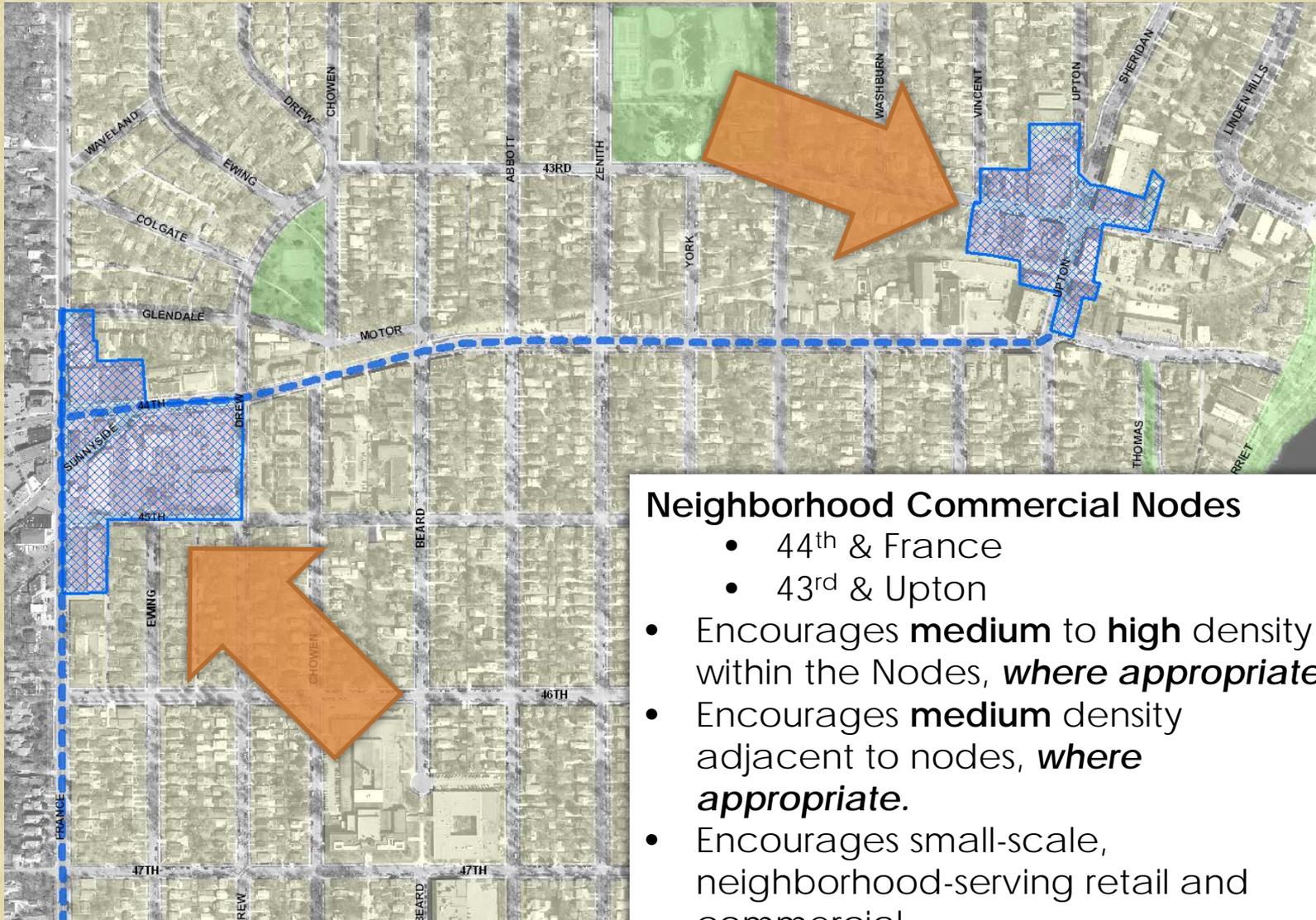


# Land Use & Development Intensity

- City's Comprehensive Plan creates framework for understanding:
  - Location of businesses , apartments/condos and single family homes
  - Guides residential development intensity through policy about density  
(Density = Number of Housing Units/ Lot area)
  - Guidance considers building design and context appropriateness



# Land Use Framework

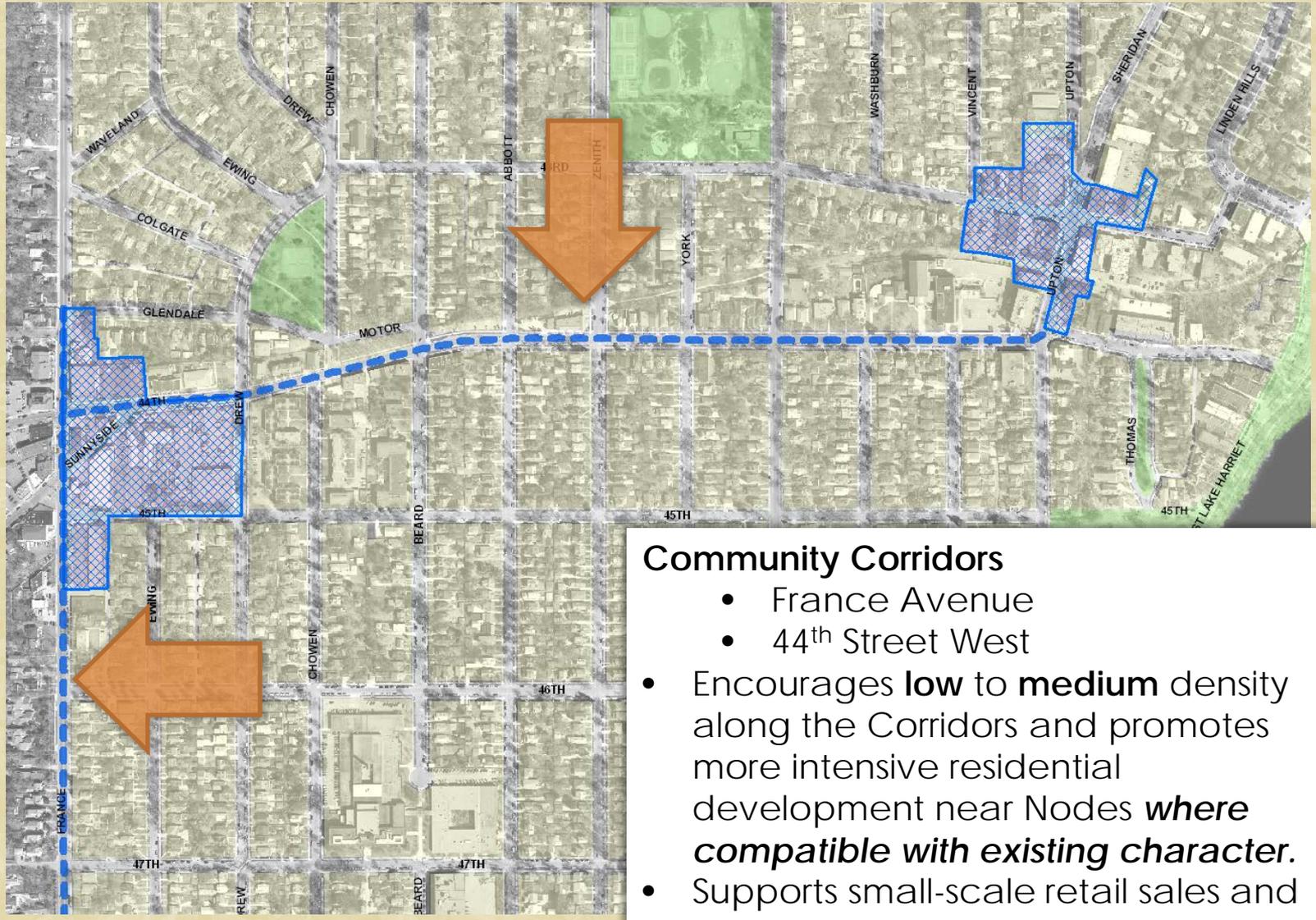


## Neighborhood Commercial Nodes

- 44<sup>th</sup> & France
- 43<sup>rd</sup> & Upton
- Encourages **medium** to **high** density within the Nodes, *where appropriate*.
- Encourages **medium** density adjacent to nodes, *where appropriate*.
- Encourages small-scale, neighborhood-serving retail and commercial.



# Land Use Framework



**Community Corridors**

- France Avenue
- 44<sup>th</sup> Street West
- Encourages **low** to **medium** density along the Corridors and promotes more intensive residential development near Nodes *where compatible with existing character.*
- Supports small-scale retail sales and commercial services.



# What Does Density Look Like



# Linden Hills Examples

Low Density: 7-20 dwelling units {du} /acre



# Minneapolis Examples

Low Density: 7-20 dwelling units {du} /acre



3148 Hennepin Avenue  
2 dwelling units,  
14.9 du/acre



# Linden Hills Examples

Medium Density: 20-50 dwelling units {du} /acre

**4314 Upton Ave S**  
7 dwelling units, 36 du/acre



**4415 Chowen Ave South**  
10 dwelling units, 43 du/acre



**4425 Chowen Ave S**  
32 dwelling units, 37 du/acre



# Minneapolis Examples

Medium Density (20-50 dwelling units {du} /acre)

4954 Xerxes Ave S  
9 dwelling units,  
36 du/acre



# Linden Hills Examples

High Density: 50-120 dwelling units {du} /acre

4300 Upton Ave S  
7 dwelling units, 53 du/acre



2727 43rd St W  
52 dwelling units, 83 du/acre



2716 44th St W  
15 dwelling units, 67 du/acre



# Minneapolis Examples

High Density: 50 -120 dwelling units {du} /acre

2803 38<sup>th</sup> Street E  
16 dwelling units, 70 du/acre



# Housing Options in Linden Hills

Type of Building	Number of Properties	Number of Units
<b>Total</b>	<b>2501</b>	<b>3688</b>
Single Family Home	2217	2217
Two Family Home	205	410
3 - 4 units	26	88
5 – 10 units	24	138
11 -20 units	13	173
20 or more units	16	642

**Rental vs Ownership:** Of the occupied housing units in Linden Hills, 70% are owner-occupied and 30% are renter occupied, compared to 49% owner-occupied and 51% renter-occupied for Minneapolis as a whole.



# Building & Site Design:

- **Define scale** for new developments in the context of nodes and corridors
- Discuss how to **provide desired housing options**
- **Evaluate transitions** between existing lower-scale properties and new development
- Consider where **larger buildings might be allowed** if they provide community benefits such as public parking, community spaces, pocket parks



# *Linden Hills is walkable*

Traffic impacts on walking are a concern.

Explore:

- Better connections between nodes and amenities
- Making walking & biking more attractive through:
  - Enhanced streetscapes
  - Better pedestrian connections
  - Traffic calming details - curb bump-outs at 44<sup>th</sup> & Beard
  - Bike lanes and parking



# Parking

City Comprehensive Plan Policies move to strike a balance between parking supply and its impacts on environment and walkability of areas.

- Encourages shared parking
- Promotes alternatives to parking

## Explore

- Better use of existing supply
- Cost of structured/underground parking
- Impact of Critical Parking Restrictions on residents
- Impacts of providing parking on design of new buildings



# Breakout Sessions

Four tables:

- 44<sup>th</sup> & France
- 44<sup>th</sup> & Beard
- 43<sup>rd</sup> & Upton
- France & 44<sup>th</sup> Corridors

Rotate after first 40 minutes so there's time to move through 2-3 tables

Explore:

- Opportunities
- Building and site design
  - Height, length, massing and scale
  - Other character elements
  - Transitions to adjacent properties
- Parking impacts and challenges
- Integration of amenities
- Integration of sustainability
- Movement within nodes and to other areas in Linden Hills.

