



# Warehouse District Heritage Street Plan

Pedestrian Advisory Committee  
June 1, 2011

# NORTH LOOP NEIGHBORHOOD

## Legend

● Downtown Landmarks

Major Roads

### Downtown Districts

■ Downtown Neighborhood

■ Office District

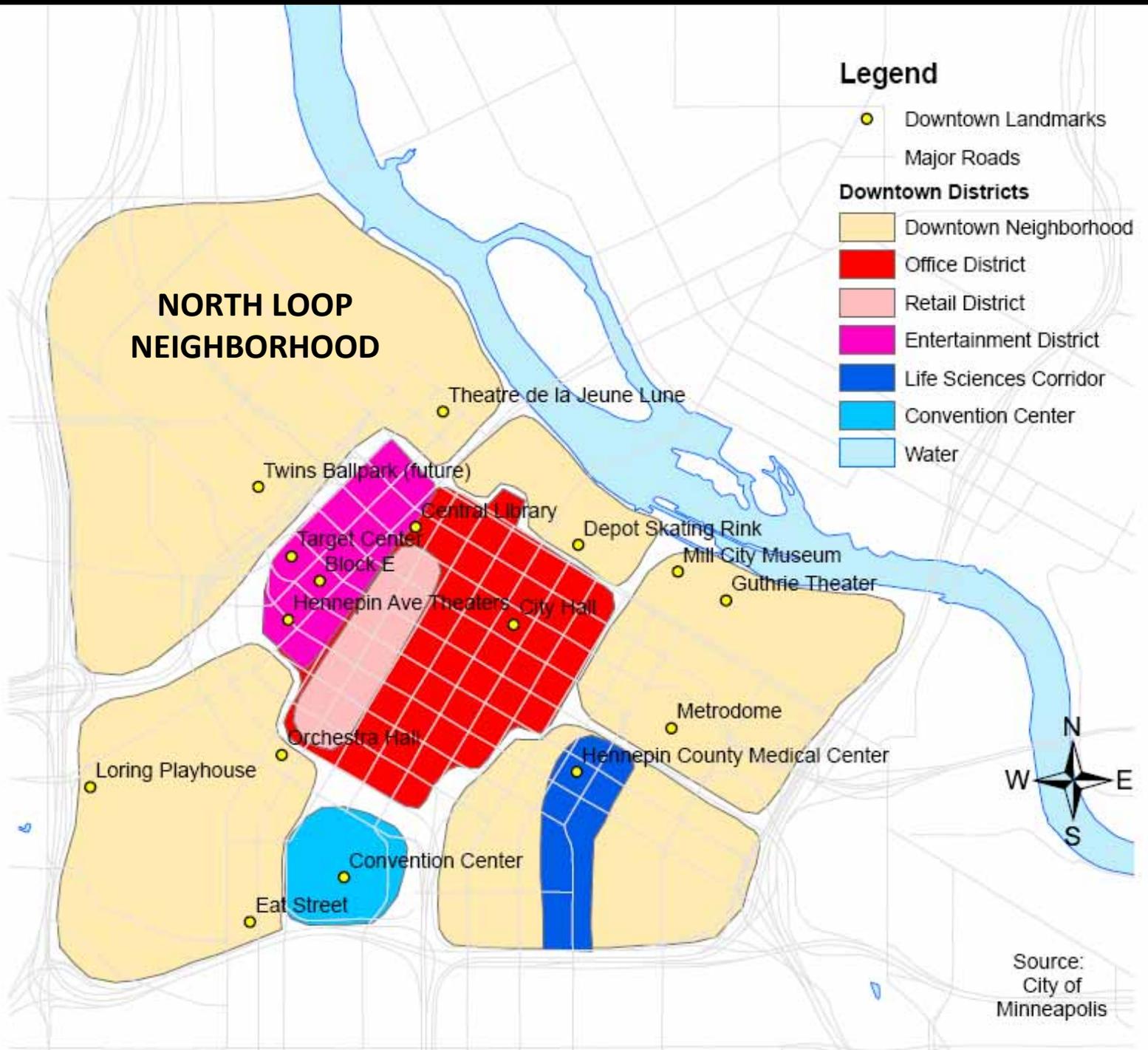
■ Retail District

■ Entertainment District

■ Life Sciences Corridor

■ Convention Center

■ Water

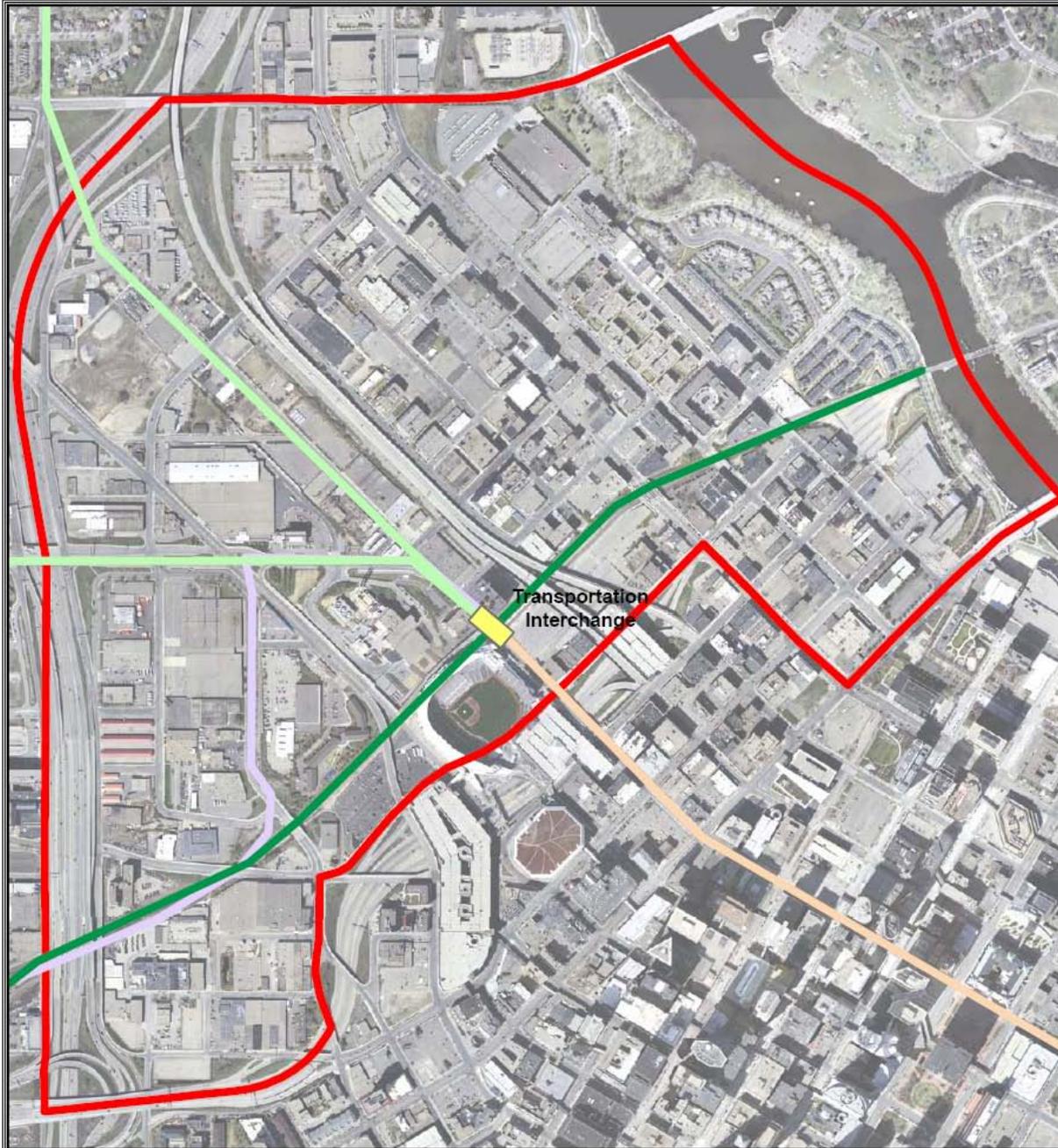


Source:  
City of  
Minneapolis

# North Loop Neighborhood

## Legend

-  Cedar Lake Trail
-  Hiawatha/Central LRT (2014)
-  Southwest Transitway (2017)
-  Bottineau Transitway (2018)

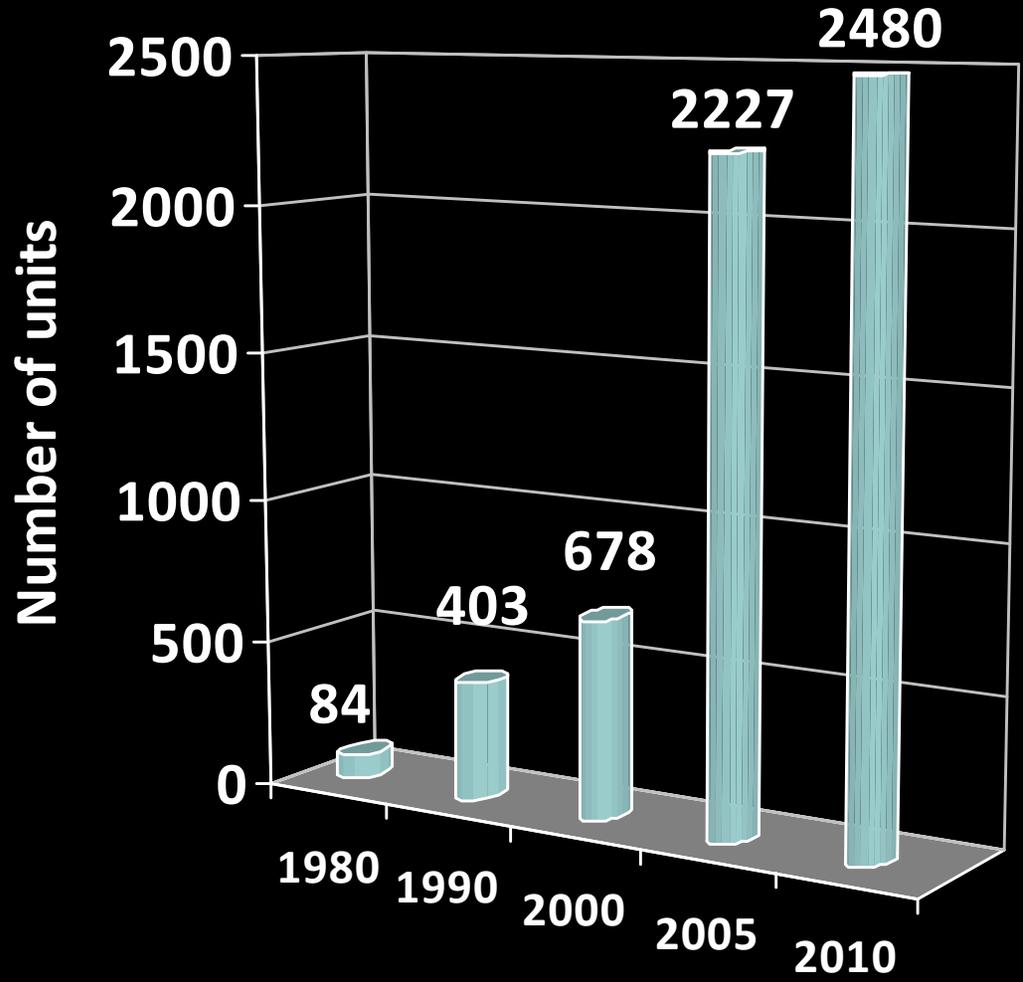


0 300 600 1,200 Feet



Created by CPED Planning  
September 20, 2010

# [ North Loop Housing Units ]



1980: 84

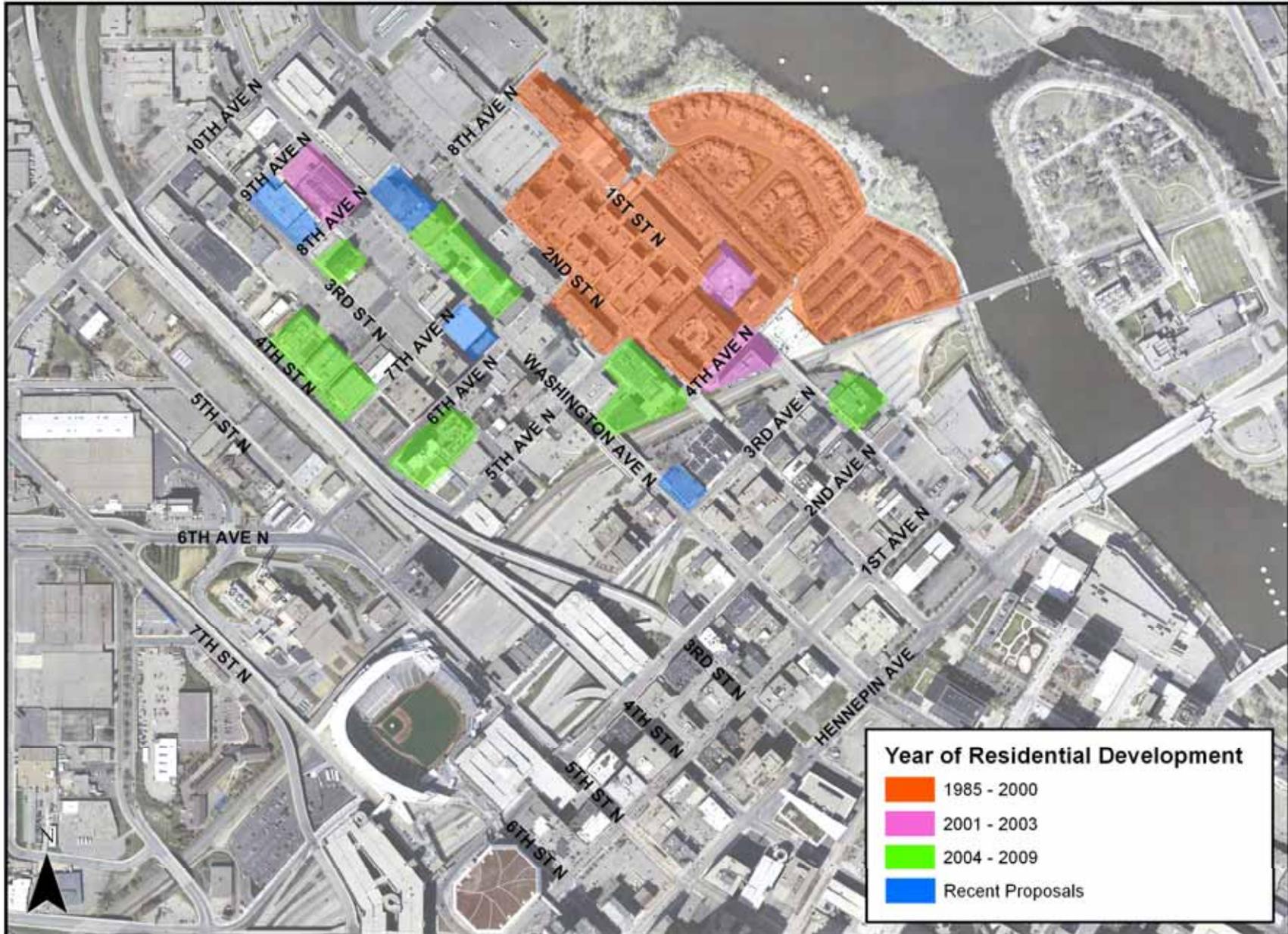
1990: 403

2000: 678

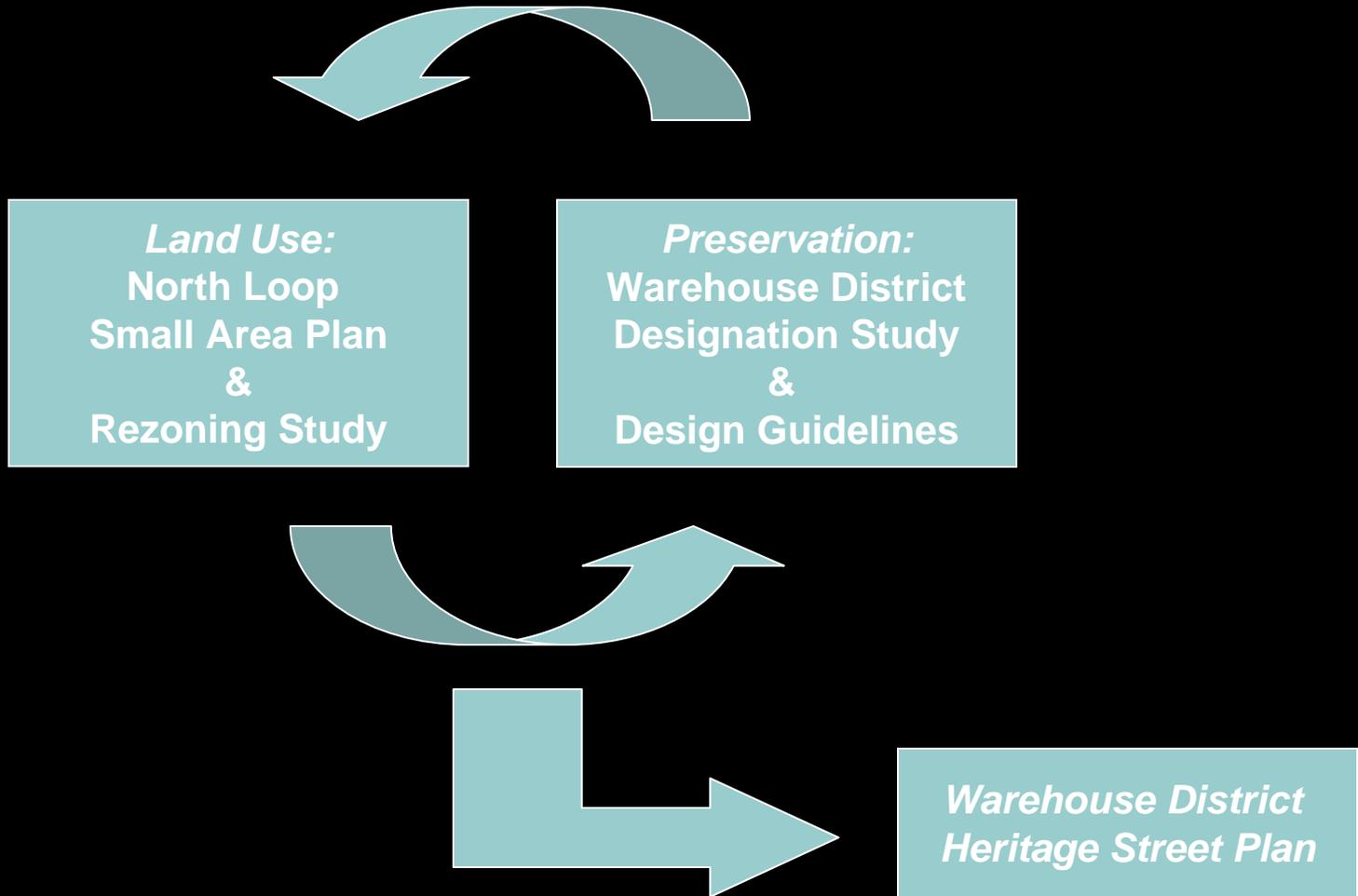
2005: 2,227

2010: 2,480

# Residential Growth in the North Loop Neighborhood



# [ North Loop neighborhood ]



# [ List of Projects ]

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1. **Small Area Plan & Rezoning Study**
2. Merging the local and NRHP Districts  
– The WHD Designation Study
3. Updating the Design Guidelines
4. Warehouse District Heritage Street  
Plan

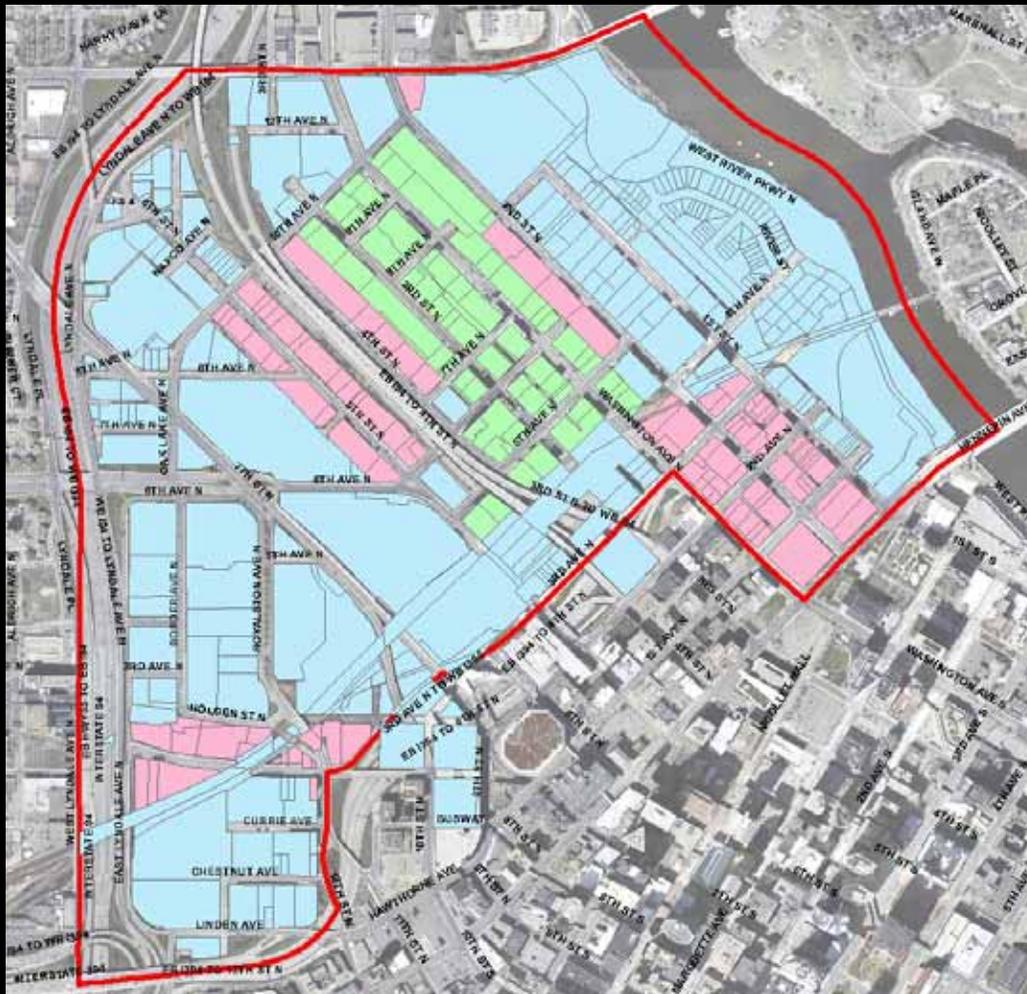
# North Loop Small Area Plan

Update to the Downtown East/North Loop Master Plan





# Aligning Zoning with Vision



## Considerations for rezoning:

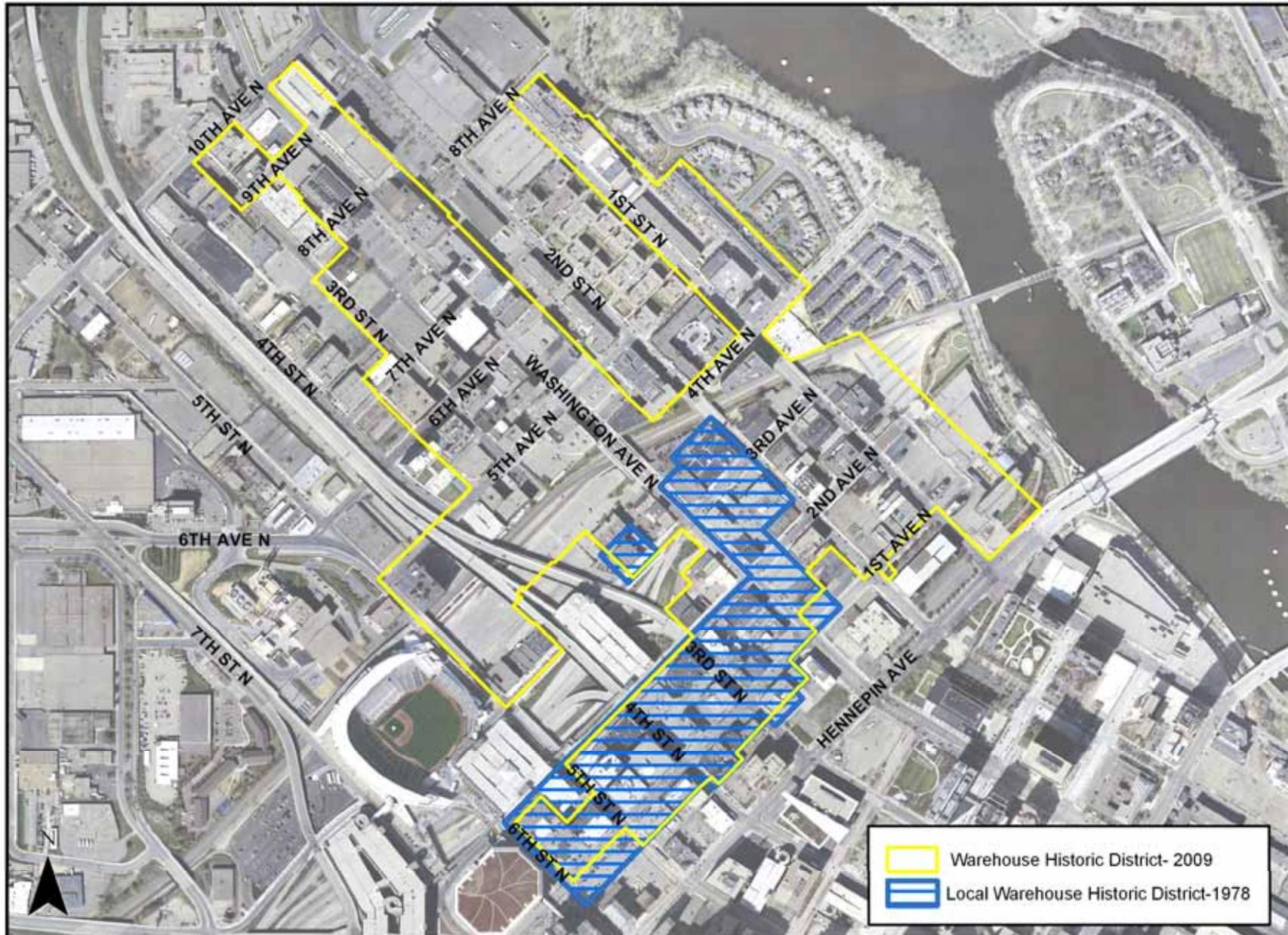
- Use
- Bulk and height
- Density
- Setbacks
- Exceptions that produce amenities

# [ List of Projects ]

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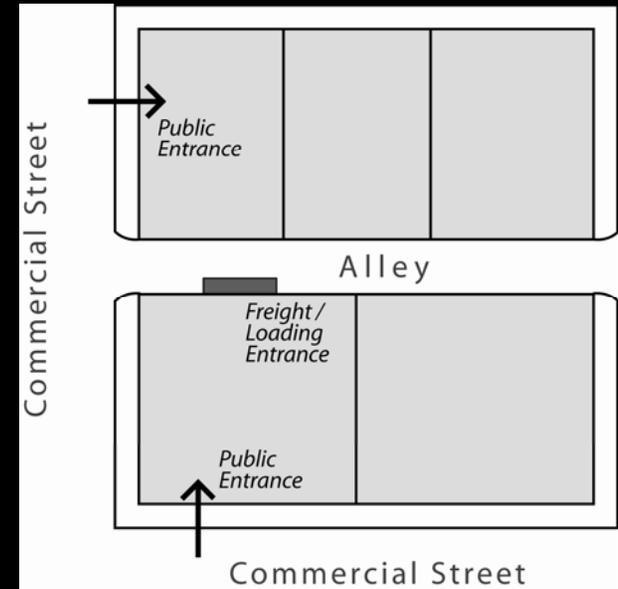
# Merging the Warehouse Historic Districts



# Warehouse Historic District



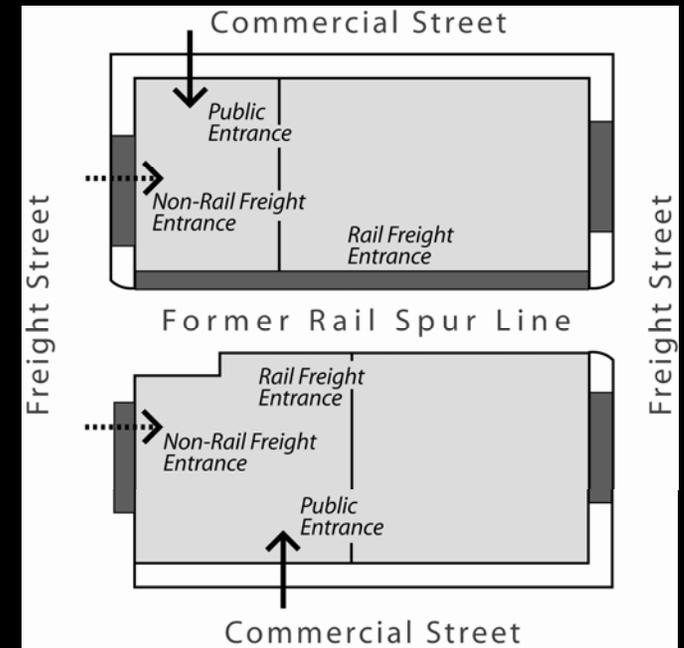
# Building Orientation: Commercial Streets



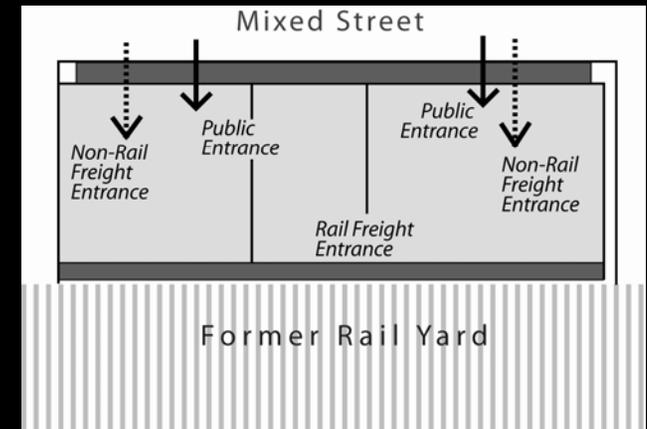
# Building Orientation: Freight Streets



# Building Orientation: Freight Streets



# Building Orientation: Mixed Streets



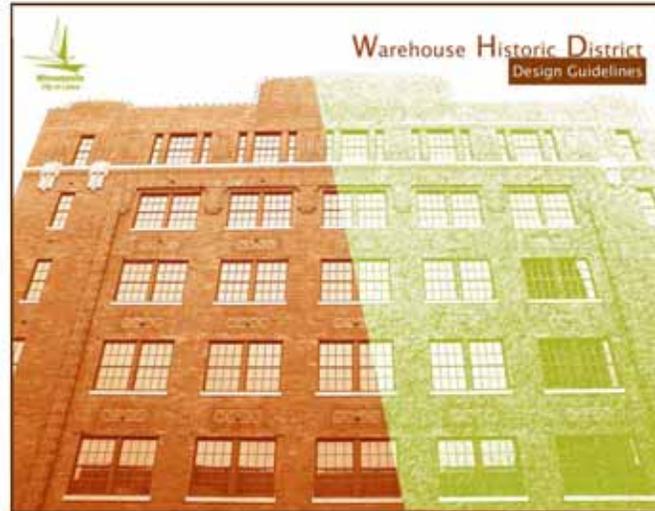
# [ List of Projects ]

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1. Small Area Plan & Rezoning Study
2. Merging the local and NRHP Districts  
– The WHD Designation Study
3. **Updating the Design Guidelines**
4. Warehouse Heritage Street Plan

# Design Guidelines

## Minneapolis Warehouse Historic District Design Guidelines



Prepared for the  
Minneapolis Heritage Preservation Commission  
Minneapolis, MN  
By  
City of Minneapolis  
Community Planning & Economic Development (CPED)  
Planning Division

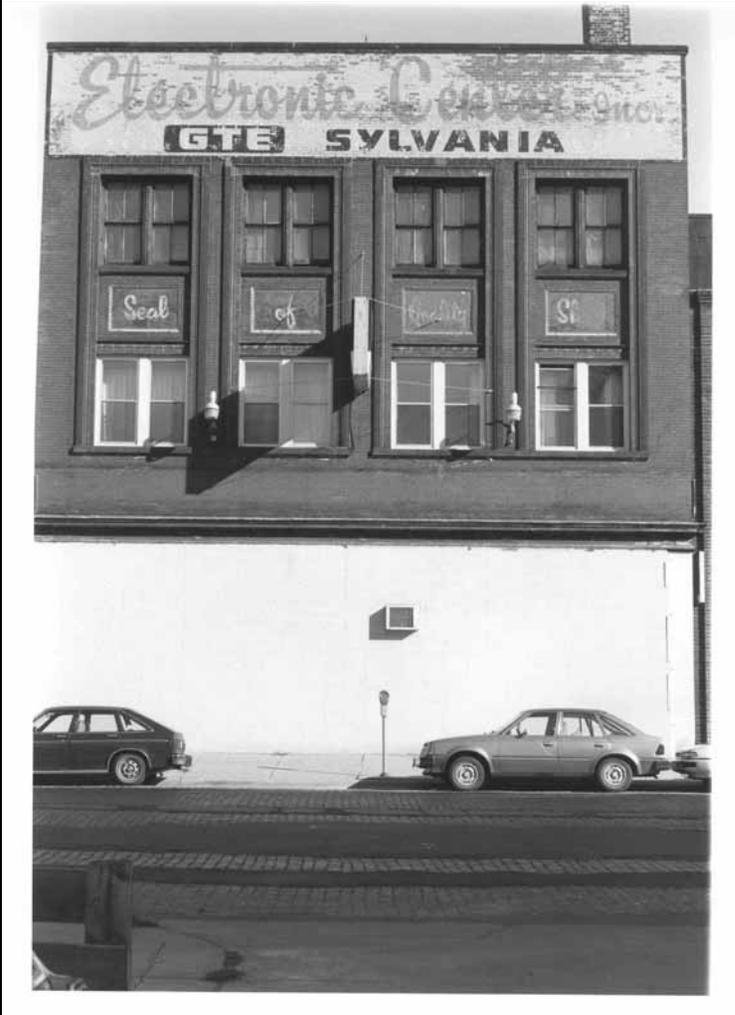
Adopted by the  
Minneapolis Heritage Preservation Commission  
March 2, 2010

# [ Design Guidelines ]

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- Infrastructure & Public Realm
- Existing Buildings
- New Buildings on Infill Sites
- Rail Yards Area

# Rehabilitation



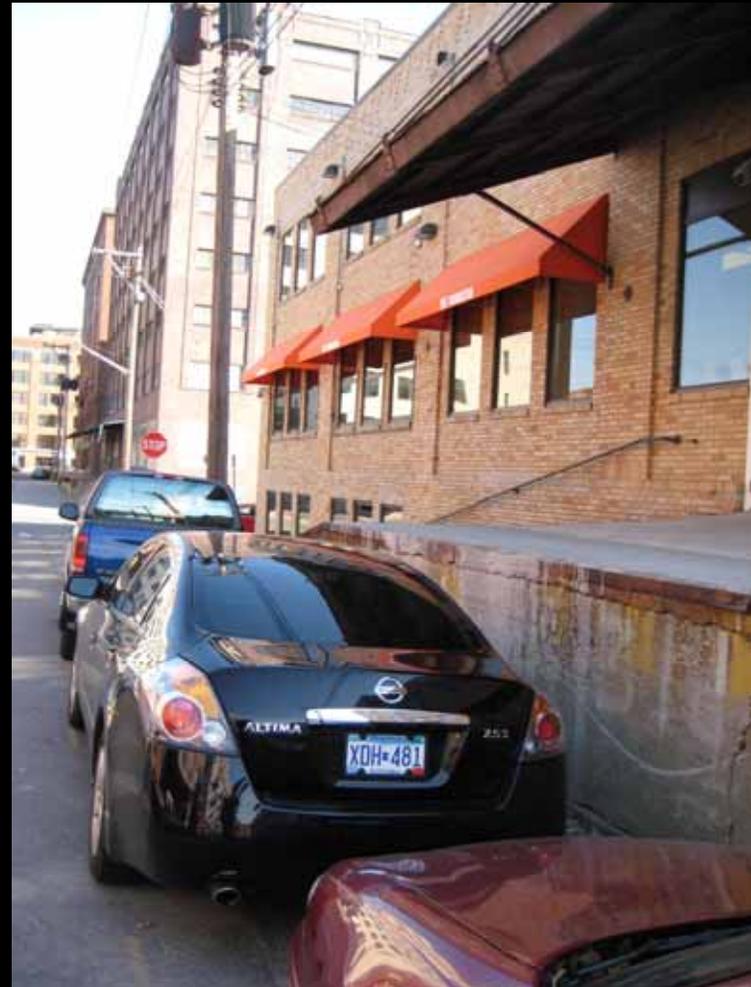
# [ Rehabilitation ]



# [ Infrastructure Matters! ]

Retaining historic character while creating a usable pedestrian friendly environment

- Connectivity
- ADA accessibility
- Trees
- Loading Docks
- Historic paving materials



# [ Public Realm and Livability... ]

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- New residential population
- Ballpark and transit improvements
- Demand for improved accessibility in historic district
- Understanding that preserving infrastructure equals retaining historic character
- Ecological needs for better stormwater management

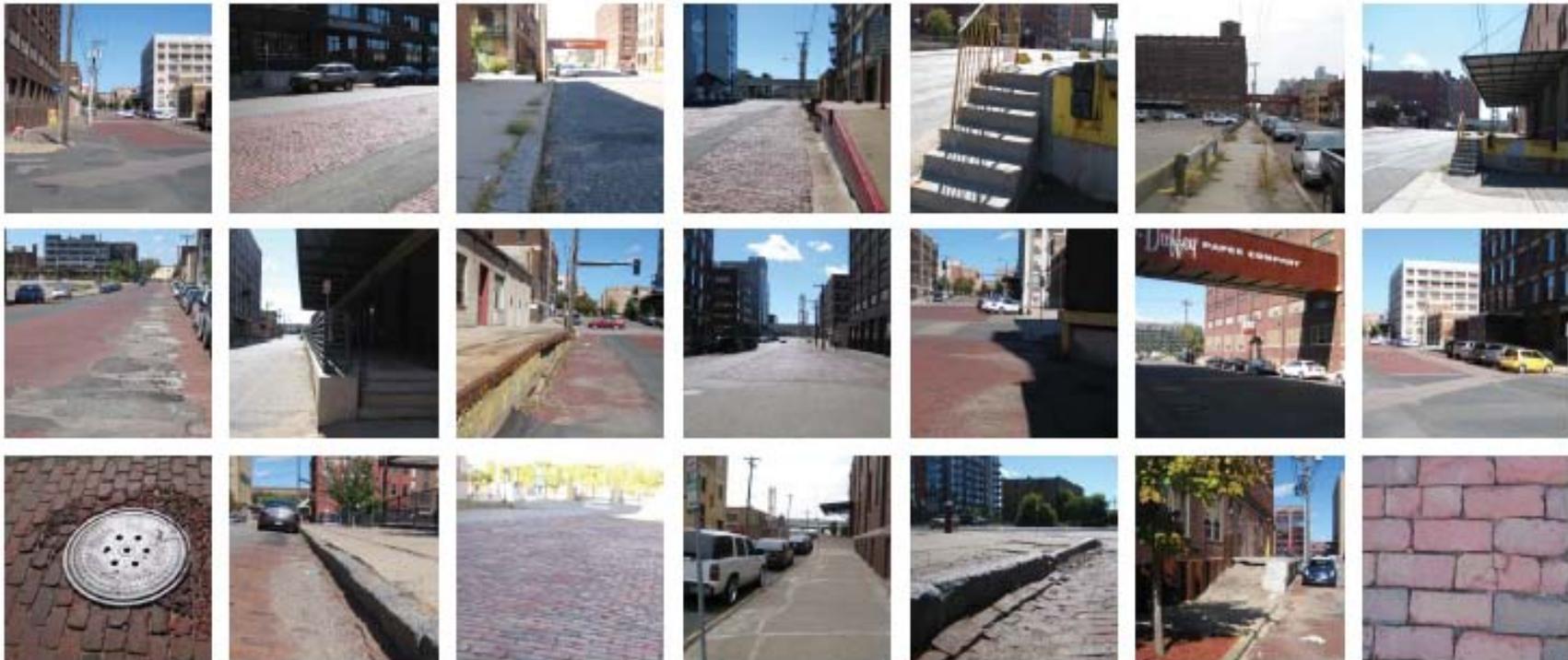
# [ List of Projects ]

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1. Small Area Plan & Rezoning Study
2. Merging the local and NRHP Districts  
– The WHD Designation Study
3. Updating the Design Guidelines
4. **Warehouse Heritage Street Plan**

# Warehouse Heritage Streets

CITY OF MINNEAPOLIS  
Warehouse District Heritage Street Plan



# [ Heritage Street Concept ]

- Received \$75,000 Legacy grant to conduct Warehouse District Heritage Street Plan
  - \$25,000 CPED match plus in-kind work
- Creating designs for each heritage street that balance:
  - Preservation
  - Accessibility
  - Sustainability
- Task Force of neighborhood residents, engineers, planners, preservationists, and accessibility experts
- Major component is a funding and implementation plan





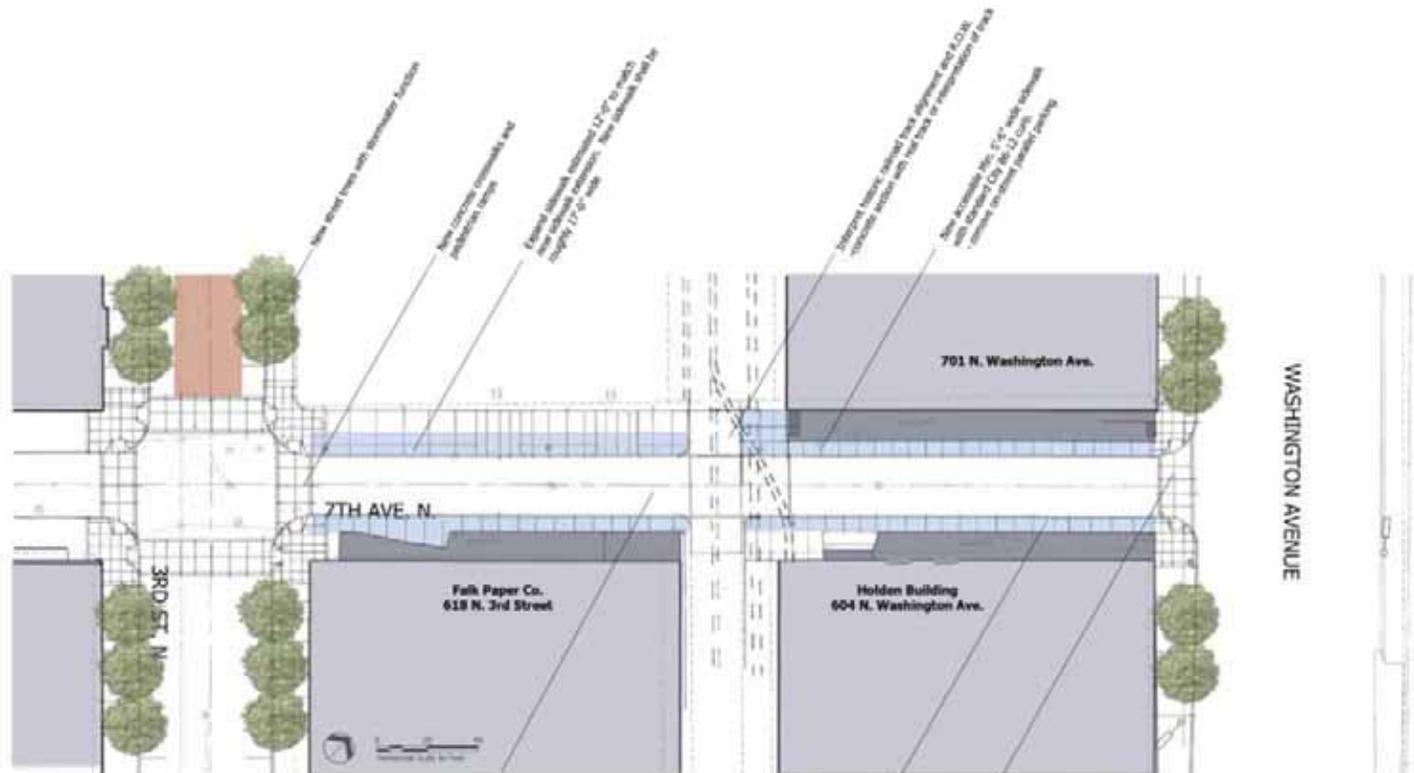
# Heritage Street Plan: Design Challenges

- **Accessibility:**
  - Maintaining historic character
  - Some sidewalks are loading docks and vice versa
  - Loading docks in the public right-of-way
  - Narrow roads and travel lanes
- **Preserving original street pavers:**
  - Condition of material: Stone, brick, wood
  - Asphalt patches over time
  - Need to separate storm and sanitary sewers
- **Enhancing Livability:**
  - Neighborhood desire for more street trees and green spaces



7<sup>th</sup> Avenue North

# Accessibility



Existing ROW: 60'-0"  
 Current Street Width: 35'-0" to 44'-0"  
 Proposed Street Width: 26'-0"

- Historic Pavers
- New Accessible Sidewalk with City Standard 88-17 curb
- Existing Loading Docks
- Loading Dock Modifications

# [ Future of 7<sup>th</sup> Avenue North ]



# [ Preserving original pavers ]



Wood

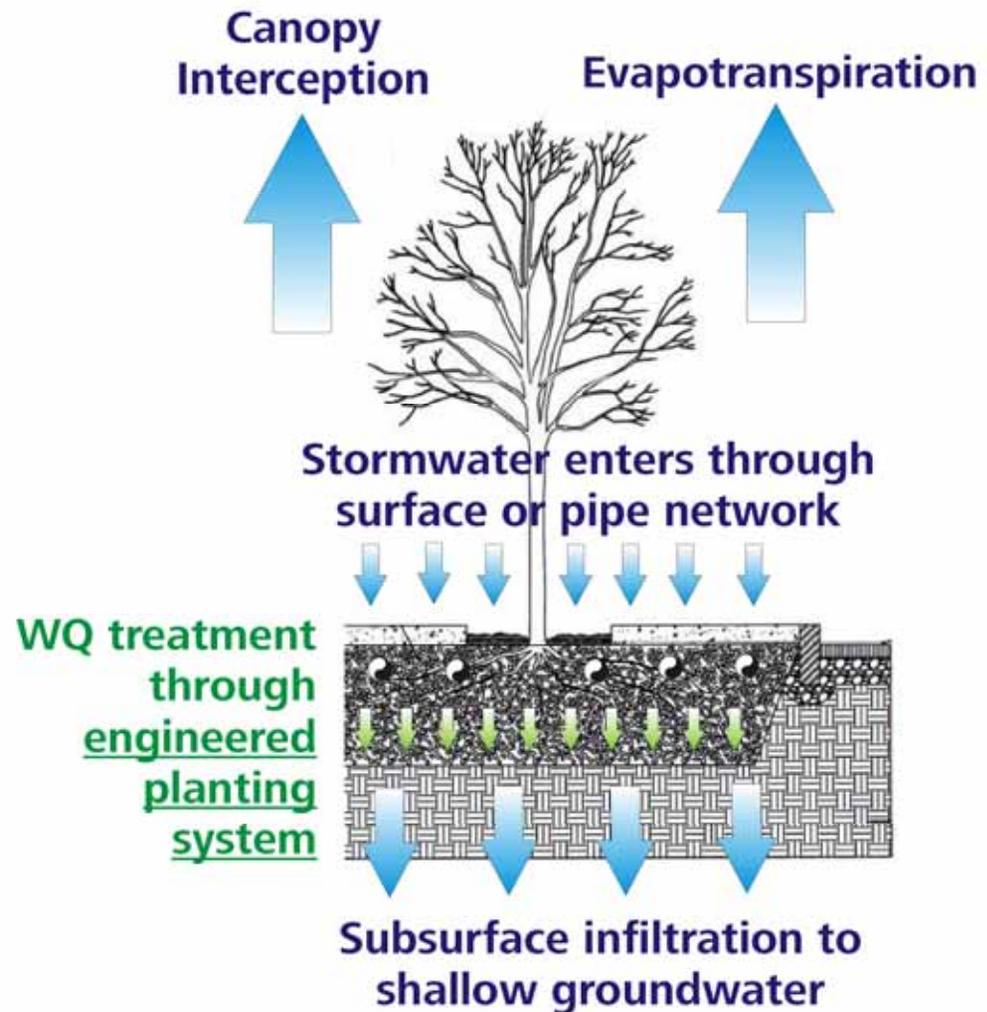


Brick



# Stormwater Management

- Örjan Stål  
Swedish  
Rock Method
- Improves air  
volume for  
storage and  
infiltration





Before: Washington Avenue @ 7th Avenue



After: Washington Avenue @ 7th Avenue

# Funding and Phasing

## Warehouse District Heritage Streets Plan - Probable Estimate of Construction Costs (April 2011)

Street Segment	Standard Length(ft.)	Standard Cost Per Foot	Standard Construction Cost	Preservation Cost Per Foot	Preservation Construction Cost	Additional Preservation Cost
9th Avenue N. from Wash. to 3rd	400	843.69	\$ 337,476.00	1230.6	\$ 492,240.00	\$ 154,764.00
8th Avenue N. from Wash. to 3rd	400	1040.20	\$ 416,080.00	1,506.30	\$ 602,520.00	\$ 186,440.00
7th Avenue N. from Wash. to 4th	800	761.50	\$ 609,200.00	761.50	\$ 609,200.00	\$ -
6th Avenue N. from Wash. to 3rd St.	400	863.66	\$ 345,464.00	1,272.85	\$ 509,140.00	\$ 163,676.00
6th Avenue N. from 3rd St. to 4th St.	400	878.40	\$ 351,360.00	1,369.80	\$ 547,920.00	\$ 196,560.00
5th Avenue N. from Wash. to 3th St.	400	1128.35	\$ 451,340.00	1128.35	\$ 451,340.00	\$ -
5th Avenue N. from 3rd St. to 5th St.	800	1149.20	\$ 919,360.00	1389.20	\$ 1,111,360.00	\$ 192,000.00
3rd Street from 10th Ave. to 7th Ave.	1440	1289.76	\$ 1,857,254.40	1691.21	\$ 2,435,342.40	\$ 578,088.00
3rd Street from 7th Ave. to 5th Ave.	720	1270.00	\$ 914,400.00	1270.00	\$ 914,400.00	\$ -
Traffic Street	280	491.76	\$ 137,692.80	743.90	\$ 208,292.00	\$ 70,599.20
2nd Avenue N. (north of 1st Street)	140	715.54	\$ 100,175.60	1,305.79	\$ 182,810.60	\$ 82,635.00
			\$ 6,439,802.80		\$ 8,064,565.00	\$ 1,624,762.20

*The estimates above are intended for comparison purposes only.*

*The estimates above include only estimated construction costs and do not include costs for trunk storm sewer, sanitary sewer, water main, or individuals services.*

*The estimates above do not include allowance for non-construction "soft costs".*

*Add approximately 58% to the above estimates to account for typical city soft costs (based on 26.5% for design, 12% for project management, 12% for contingency, and 7.5% for City Administration).*

# Funding and Phasing



Warehouse District Heritage Streets Plan - Phasing Plan

# [ Lessons Learned ]

- Land use planning, preservation, economic development, infrastructure planning and sustainability aren't mutually exclusive... They need to be considered together
- Layered, iterative projects gets the job done in digestible pieces... while establishing a solid foundation for further implementation efforts
- Cross-pollinated work plans help bring money to the mix and allow you to leverage funds off of one-another
- Get out of your silo. Talk to everyone. Speak their language (not yours!)
- A holistic approach to problem-solving garners greater community respect
- There is learning in the *discomfort* of divergent perspectives; it's OK !