



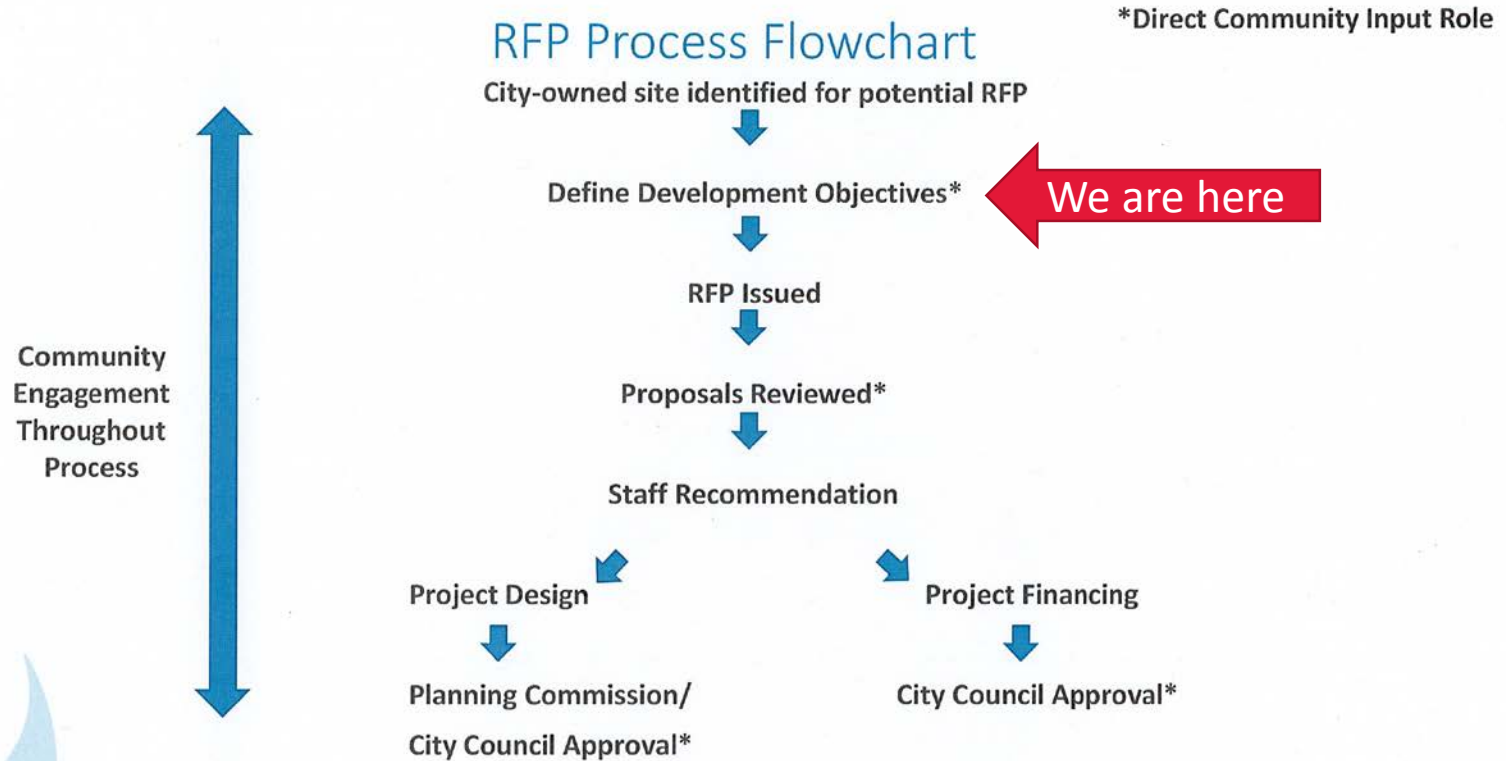
# Creating a Development Vision for the City-owned Parking Lots at Lyn-Lake

# EVENING SCHEDULE

Welcome	6:10
RFP Process	6:15
Background	6:20
Survey Results	6:30
Meeting Instructions	6:45
Station Session 1	6:50
Station Session 2	7:10



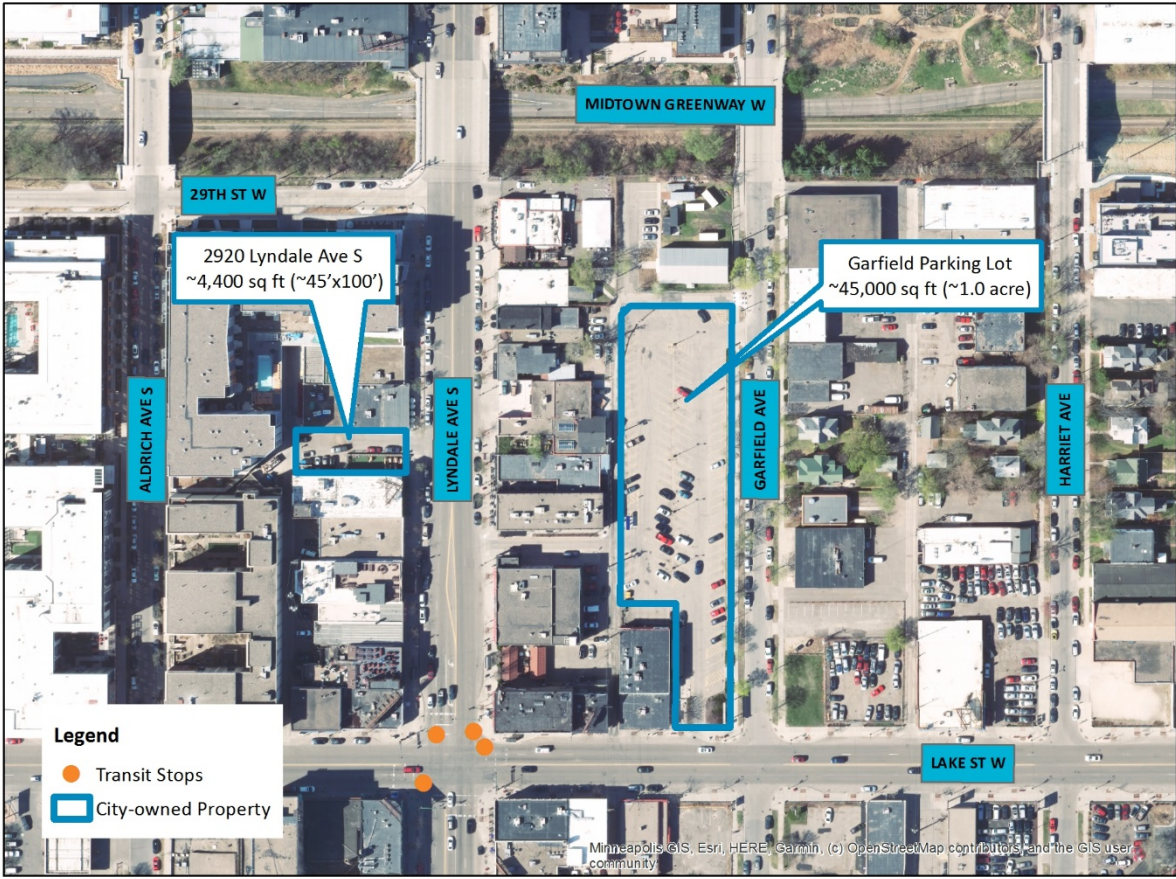
# RFP PROCESS



# Site A: Garfield Lot

# Site B: 2920 Lyndale Ave S

City-owned LynLake Parking Lot Redevelopment Potential



# Guiding City Policy

- Minneapolis 2040 Comprehensive Plan
- Zoning Code
- Lyn-Lake Small Area Plan
- Midtown Greenway Land Use Development Plan



# Studies

## Parking Study by Stantec (August 2018)

1. Study Area Aldrich Ave S to Harriet Ave S - 28<sup>th</sup> St W to 31<sup>st</sup> St W
2. Total Supply 3,673 spaces
  - 800 private commercial
  - 1,706 private residential spaces
  - 1,167 public on-street and lots
3. Peak Demand 3,547 spaces

## Travel Demand Management Plan (expected Nov./Dec. 2019)



# SURVEY RESULTS

201 Respondents over 28 days

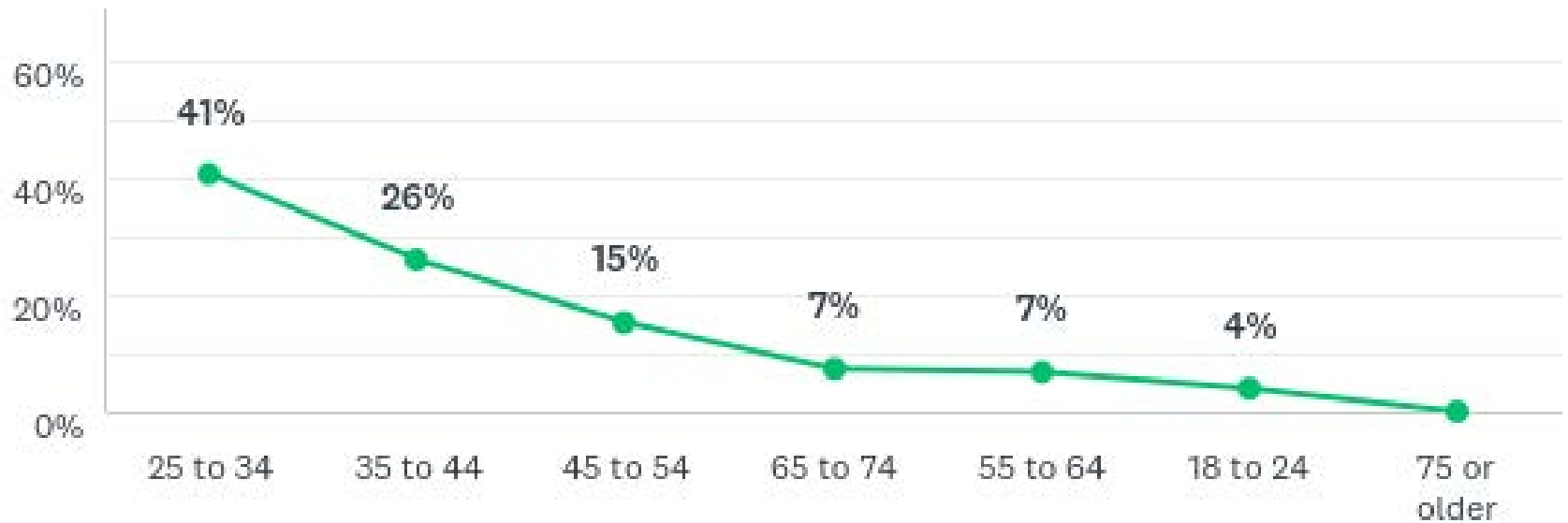
- Tuesday, October 8 Open House at the Garfield Lot
- to Monday, November 4

657 individual written comments



# Respondent Data

## Age



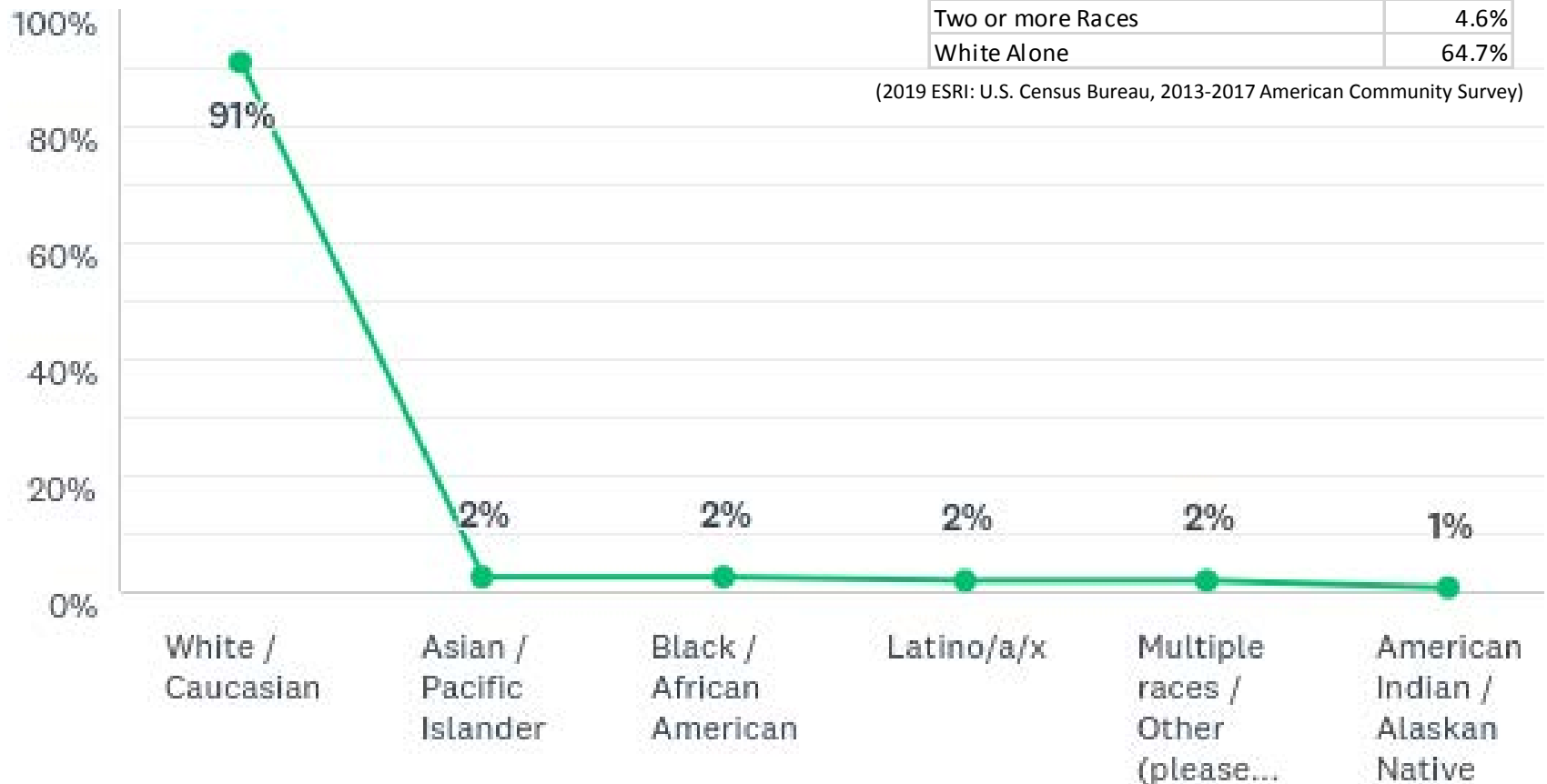


# Respondent Data

## Race/Ethnicity

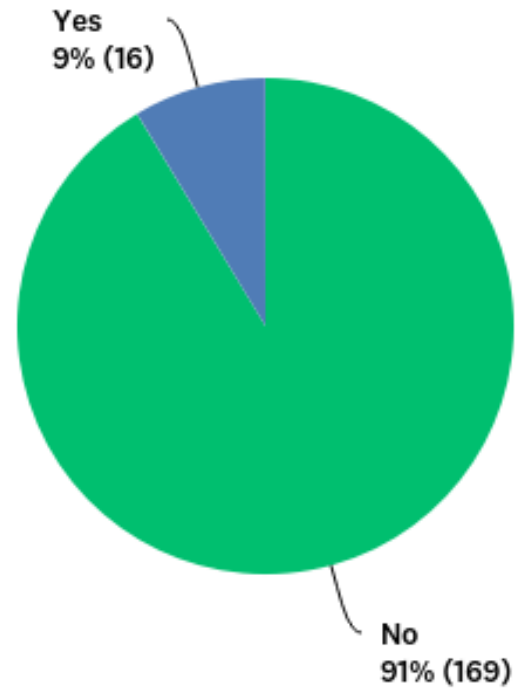
1-mile Radius Demographics	
Race and Ethnicity	% of Population
American Indian/Alaskan Native Alone	1.4%
Asian Alone	4.7%
Black Alone	15.9%
Hispanic Origen (Any Race)	15.6%
Other Race	8.8%
Pacific Islander Alone	0.1%
Two or more Races	4.6%
White Alone	64.7%

(2019 ESRI: U.S. Census Bureau, 2013-2017 American Community Survey)



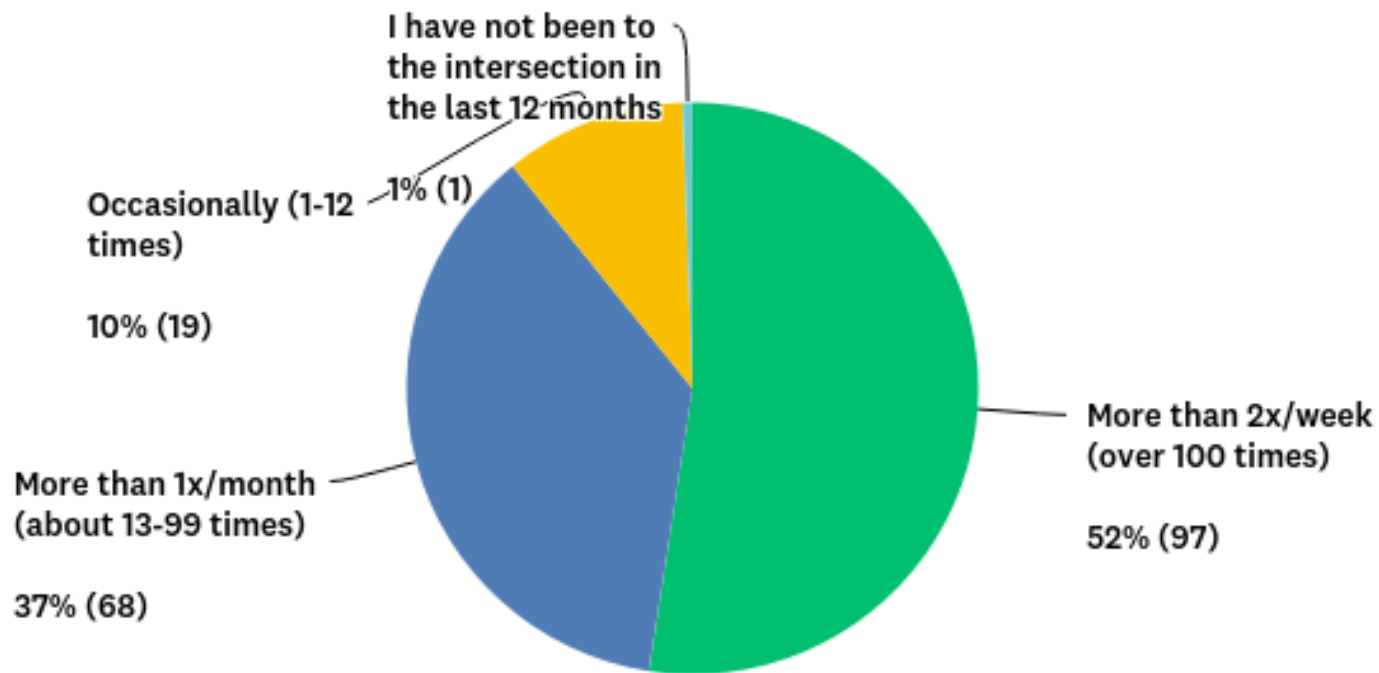
# Respondent Data

Business Owner



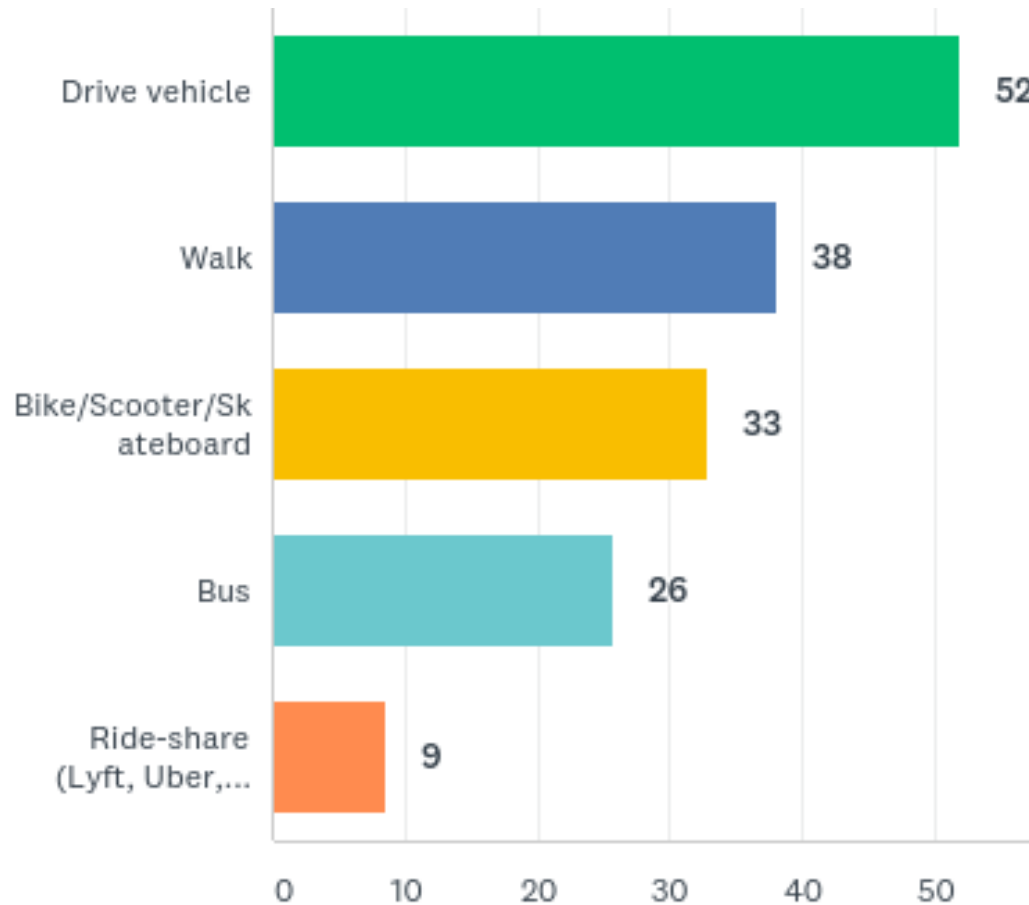
# Visiting Data

How often respondents come



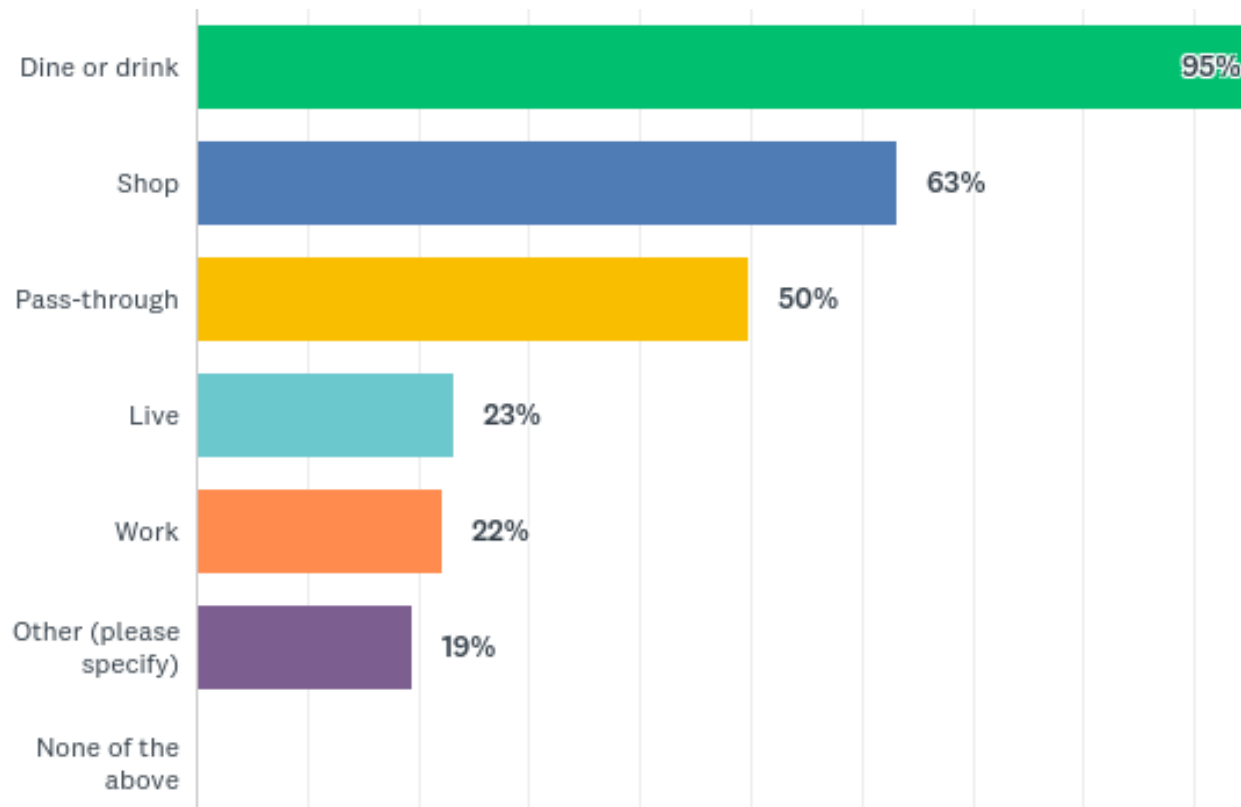
# Visiting Data

How respondents come (%)



# Visiting Data

## Why respondents come



12% added Entertainment (theaters, music, trivia)



# Housing Data

Q16 In what ZIP code is your residence located?

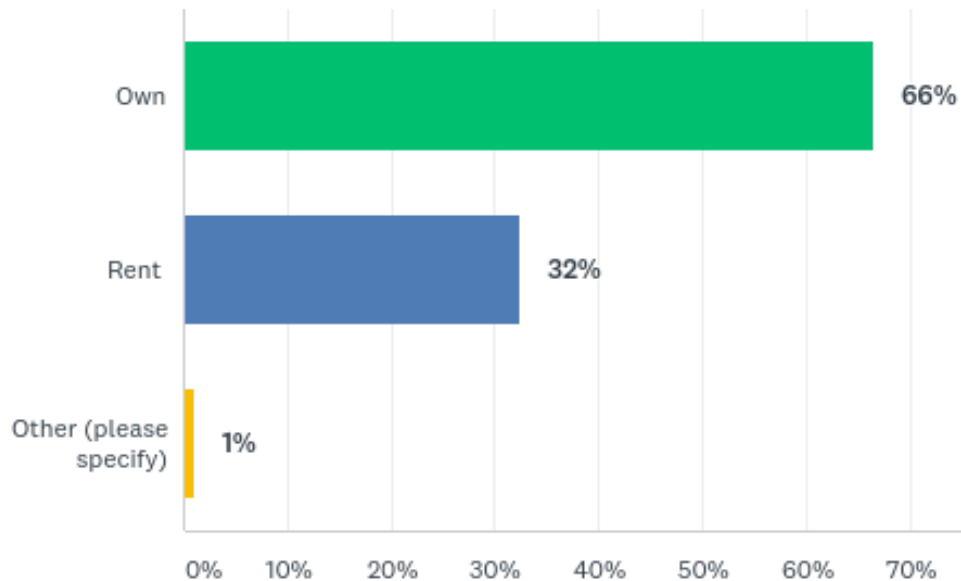
55404<sup>55418</sup> 55406<sup>55410</sup> 55405<sup>55403</sup> 55408  
55417 55407<sup>55416</sup> 55409 55419

Zip Code	No. of Respondents > 3
55408	70
55405	28
55406	10
55407	10
55049	10
55404	9
55419	6
55403	5
55410	4
55417	4
55416	3
55418	3



# Housing Data

## Own or rent



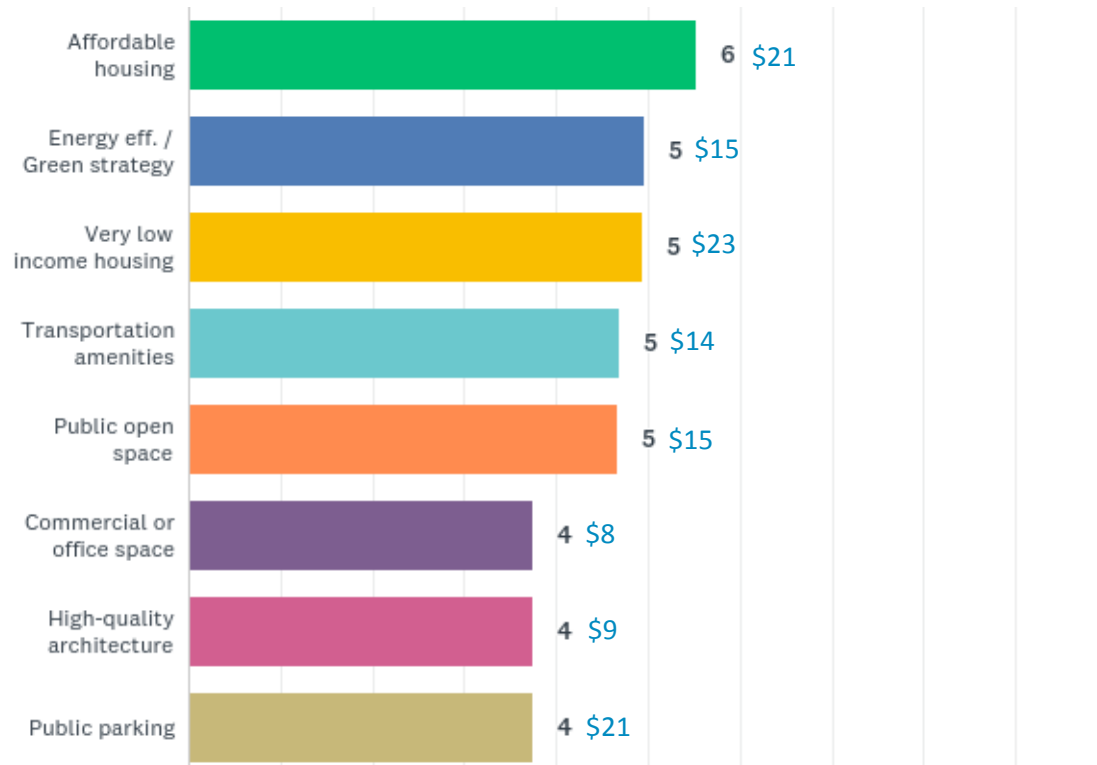
## Own or rent within 1 mile

- 72% rental
- 21% ownership
- 7% vacant

(2019 ESRI: U.S. Census Bureau, 2013-2017 American Community Survey)



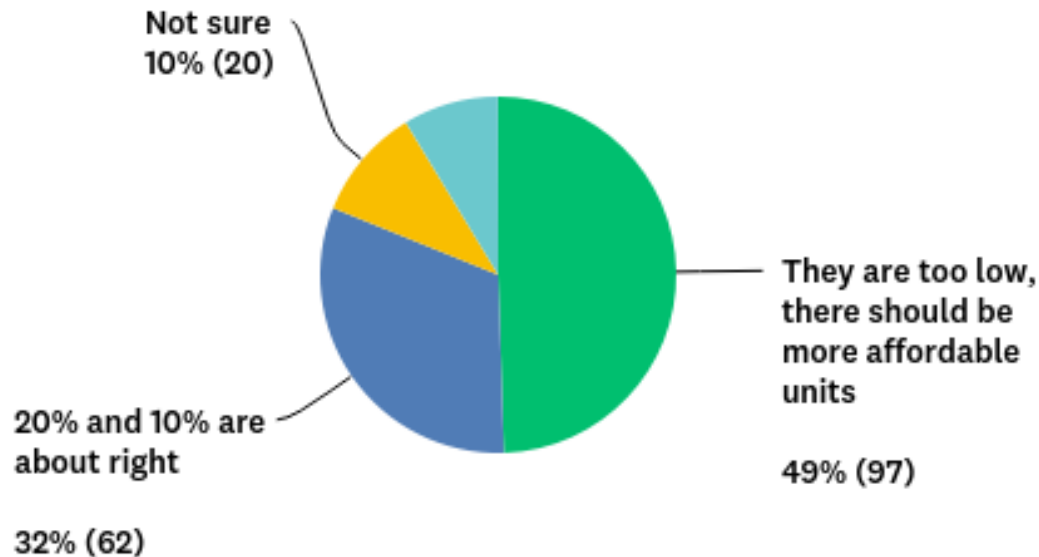
# Most Important to Least Important Development Features (Budgeted \$)





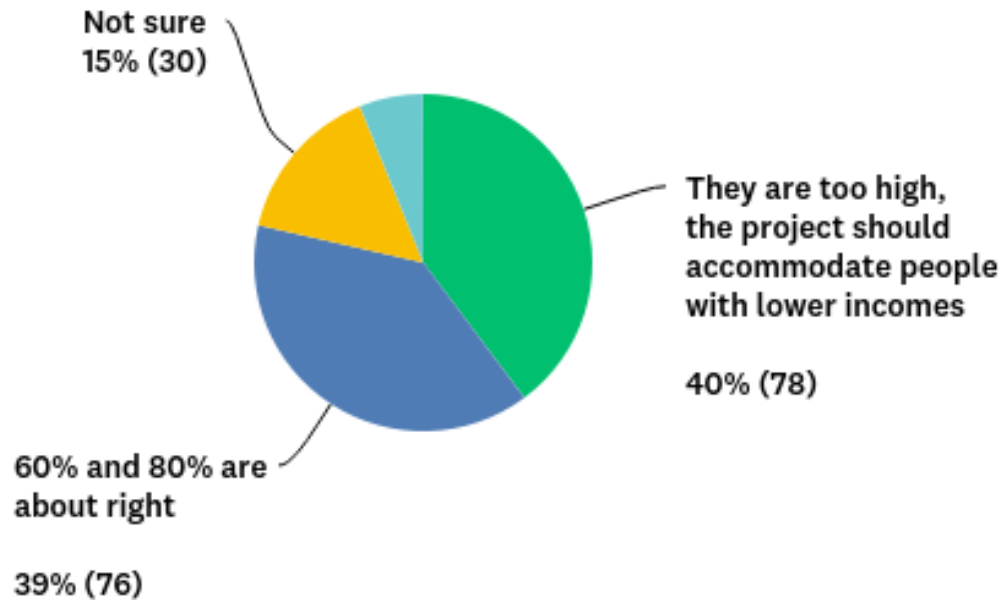
# Unified Housing Policy Guidance (for development on City-sold property)

## % of Total Units Affordable

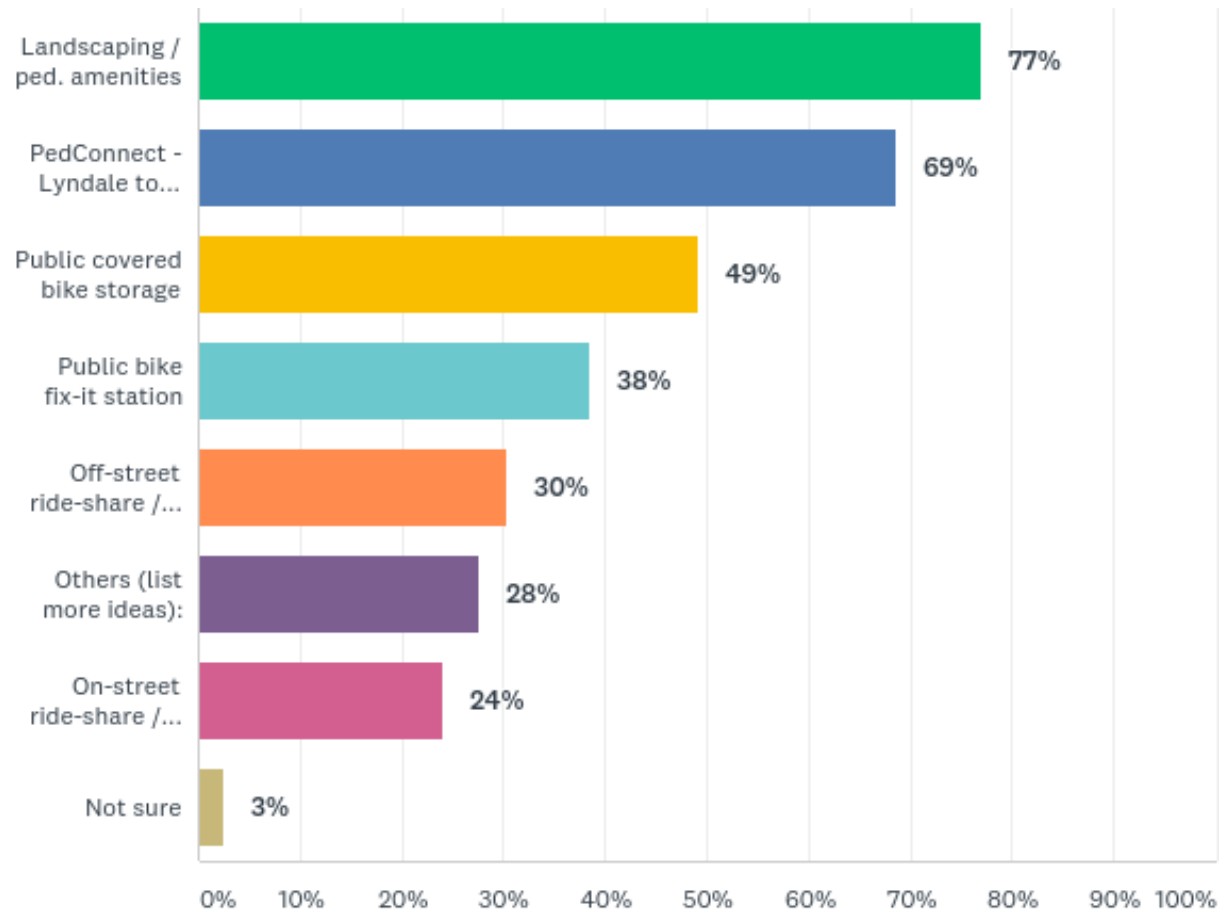


# Unified Housing Policy Guidance (for development on City-sold property)

% of Units Affordable at 60% AMI rental / 80% AMI owner



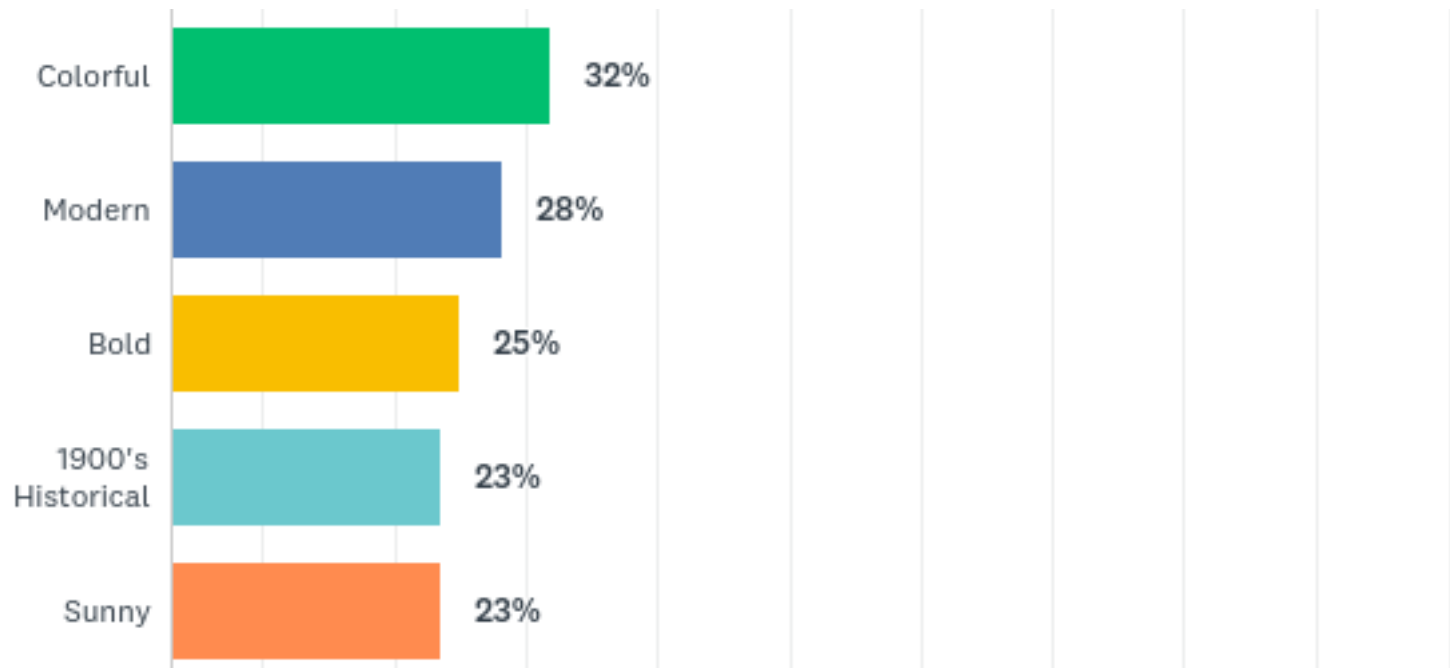
# Amenities Respondents are Likely to Use



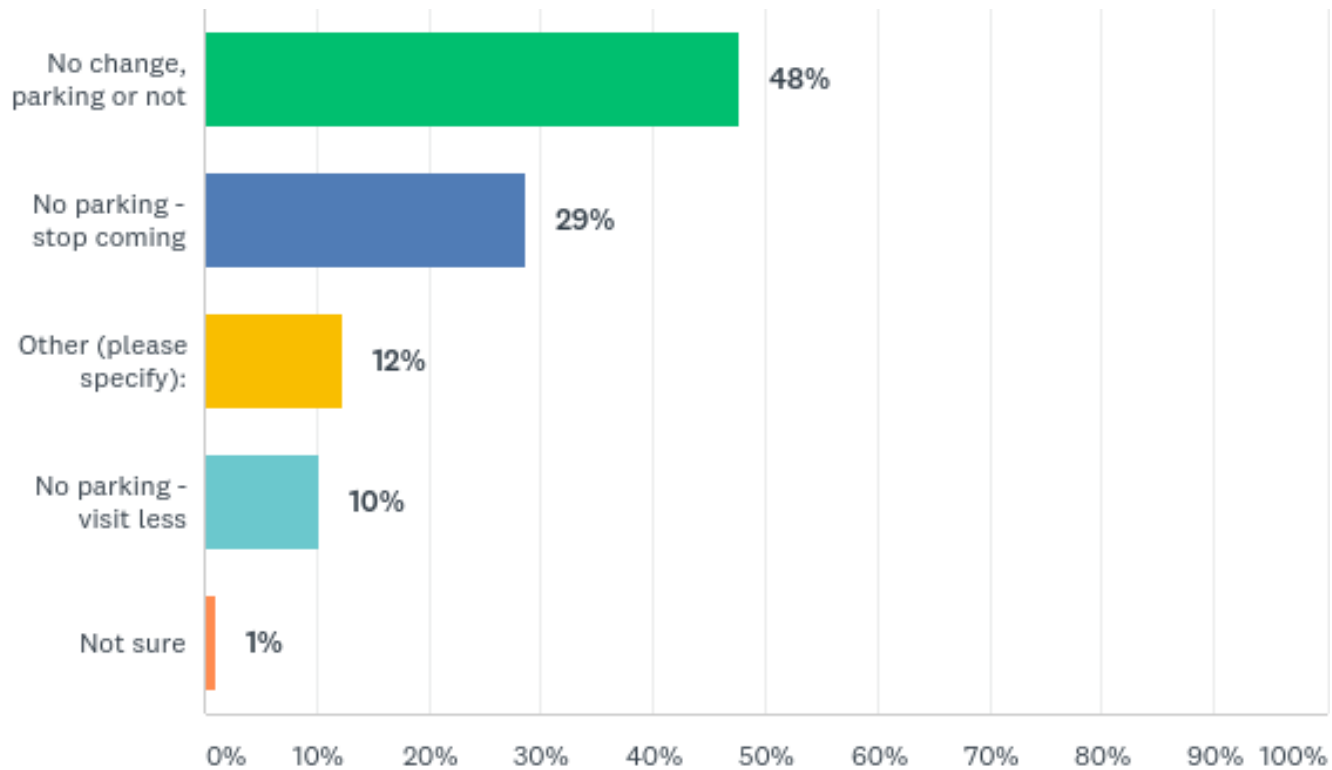
9% added Public parking

# Top 5 Words

Checked by 23% or more respondents

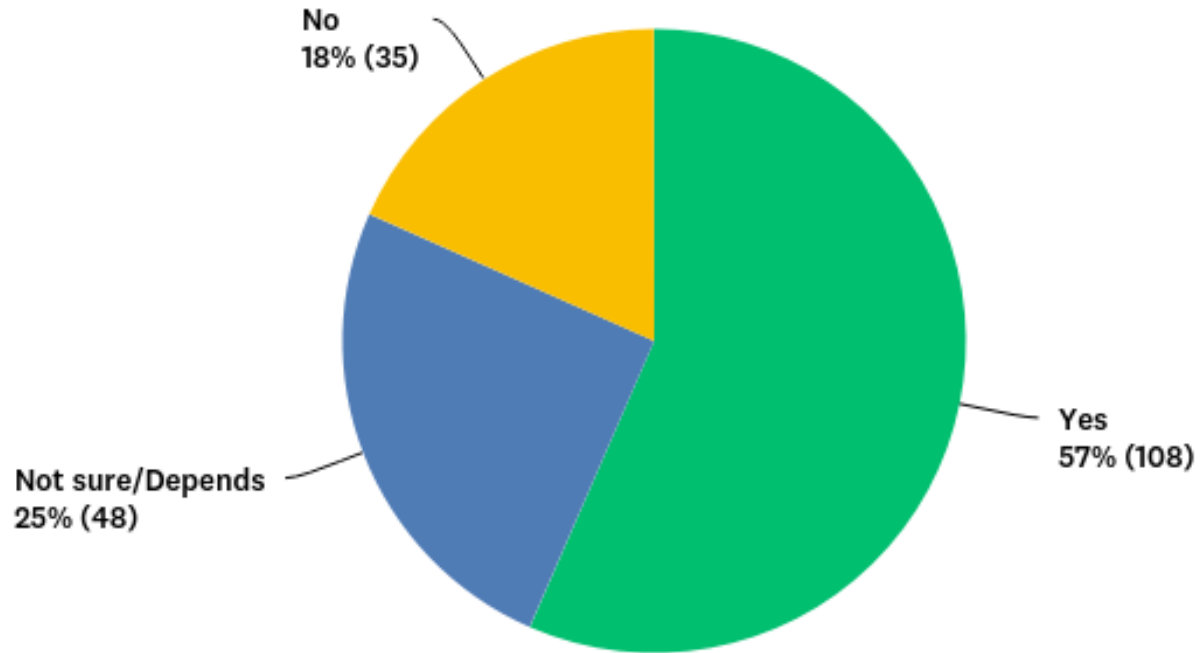


# If no public parking...



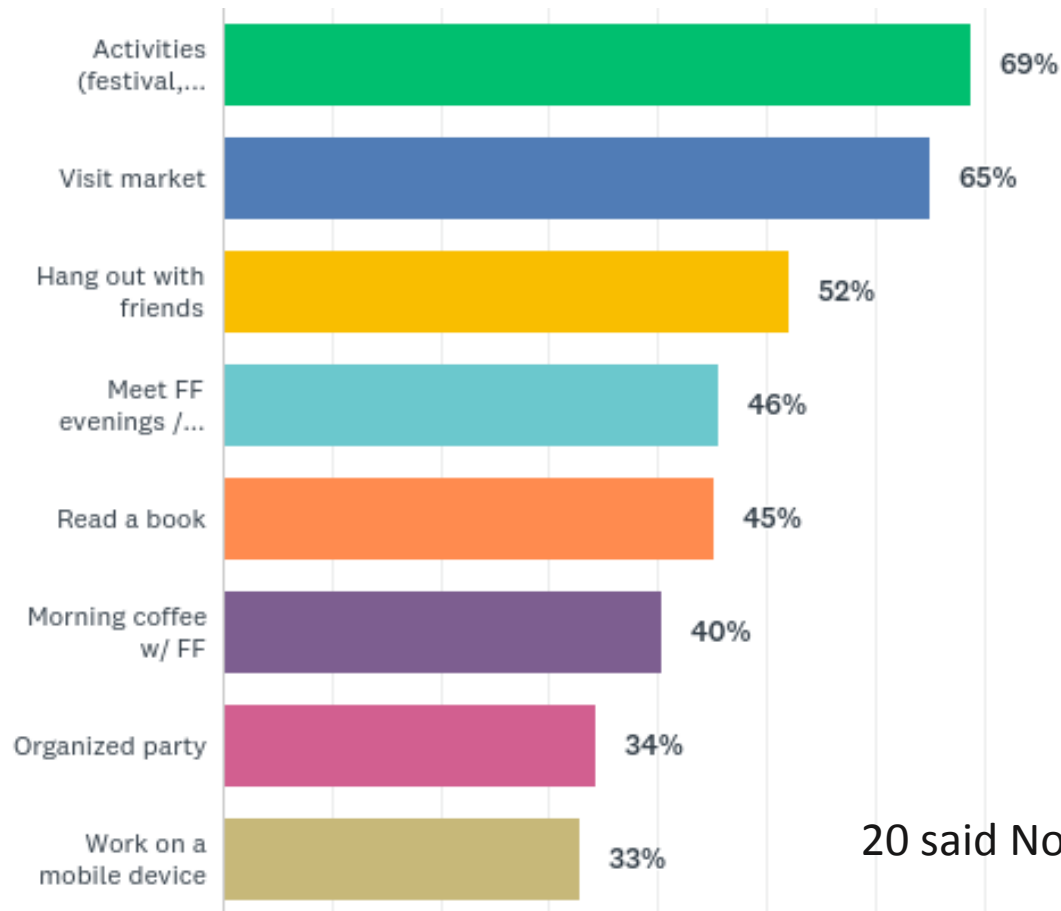
# Public Open Space

Would you use it?



# Public Open Space

What would you do? over 1/3 of respondents checked



20 said No, but still answered



# Other Highlights

## **The word SAFE or SAFETY**

appears 31 times in comments

## **# 1 - Biggest Asset**

Businesses (45%)

## **# 1 & 2 - What the area needs most**

Park/Green Space/Public open space (21%)

More people/density/affordable housing/housing (18%)



# THANK YOU



# STATIONS

## 1. Development Objectives

- **DRAFT** Development Objectives for Site A
- **DRAFT** Development Objectives for Site B

## 2. Community Engagement

- How to receive information about proposals
- How to provide feedback on proposals
- How to broaden engagement



## SITE A - Development Objectives - Garfield Lot

- HEIGHT:** Develop the site with a 4-6 story commercial, residential, or mixed-use signature development. CPED will accept proposals that exceed six stories if the additional stories achieve additional Comprehensive Plan goals (Policy 2, 80).
- BUILDING DESIGN:** Ensure a high-quality and distinctive physical environment through building design (Policies 5, 6, 7, 8, 13, 46, 100).
- GREEN FEATURES:** Include green features and building practices related to energy efficiency, environmental sustainability, and storm water management into the building, site design, and landscaping. Incorporate environmentally responsible building materials and construction practices. The City encourages designs that meet LEED or similar green building and environmental sustainability standards (Policies 46, 74).
- BUILDING USE:** Commercial, residential, or mixed uses are appropriate. If a proposal includes residential, a minimum of 20% must be affordable at 60% of the Area Median Income (AMI) for rental and a minimum of 10% must be affordable at 80% of AMI for ownership. The City encourages proposals with (i) owner-occupied housing, (ii) more than 20% affordable units, and/or (iii) units for residents earning less than 60% of AMI (Policies 1, 37, 38, 80).
- SITE DESIGN:** Be mindful of building massing by including multiple buildings, or the appearance of multiple buildings, to increase visual interest. Incorporate multiple entrances that connect to the sidewalk along Garfield Ave. If site and block circulation allow, repurpose the vehicular Right-of-Way (ROW) from Lyndale Ave S to the alley to a pedestrian ROW and consider the continuation of a mid-block pedestrian connection to Garfield Ave S. Consider partnering with a local arts or cultural organization on site design and building use (Policy 5, 6, 39, 100).
- PUBLIC PARKING:** Include a minimum of \_\_\_ **public** parking stalls - available to the public on the site. The City prefers underground parking. The public stalls could be modal parking that could transition to other uses in the future (Policy 6, 80).
- TRANSPORTATION:** Take significant steps to ensure the safe and accessible travel/pick-up/drop-off for pedestrians, bicyclists, shared mobility users, and motorists. Include wayfinding that enhances the connectedness and safety of the business district (Policies 12, 17, 18, 19, 80, 81).
- PUBLIC SPACE:** Design street level, distinctive public space that can be successful as a self-managed space and could be programmed. Include beautification improvements to the public realm (greening, trees, landscaping) and public amenities (bike storage, pick-up/drop-off parking) (Policies 6, 9, 80).

## SITE B - Development Objectives – 2920 Lyndale Ave S

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**HEIGHT:** Develop the site with a 2-6 story commercial or residential mixed-use development (Policy 2, 80).

**BUILDING DESIGN:** Ensure a high-quality physical environment through building design and materials (Policies 5, 6, 7, 8, 13, 46).

**GREEN FEATURES:** Include green features and building practices related to energy efficiency and environmental sustainability, and storm water management. Incorporate environmentally responsible building materials and construction practices. The City encourages designs that meet LEED or similar green building and environmental sustainability standards (Policies 46, 68,74).

**BUILDING USE:** A commercial or mixed-use building is appropriate. If a proposal includes residential units, a minimum of 20% must be affordable at 60% of the Area Median Income (AMI) for rental and a minimum of 10% must be affordable at 80% of AMI for ownership. First floor use must be commercial, with a preference for multiple storefronts that are suitable for small, emerging business owners (Policies 1, 6, 37, 38, 45, 80).

**The City will consider proposals that do not include a new building if the proposed acquisition is part of a larger property assemblage and the proposal can show site control of adjacent property(ies). Development objectives for proposals that do not include a building are as follows:**

**GREEN FEATURES:** Include significant, new green features related to environmental sustainability and storm water management (Policy 73).

**TRANSPORTATION:** Take significant steps to improve the safe and accessible travel/pick-up/drop-off for pedestrians, bicyclists, shared mobility users, and motorists (Policies 12, 17, 18, 19, 81).

# Contact Info

## **Lyn-Lake Parking Lots Webpage**

<http://www.minneapolismn.gov/cped/WCMSP-220996>

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