



**3225 MINNEHAHA PARKWAY**  
**COMMUNITY INPUT SESSION**  
**MARCH 11, 2021**

# AGENDA

- 1) **Welcome/Sign-in on Chat** NENA & Council Member Johnson
- 2) **Introductions** Assembly
- 3) **Project Orientation** Assembly
- 4) **Current & Proposed Zoning & Built Form** Assembly
- 5) **How does the requested amendment support City Policy?** Discussion
- 6) **Opportunity for Additional Feedback** Assembly & NENA
- 7) **Thank You & Adjourn** NENA

# INTRODUCTIONS

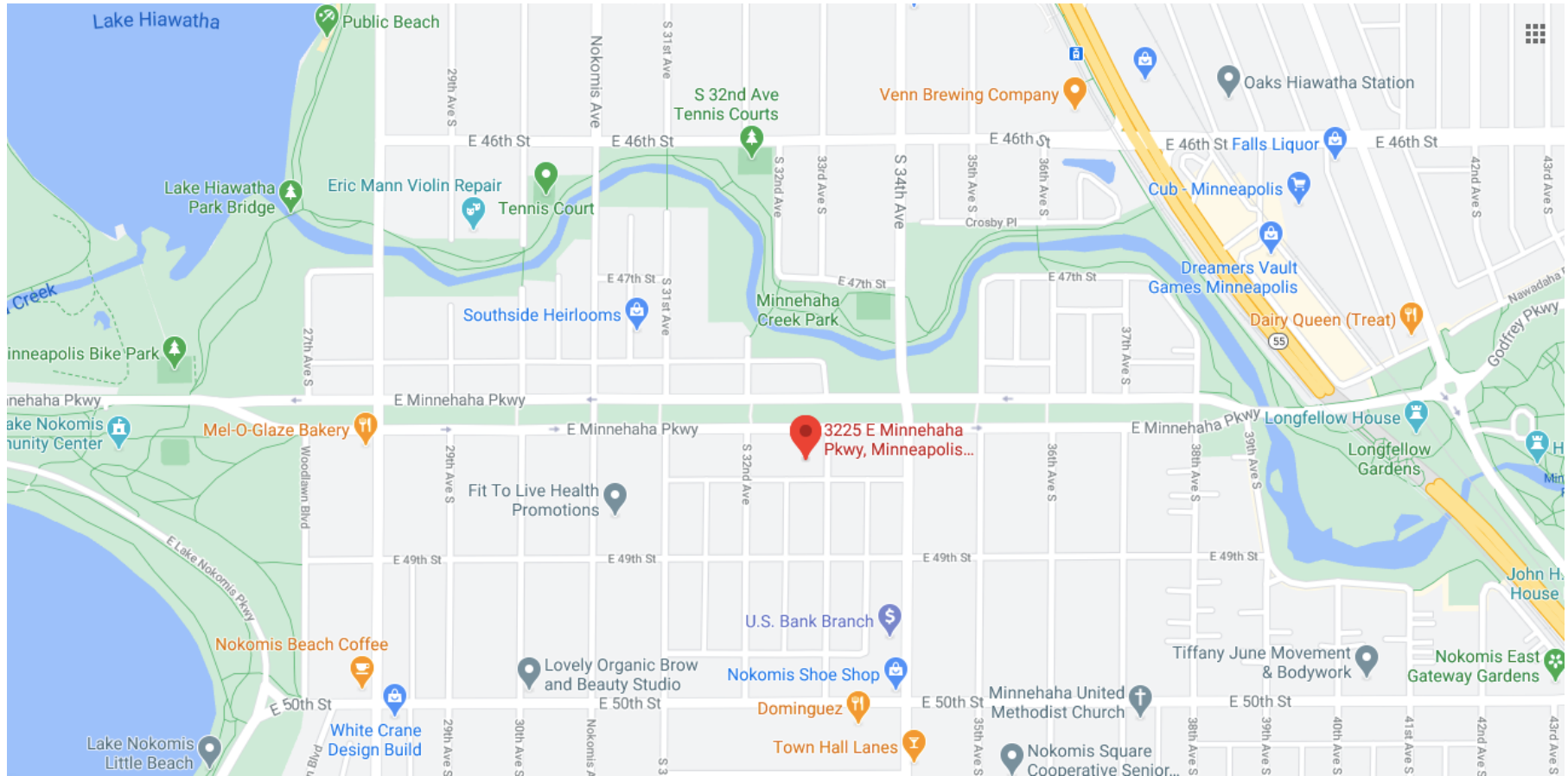


M E R R I E   S J O G R E N



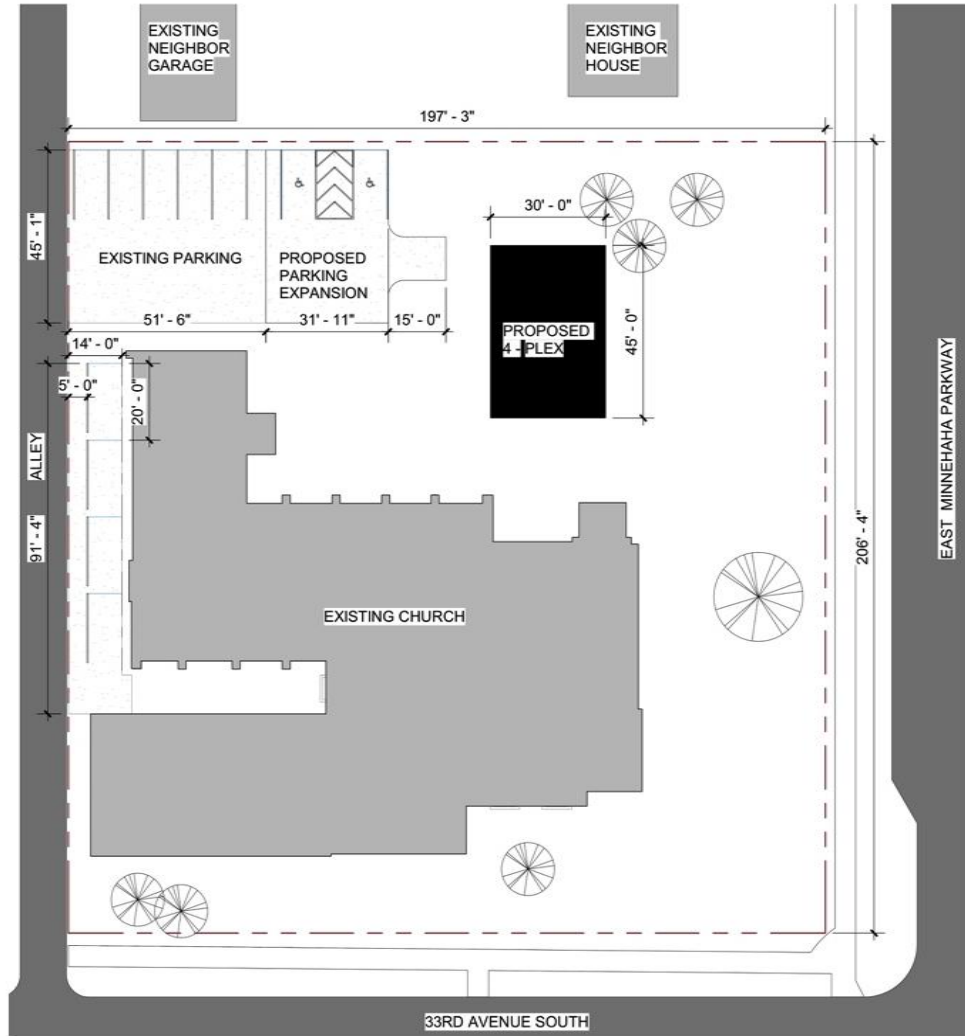
B E T H   P F E I F E R

# LOCATION





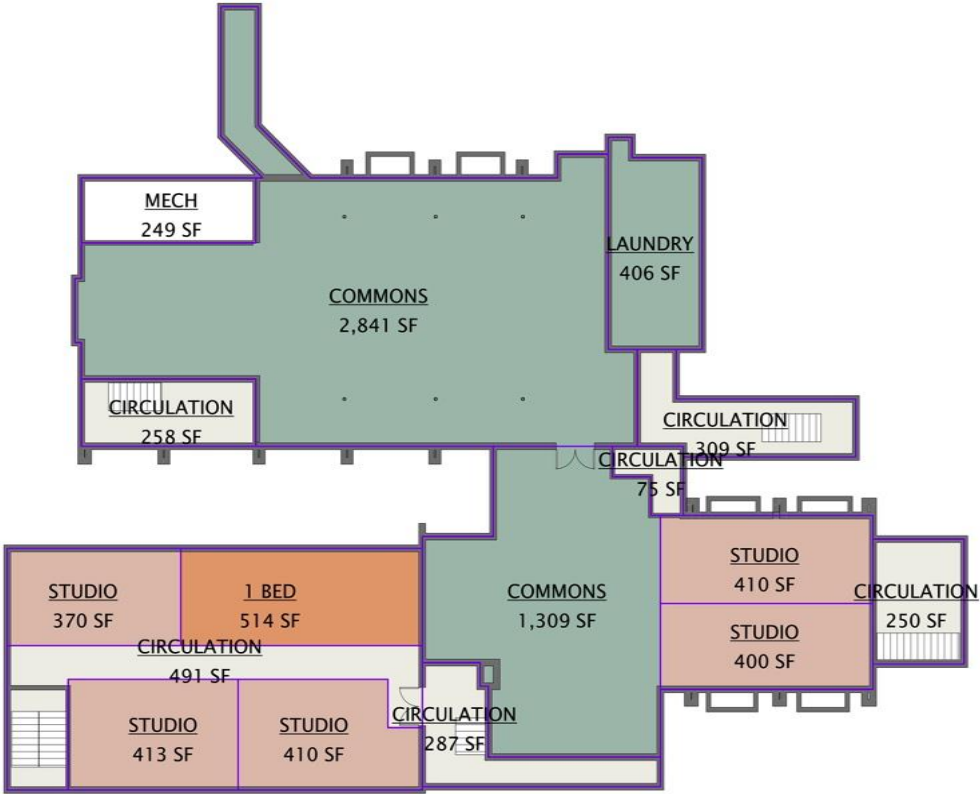
# PRELIMINARY CONCEPT PLANS



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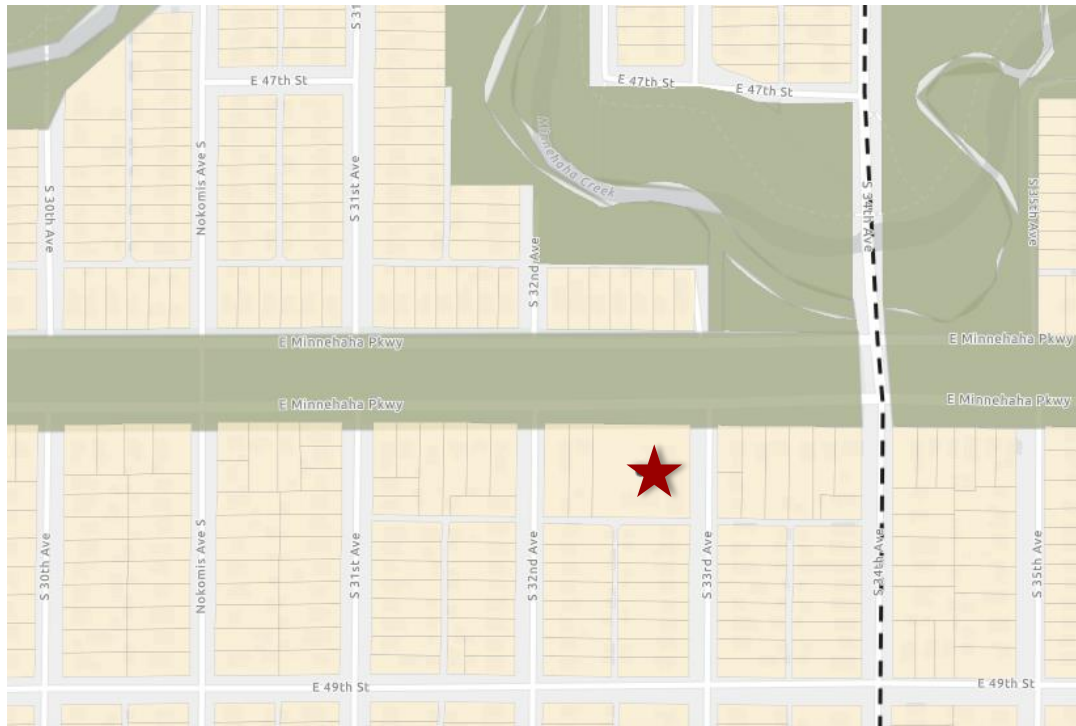
# PRELIMINARY CONCEPT PLANS



# LAND USE & BUILT-FORM

## LAND USE – URBAN NEIGHBORHOOD

- Predominately Residential
- Allows a range of building types
- May include small-scale institutional and semi-public uses (schools, community centers, religious institutions)
- Existing commercial uses is appropriate, expansion of commercial uses is not encouraged



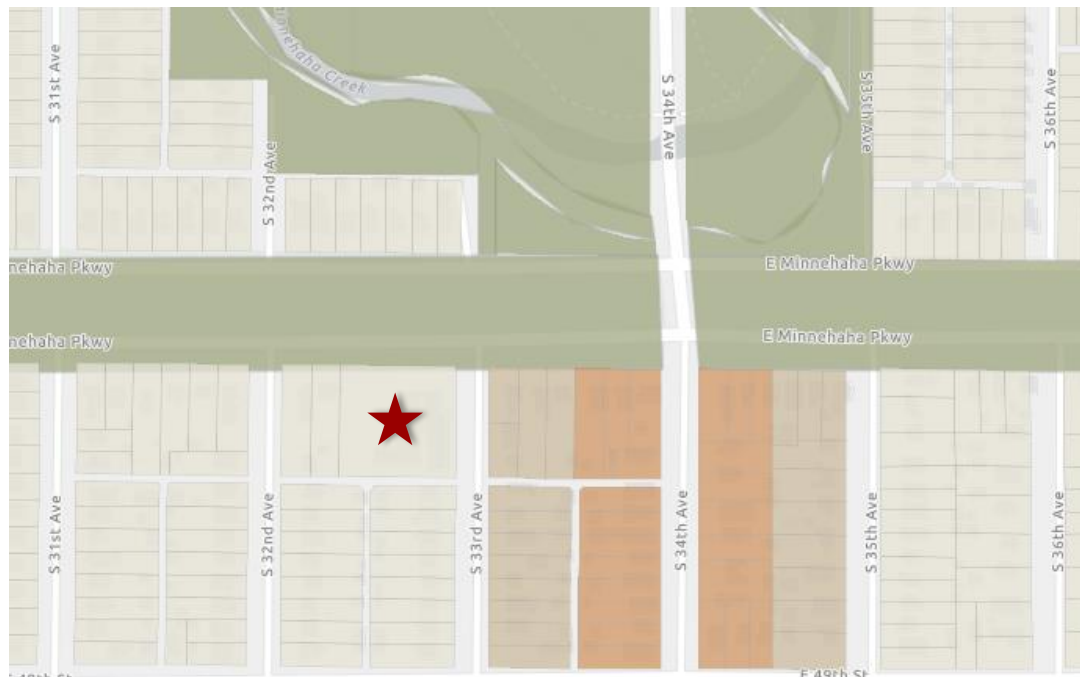
Urban Neighborhood



# LAND USE & BUILT-FORM

## EXISTING BUILT FORM – INTERIOR 1

- Typically applied in parts of the City furthest from downtown and in areas between transit routes
- New and remodeled buildings should be small-scale residential.
- Individual lots are permitted to have up to three dwelling units
- Buildings heights should be 1 to 2.5 stories



INTERIOR 1

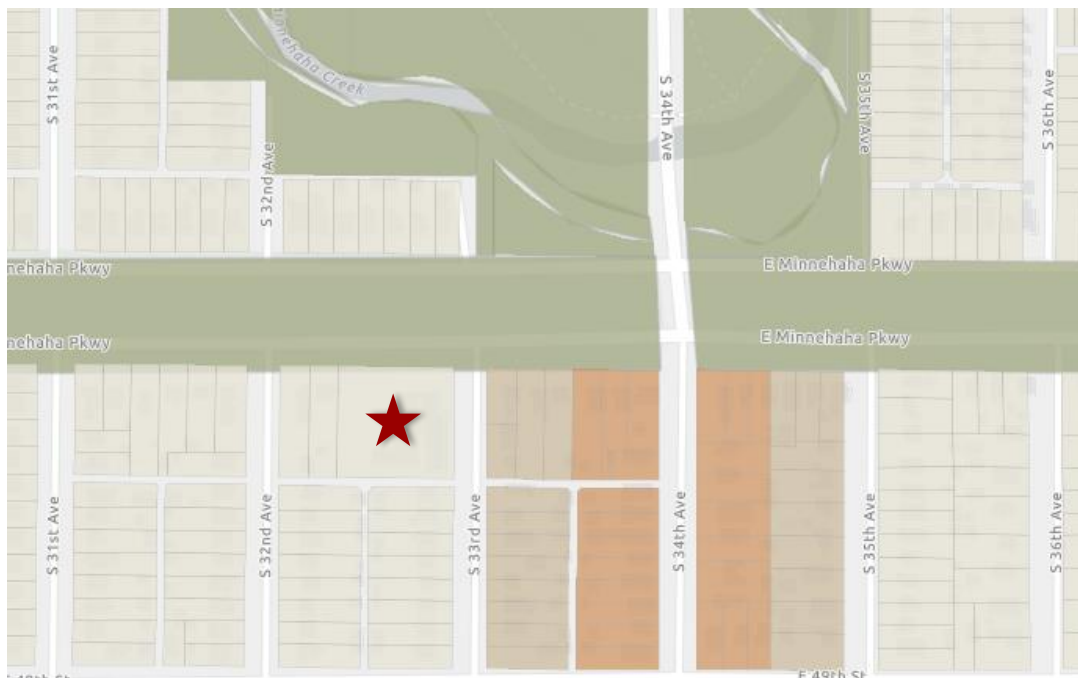
INTERIOR 2

CORRIDOR 4

# LAND USE & BUILT-FORM

## NEIGHBORING & PROPOSED BUILT FORM – INTERIOR 2

- Typically applied in parts of the City developed when streetcars were a primary mode of transportation, in between transit routes
- Serves as a transition to Corridor 4 districts
- New and remodeled buildings should be small scale residential. Multi-family buildings with more than 3 units are permitted on larger lots.
- Buildings heights should be 1 to 2.5 stories



INTERIOR 1

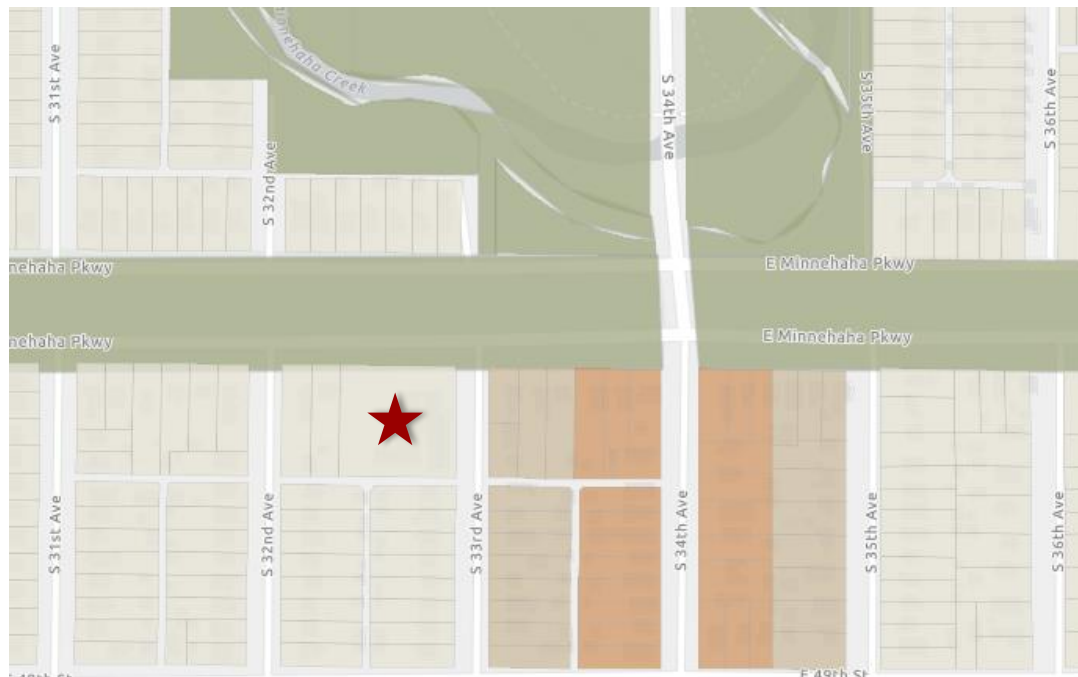
INTERIOR 2

CORRIDOR 4

# 2040 LAND USE & BUILT-FORM

## ADJACENT BUILT FORM – CORRIDOR 4

- Typically applied along high frequency transit routes farther from downtown
- New and remodeled buildings should reflect a variety of building types on both small and moderate-sized lots.
- Buildings heights should be 1 to 4 stories



INTERIOR 1

INTERIOR 2

CORRIDOR 4

# DISCUSSION

## HOW DOES THE REQUESTED AMENDMENT SUPPORT CITY POLICY?

### *Access to Housing:*

- Will the comp plan amendment support City Policy 1, an “increase in the supply of housing and its diversity of location and types”?
- What additional information should the Developer consider in trying to reach this goal?

# DISCUSSION

## HOW DOES THE REQUESTED AMENDMENT SUPPORT CITY POLICY?

### *Access to Employment:*

- Will the comp plan amendment support City Policy 2, “Support employment growth downtown and in places well-served by public transportation?”

### *Production and Processing:*

- Does the comp plan amendment relate to City Policy 3 “Expand and maintain areas for production, processing, and distribution of products, services, and ideas.”
- Is that goal important and or applicable to the comp plan amendment request?



# DISCUSSION

## HOW DOES THE REQUESTED AMENDMENT SUPPORT CITY POLICY?

### *Access to Commercial Goods and Services:*

- Does the comp plan amendment “Improve access to goods and services via walking, biking and transit” per City Policy 4?
- How does establishing density of housing in this location reinforce those goals?
- What additional design and site considerations would the community like the Developer to include to achieve this goal?

# **ADDITIONAL FEEDBACK?**

**What else would you like the Developer to know if pursuing this request?**

# THANK YOU!

Thank you for attending. Additional feedback can be submitted in writing to:

**[beth@assemblymn.com](mailto:beth@assemblymn.com)**

**[merrie@assemblymn.com](mailto:merrie@assemblymn.com)**