

CITY OF MINNEAPOLIS

Hennepin Lyndale Nicollet and Lake Pedestrian Oriented (PO) Overlay Rezoning Study

Kick-off Meeting

June 1, 2016

Process/Timeline

- Project Kick-Off Meeting: **June 1, 2016**
- City Planning Commission CoW- Review of Draft Text Amendment: **July 21, 2016**
- Public Comment Period on Draft Recommendations: **End of July- beginning of September**
- City Planning Commission Public Hearing: **October 17, 2016**
- City Council Action: **November 4, 2016**

** All dates are tentative and subject to change*

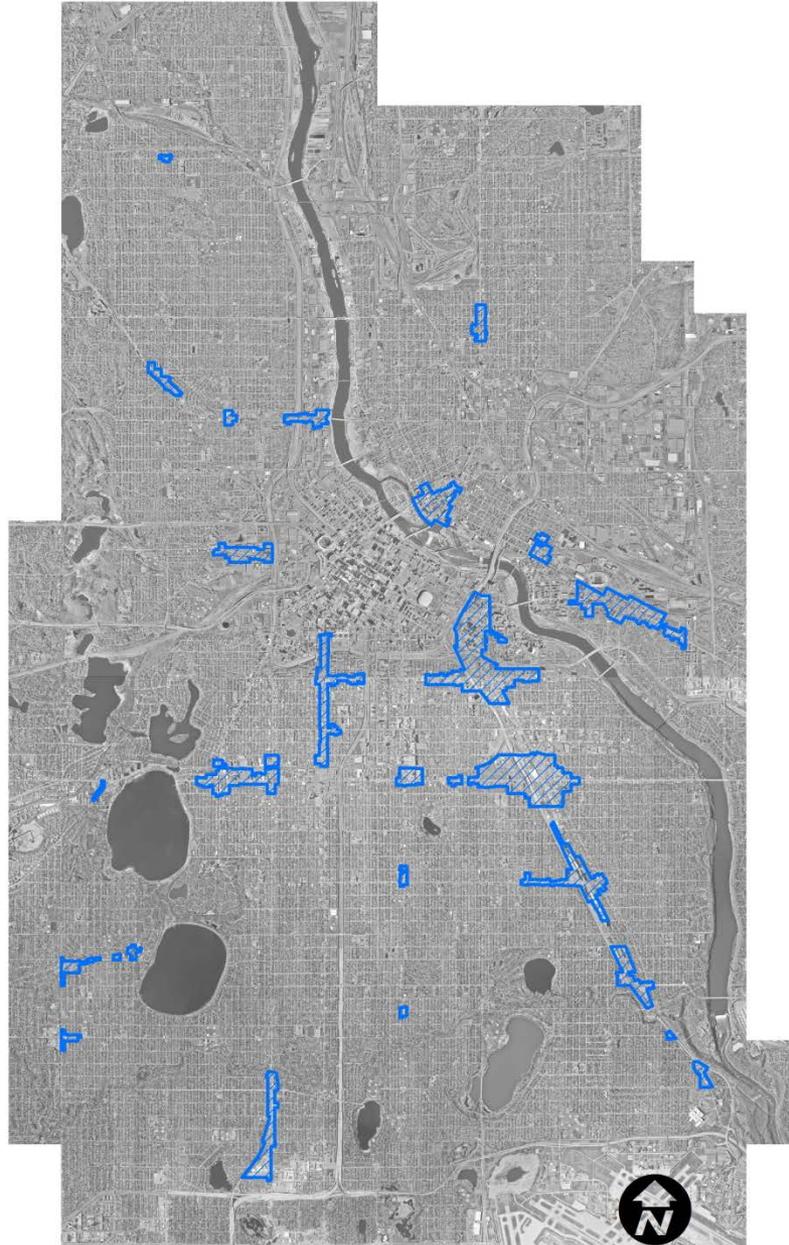


Pedestrian Oriented Overlay

The Pedestrian Oriented (PO) Overlay District is established to preserve and encourage the pedestrian character of commercial areas and to promote street life and activity by regulating building orientation and design and accessory parking facilities, and by prohibiting certain high impact and automobile-oriented uses.



PO Districts in Minneapolis



What this study is

- Rezoning Study to apply Pedestrian Oriented Overlay District to sites within study boundary
- Text Amendment to create new and revise existing Pedestrian Oriented Overlay District standards
- Standards will apply to:
 - Building Design
 - Site Design
 - Prohibited Uses

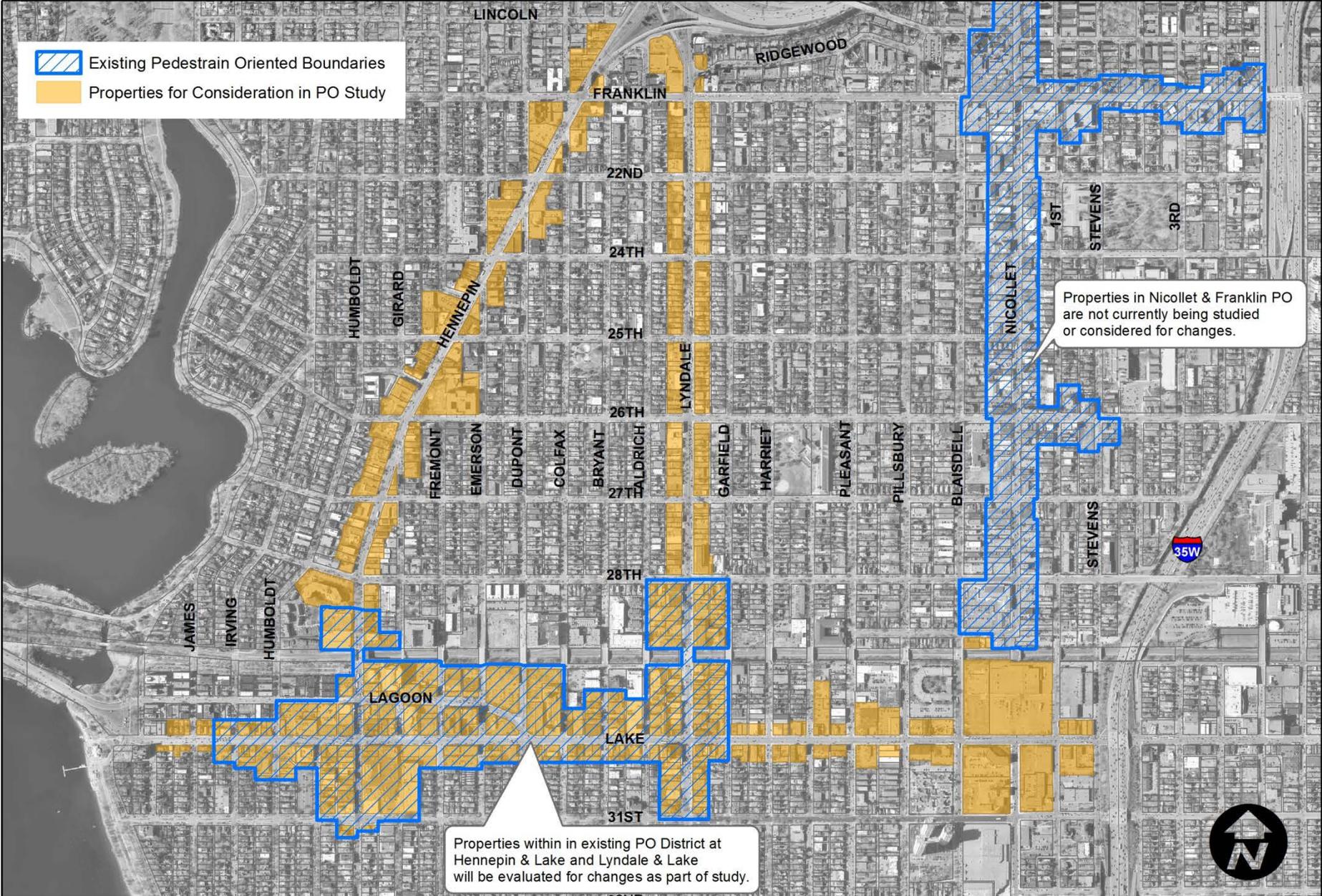


What this study is not

- Not a change of primary zoning
- Not changes in the public rights of way



Boundary of Rezoning Study



Standard and PO requirements

- Standard requirements: [Chapter 530-Site Plan Review](#): Current standards in place are from 2005.
- PO requirements: [Chapter 551](#): General requirements and specific PO district requirements (e.g. Nicollet Franklin PO District requirements)



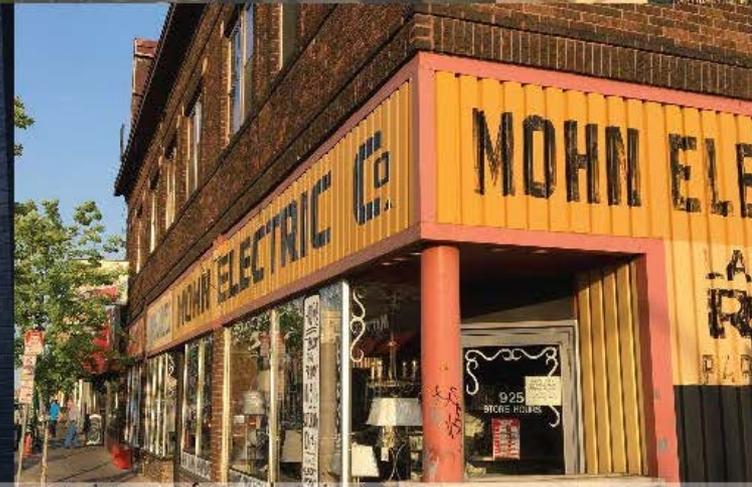
Building Placement

Both Standard and PO requirements:

- Buildings shall be located within 8 feet of front property line (except when a greater yard is required)
- Building placement shall facilitate pedestrian access, and have amenities between the building and the front lot line.



Buildings setback from the street create dead space for pedestrians



Buildings at the property line create interest for pedestrians

Building Windows

- **Standard requirement:**

Nonresidential uses
30% window coverage
between 2 and 10 feet
above adjacent grade.

- **General PO**

requirement: 40%
window and door
coverage between 2
and 10 feet above
adjacent grade.

- **Standard and PO**

requirements: The
windows shall be clear
and the bottom of
counted windows may
not be more than 4 feet
above adjacent grade



Windowless buildings are uninviting



Buildings with large amount of windows create visual interest

Canopies and Awnings

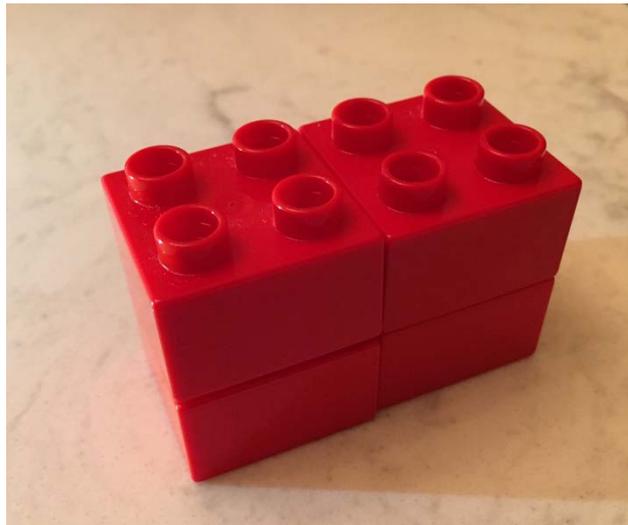
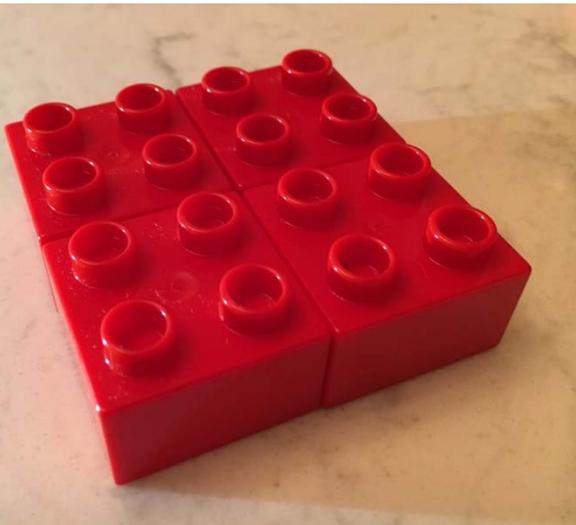
- **Standard requirement:** No specific requirement for awnings and canopies. However, buildings walls are required to provide architectural detail to create visual interest.

- **General PO regulation:** Awnings and canopies are encouraged in order to provide protection for pedestrians and shall be placed to emphasize individual uses and entrances.



Building Minimum Size

- **General PO requirement:** No minimum building size
- **Nicollet Franklin PO:** Minimum Floor Area Ratio (FAR) equal to 1.
- **West Broadway PO:** Minimum FAR of 1. Minimum number of floors equal to 2.



Entrances

Standard requirement:

Shall have one principal entrance face the public street and it is required to be clearly defined and emphasized.

General PO

requirement: Shall have one principal entrance face the public street.

Nicollet Franklin PO:

No single commercial use in 1 building shall extend along more than 120 linear feet of the first floor façade fronting any street.

Buildings at a corner of two streets shall have a corner cut.



Corner buildings without entrance at the corner



Corner buildings with entrance at corner

Parking: Location & Dimensions

- **General PO requirement:** Parking lots shall be limited to not more than sixty (60) feet of street frontage.



Vehicular Access

- **Standard requirement:** Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and with surrounding residential uses. Curb cuts for vehicles shall be consolidated wherever possible.
- **Nicollet Franklin PO:** Curb cuts for vehicles shall be consolidated wherever possible. In the case of a corner lot, curb cuts shall be discouraged along Nicollet Avenue.



Prohibited Uses

- Auto uses (e.g. gas stations and auto repair and sales)
- Transportation uses
- Drive through facilities



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Discussion

- Feedback Boards:
 - Where are the pedestrian friendly areas in the project area? Why?
 - Length of buildings and entrances
 - Length of parking lot along street
 - Vehicle Access/Curb Cuts
 - Prohibited uses- automobile repair
- Comment Cards:
 - What are we missing?
 - Other comments



Contact

- Project webpage
 - <http://www.ci.minneapolis.mn.us/cped/projects/HennepinLyndaleLakeNicolletPOrezoning>
 - Sign up for email updates
 - Meeting materials will be posted on webpage
- Staff:
 - Brian Schaffer, 612.673.2670,
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