

## Approved PPA Board, Prospect Park Unified Project Design Standards, 2/22/21

### **Introduction:**

The Unified Project Design Standards have been crafted to provide planning and design guidance to all parties with a stake or role in the development and redevelopment of Prospect Park, St. Anthony Park and the Towerside Innovation District. These planning and design standards are based on community values and aspirations and the Eco-District Imperatives of **Equity, Resilience and Climate Protection**. A primary purpose the cities of Minneapolis and St Paul had in designating the geography of the Towerside Innovation District, located within the St Anthony Park and Prospect Park neighborhoods, was to serve as a replicable model of 21st century urban redevelopment. All projects within these two neighborhoods are charged with the responsibility of incorporating these principles and to the enrichment of this place, its beauty and its livability by excellence of design.

### **1-Infrastructure/Basic Systems**

#### **District Systems**

District wide Systems - Connect to and participate in district-wide energy, storm water, parking and open space systems when available or under consideration. When district-wide systems are not available design for future connection to them.

#### **Green space**

Preserve and expand viable green space on site that includes natural landscapes and contributes to an interconnected public realm, in addition to any green space required by municipality. Do not designate green space to be private or inaccessible to the public.

#### **Connectivity**

Connectivity - Create and maintain pedestrian and bicycle paths to and through the site and enhance connections to public trail networks and district wide systems. Employ TOD principles and address first/last mile connectivity issues across multiple modes of transportation.

#### **Parking**

If the development cannot participate in shared parking or district wide parking facility, provide required parking for staff, and/or residents on site, preferably within or below structures. Reduce parking needs to support pedestrian, bicycle and transit usage.

#### **Streetscape Pedestrian Zones**

Streetscape and Pedestrian Zone – Enhance the public realm by placing shops, restaurants and other active uses on the sidewalk level to provide “eyes on the street.” Provide large glazing areas to make visual connections to interior spaces and invest in streetscape enhancements. Use design principles and building materials that promote quality and permanence.

#### **Sustainability & Health**

Identify and meet appropriate performance targets for storm water, energy and water use, indoor air quality, healthy and renewable materials, construction waste and dark skies.

### **2- Historical Perspective/Livability Enhancements/Improvements**

#### **Historic Preservation**

Preserve or repurpose historic structures and fabric whenever possible, whether designated on National Register of Historic Places or not (see page 2-3).

#### **Art Culture & Design**

Include culturally relevant public art as part of the design of the building and site, source local artists, and include community in the process.

#### **Affordable Housing & Mixed Option Housing**

Affordable and Mixed Option Housing – In projects that are primarily housing, provide a minimum of 30% of the units to be affordable to people with incomes between 30 and 60% of AMI. Provide mixture of 1, 2 and 3 Bedroom units with appropriate amenities for populations served. A broad range of housing types, including co-housing, artist lofts and live/workspaces are encouraged.

#### **Collaborative or Maker Spaces**

Collaborative and Maker Spaces – Create spaces in buildings, especially at ground level that can be part of the collaborative commons. When appropriate, make some portion of the building available for public use or commerce.

#### **Urban Context**

Urban Context – Respect and reinforces the intrinsic character, scale and architectural fabric of the neighborhood and adjacent properties.

#### **Adaptability**

Design structures to create flexible, adaptable spaces with high ceilings and long span structures for evolving future uses.

The following elements apply in the Prospect Park neighborhood. Every neighborhood has one or more assets, symbols, or attributes that make it unique. The Minneapolis Prospect Park neighborhood is no exception (map of Prospect Park neighborhood, page 3).

**1. Preserve Glendale Townhomes as Public Housing for residents**

**Description:** Glendale is currently home to Southeast Asian, Somali, Native American, African American and European American families. The Neighborhood Revitalization Program (NRP), administered by the Prospect Park Association from 1992-2012, contributed significant funding to support Glendale and NRP funds made it possible to reopen Pratt, where many Glendale children attend elementary school.

Prospect Park Association voted in 2018 to support the historic designation of Glendale Townhomes. In 2020, the Minneapolis Heritage Preservation Committee voted to approve Glendale’s historic designation nomination.

Built in 1952, Glendale has 184 single-family units administered by the Minneapolis Public Housing Authority (MPHA). Glendale is an exceptional example of mid-century American public housing. Aldermen Dale Stanchfield and Glen Wallace, with the support of Prospect Park neighborhood, pushed for the creation of moderately priced rental homes for veterans studying at the University, and their families. Its opening was celebrated by Hubert Humphrey, Mayor Eric Hoyer, and the President of the University of Minnesota.

**2. Preserve views of and from the Witches Hat Water Tower, including views from the observation deck. Additionally, preserve the current Westward views from Tower Hill Park, including unique views of the downtown Minneapolis skyline from the base of the Tower.**

**Description:** The "Witch's Hat" water tower, built in 1913 by the City of Minneapolis, is one of the few original water towers left standing in the Twin Cities. Thousands of visitors climb its steps each year for an unobstructed 360° view of the Minneapolis and St Paul city skylines and Mississippi river valley. Prospect Park residents purchased "Tower Hill Park" in 1906, gifting it to the City Parks department for a water tower. Because the tower sits atop the highest natural land area in Minneapolis, the Parks Department required a viewing deck as a condition of construction. The observation deck has a 360-degree view and is located at an elevation of 1,030 feet. The Witch’s Hat rises to an elevation of 1,080 feet. The Tower and Tower Hill Park were placed on the National Register of Historic Places in 1997. This popular park with its view of the City of Minneapolis skyline from the base of the Tower, elevation 971 feet, is accessible year-round. The view is particularly popular at sunset.

Prospect Park draws strength from the historic landmark of the Prospect Park "Witches Hat" Water Tower and from the diversity of its housing stock. The Water Tower is the unique and irreplaceable landmark of the City of Minneapolis and Prospect Park neighborhood, so it is essential to preserve open views both of the Tower and also from the Tower.

Ordinances in transit 10 areas near the Witches Hat Tower and Historic district should be observed and extra scrutiny given to any height and setback variance requests. The ordinances should be the limit for height and setbacks.

**3. Preserve the Nationally Designated Residential Historic Neighborhood**

**Description:** The historic Prospect Park residential district was nationally designated in 2015. The district includes an eclectic mix of historic single-family homes and rentals, including over 200 duplexes, triplexes, and 4-plexes. The district is bounded by the diagonal line of University Avenue on the north; Emerald Street, the boundary line with Saint Paul on the east; the diagonal sound barrier wall that separates the historic district from Interstate 94 on the south; and portions of Arthur Avenue, Williams Avenue, and Malcolm Avenue on the west (map of Historic District, below). All contributing properties in the historic district are covered by the State Mandatory EAW Rule 4410-4300 Sub 31.

4. Preserve and Enhance Natural and Built Environment near Mississippi River

**Description:** Development near the Mississippi River should be designed to preserve and improve the natural and built environment, ensuring that future generations continue to benefit from the resource (see Policy 97 Minneapolis 2040).

