

Land Use Assessment

LIGHT INDUSTRIAL

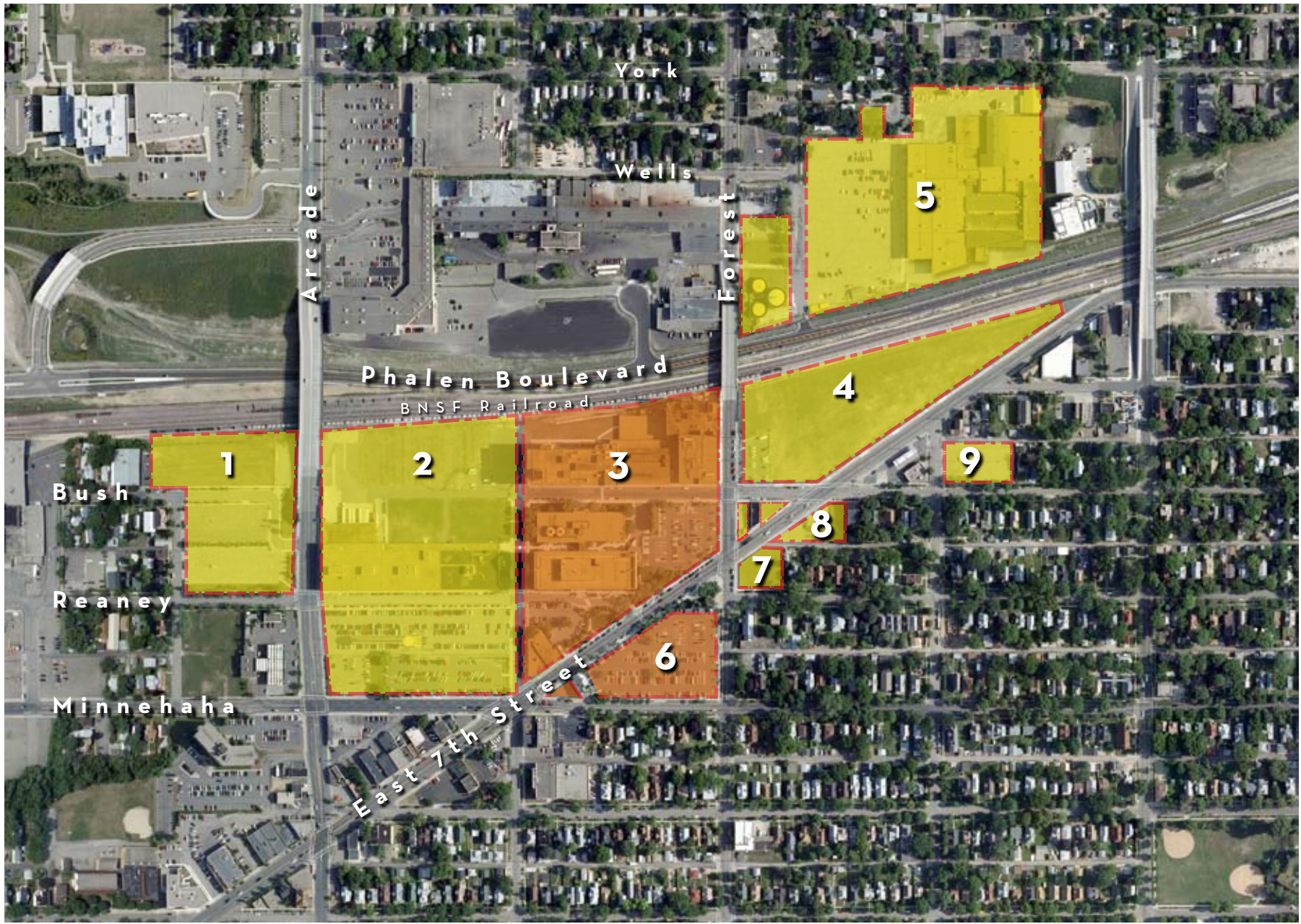
OFFICE

RETAIL/ COMMERCIAL

CIVIC/ INSTITUTIONAL

HOUSING

PUBLIC OPEN SPACE





Land Use Assessment

 HIGH
  MED
  LOW

PARCELS

	1	2	3	4	5	6	7+8	9
LIGHT INDUSTRIAL								
OFFICE								
RETAIL/ COMMERCIAL								
CIVIC/ INSTITUTIONAL								
HOUSING								
PUBLIC OPEN SPACE								




























Land Use Assessment

 HIGH
  MED
  LOW

PARCELS

	1	2	3	4	5	6	7+8	9
LIGHT INDUSTRIAL								
OFFICE								
RETAIL/ COMMERCIAL								
CIVIC/ INSTITUTIONAL								
HOUSING								
PUBLIC OPEN SPACE								





Land Use Assessment

 HIGH
  MED
  LOW

PARCELS

















































	1	2	3	4	5	6	7+8	9
LIGHT INDUSTRIAL								
OFFICE								
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HOUSING								
PUBLIC OPEN SPACE								



Land Use Assessment

 HIGH
  MED
  LOW

PARCELS

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Land Use Assessment

 HIGH
  MED
  LOW

PARCELS

	1	2	3	4	5	6	7+8	9
LIGHT INDUSTRIAL								
OFFICE								
RETAIL/ COMMERCIAL								
CIVIC/ INSTITUTIONAL								
HOUSING								
PUBLIC OPEN SPACE								





















































Land Use Assessment

HIGHER DEVELOPMENT COST
(Primarily Due to Environmental Cleanup Required)

 HIGH
  MED
  LOW

PARCELS

	1	2	3	4	5	6	7+8	9
LIGHT INDUSTRIAL								
OFFICE								
RETAIL/ COMMERCIAL								
CIVIC/ INSTITUTIONAL								
HOUSING								
PUBLIC OPEN SPACE								





Land Use Assessment

LOWER MARKET VIABILITY
 (Primarily Due to Existing Similar Land Uses In Area)



HIGH
 MED
 LOW

PARCELS

	1	2	3	4	5	6	7+8	9
LIGHT INDUSTRIAL								
OFFICE								
RETAIL/ COMMERCIAL								
CIVIC/ INSTITUTIONAL								
HOUSING								
PUBLIC OPEN SPACE								



Land Use Assessment

PARCEL

1

LIGHT INDUSTRIAL



OFFICE



RETAIL/ COMMERCIAL



CIVIC/ INSTITUTIONAL



HOUSING



PUBLIC OPEN SPACE



PARCEL AREA
193,886 sf / 4.451 acres

SIZE

- PARCEL SIZE & GEOMETRY SUPPORTS ALL LAND USES

ACCESS

- LIMITED ACCESS
- NO ACCESS FROM PHALEN BLVD

VISIBILITY

- GOOD VISIBILITY FROM PHALEN BLVD & ARCADE ST

SITE FEATURES

- CHALLENGING TOPOGRAPHY

CONTEXT

- ADJACENT TO RESIDENTIAL & COMMERCIAL NEIGHBORHOODS
- RETAIL / COMMERCIAL POTENTIAL ALONG ARCADE STREET

EXISTING STRUCTURES

- NONE



HIGH



MED



LOW



LOWER MARKET VIABILITY



HIGHER DEVELOPMENT \$



Land Use Assessment

PARCEL

2

LIGHT INDUSTRIAL



OFFICE



RETAIL/ COMMERCIAL



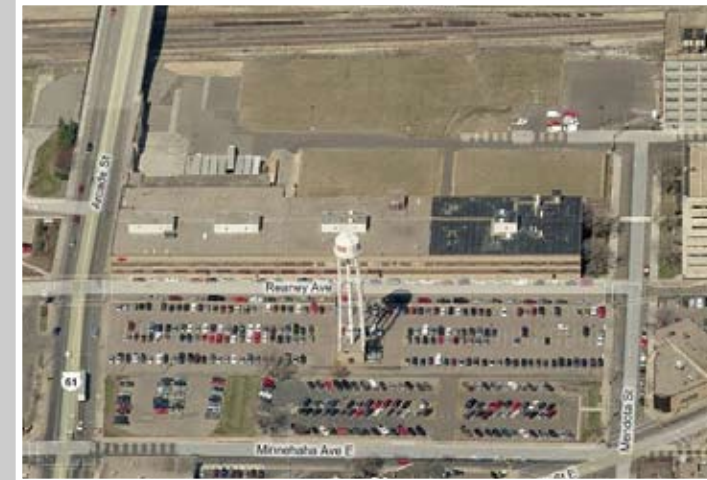
CIVIC/ INSTITUTIONAL



HOUSING



PUBLIC OPEN SPACE



PARCEL AREA
528,534 sf / 12.133 acres

SIZE

- PARCEL SIZE & GEOMETRY SUPPORTS ALL LAND USES

ACCESS

- GOOD ACCESS POTENTIAL
- NO ACCESS FROM PHALEN BLVD

VISIBILITY

- GOOD VISIBILITY FROM PHALEN BLVD, ARCADE & MINNEHAHA

SITE FEATURES

- CHALLENGING TOPOGRAPHY

CONTEXT

- MULTIPLE LAND-USE ADJACENCIES
- RETAIL / COMMERCIAL / OFFICE POTENTIAL ALONG ARCADE & MINNEHAHA

EXISTING STRUCTURES

- PARCEL COVERAGE: 20% (APPROX)
EXISTING LIGHT INDUSTRIAL BUILDING
- EXISTING WATER TOWER



HIGH



MED



LOW



LOWER MARKET VIABILITY



HIGHER DEVELOPMENT \$



Land Use Assessment

PARCEL

4

LIGHT INDUSTRIAL



OFFICE



RETAIL/
COMMERCIAL



CIVIC/
INSTITUTIONAL



HOUSING



PUBLIC
OPEN SPACE



PARCEL AREA

235,978 sf / 5.417 acres

SIZE

- PARCEL SIZE & GEOMETRY SUPPORTS ALL LAND USES

ACCESS

- GOOD ACCESS POTENTIAL

VISIBILITY

- GOOD VISIBILITY FROM PHALEN BLVD & EAST 7TH ST.

SITE FEATURES

- GRADUAL SLOPING TOPOGRAPHY

CONTEXT

- RETAIL/COMM/OFFICE POTENTIAL ALONG EAST 7TH ST.
- POTENTIAL CONNECTION TO RES. NEIGHBORHOOD

EXISTING STRUCTURES

- MIKE'S BAR (OCCUPIES PRIMARY SW CORNER)



HIGH



MED



LOW



LOWER MARKET VIABILITY



HIGHER DEVELOPMENT \$



Land Use Assessment

PARCEL

9

LIGHT INDUSTRIAL



OFFICE



RETAIL/ COMMERCIAL



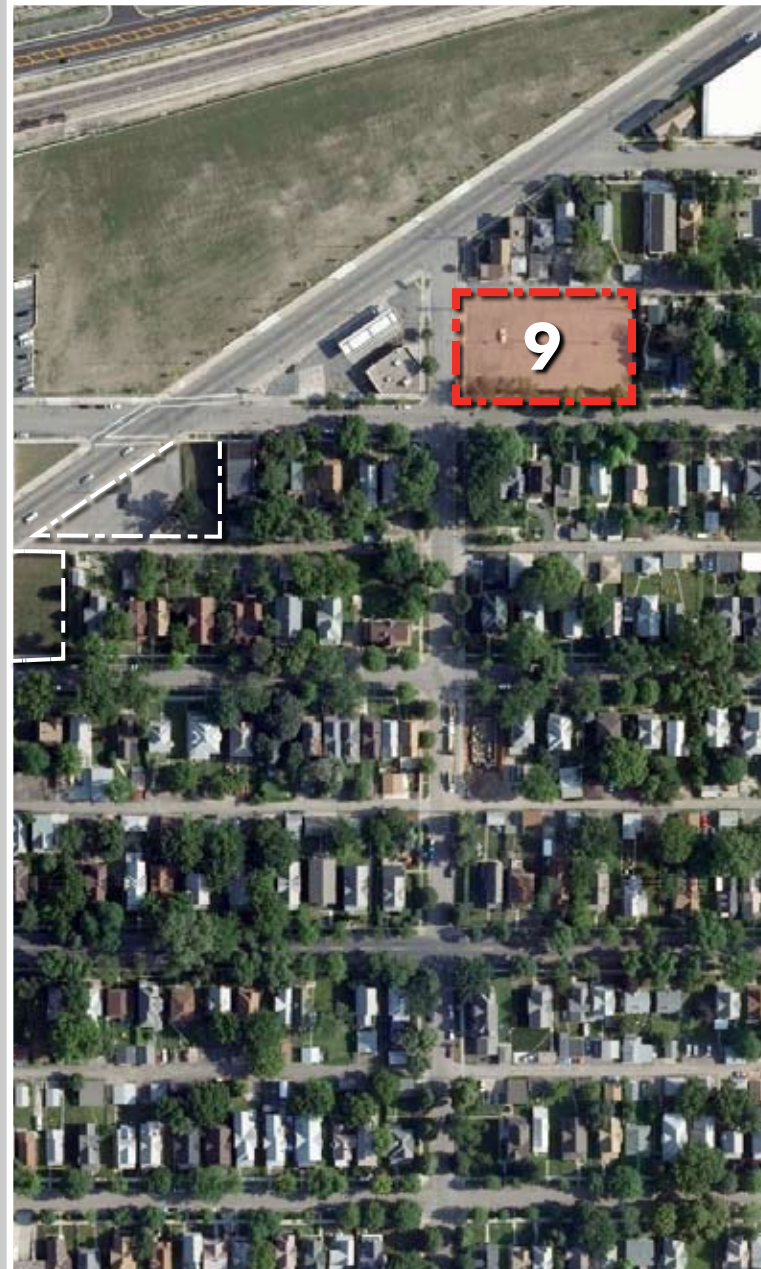
CIVIC/ INSTITUTIONAL



HOUSING



PUBLIC OPEN SPACE



PARCEL AREA
28,606 sf / 0.657 acres

SIZE
- PARCEL SIZE & GEOMETRY SUPPORTS RESIDENTIAL / SMALL COMMERCIAL / RETAIL

ACCESS
- FAIR ACCESS POTENTIAL

VISIBILITY
- LIMITED VISIBILITY - RESIDENTIAL ZONE

SITE FEATURES
- FLAT TOPOGRAPHY

CONTEXT
- CONNECTION TO RESIDENTIAL NEIGHBORHOOD & EAST SEVENTH ST. (LIMITED)

EXISTING STRUCTURES
- NONE



HIGH

MED

LOW

LOWER MARKET VIABILITY

HIGHER DEVELOPMENT \$

Land Use Assessment Summary

LIGHT INDUSTRIAL

OFFICE

RETAIL/COMMERCIAL

CIVIC/INSTITUTIONAL

HOUSING

PUBLIC OPEN SPACE



Design Workshop

Organization and Process

Development Principles



Site/Land Use Analysis



Focused Scenarios



Listen and Organize

Listen and Organize

Input from: Community Groups, Technical Teams, District Councils

Day 1

Wednesday
Feb 25



3M Redevelopment

Design Workshop

Organization and Process

Development Principles

Site/Land Use Analysis

Focused Scenarios

Listen and Organize

Listen and Organize

Input from: Community Groups, Technical Teams, District Councils

Day 1

Wednesday
Feb 25

1

Primary

Light Industry



3M Redevelopment

Design Workshop

Organization and Process

Development Principles

Site/Land Use Analysis

Focused Scenarios

Listen and Organize

Listen and Organize

Input from: Community Groups, Technical Teams, District Councils

Day 1

Wednesday
Feb 25

1

Primary

Light Industry

4

Mixed Use
Primary

Office/
Commercial/
Civic-Institutional



3M Redevelopment

Design Workshop

Organization and Process

Development Principles

Site/Land Use Analysis

Focused Scenarios

Listen and Organize

Listen and Organize

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Day 1

Wednesday
Feb 25

1

Primary

Light Industry

2

Mixed Use
Primary

Light Industry/
Office

4

Mixed Use
Primary

Office/
Commercial/
Civic-Institutional



3M Redevelopment

Design Workshop

Organization and Process

Development Principles

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Focused Scenarios

Listen and Organize

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Day 1

Wednesday
Feb 25

1

Primary

Light Industry

2

Mixed Use
Primary

Light Industry/
Office

3

Mixed Use
Primary

Light Industry/
Office/
Commercial

4

Mixed Use
Primary

Office/
Commercial/
Civic-Institutional



3M Redevelopment

Design Workshop

Organization and Process

Development Principles

Site/Land Use Analysis

Focused Scenarios

Reuse

New

6-8

Listen and Organize

Listen and Organize

Input from: Community Groups, Technical Teams, District Councils

Evaluation

Advisory Committee Pin-Up

Day 1

Wednesday
Feb 25



3M Redevelopment

Design Workshop

Organization and Process

Day 1
Wednesday
Feb 25

Development Principles

Site/Land Use Analysis

Focused Scenarios

6-8

Reuse

New

Day 2
Thursday
Feb 26

Reuse

New

Listen and Organize

Listen and Organize

Input from: Community Groups, Technical Teams, District Councils

Evaluation

Advisory Committee Pin-Up

Evaluation

Workgroup Pin-Up



3M Redevelopment

Design Workshop

Organization and Process

Day 1
Wednesday
Feb 25

Development Principles

Site/Land Use Analysis

Focused Scenarios

6-8

Reuse

New

Day 2
Thursday
Feb 26

Reuse

New

Synthesis

3-4

Reuse

New

Listen and Organize

Listen and Organize

Input from: Community Groups, Technical Teams, District Councils

Evaluation

Advisory Committee Pin-Up

Evaluation

Workgroup Pin-Up

Presentation

Community Open House



3M Redevelopment