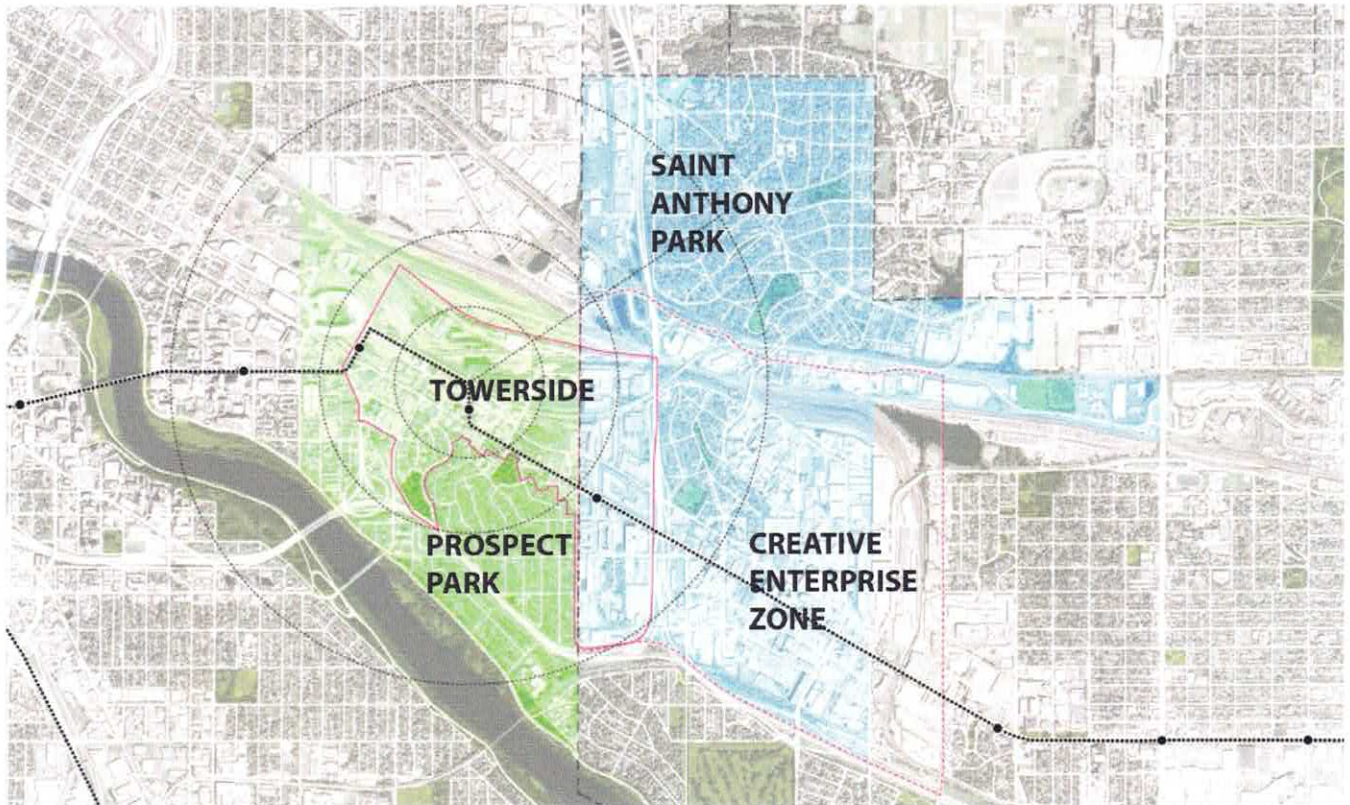


Unified Design Standards



History and Context

Prospect Park and Saint Anthony Park are adjoining neighborhoods in Minneapolis and Saint Paul. The Prospect Park Association and Saint Anthony Park Community Council are the city-recognized district planning councils for these neighborhoods. They have joined together with Towerside Innovation District (Towerside) and Creative Enterprise Zone (CEZ) to create these Unified Design Standards to clearly communicate community expectations for development projects and showcase how well-designed projects that add to and integrate with the community will benefit all parties. These Unified Design Standards replace closely related but somewhat different design guidelines they have used over the past several years to review proposed projects. Three primary goals informed this process:

- To specifically identify those planning and design considerations, features and attributes not addressed by current city criteria.

- To establish clear and consistent community expression of what is being asked of project developers.
- To assure developers that these criteria will be applied equitably to all projects.

Outcomes and Expectations

These Unified Design Standards have been crafted to provide planning and design guidance to all parties involved in the development and redevelopment of the Prospect Park and Saint Anthony Park neighborhoods, including the Towerside Innovation District and Creative Enterprise Zone. They are based on community values and aspirations focused on Equity, Resilience and Climate Protection, and are intended to promote a replicable model of 21st century urban redevelopment. All projects within these two neighborhoods are charged with the responsibility of incorporating these principles and thereby contribute to the enrichment of this place, its beauty, and its livability through design excellence.

Infrastructure / Basic Systems

District 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

Create and maintain pedestrian and bicycle paths to and through the site and enhance connections to public trail networks and district wide systems. Employ Transit Oriented Design 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 and Pedestrian Zones

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 and 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.



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.



Art Culture and 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 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 Area Medium Income. 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

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

Respect and reinforce 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.



Project Review Process

These Unified Design Standards are designed to create successful projects that achieve the developer's goals and address community concerns. They will be used by the developers to build community understanding and trust and will be used by the Prospect Park Association or Saint Anthony Park Community Council to determine whether to lend their support for projects seeking City Planning Commission and City Council approvals.

It is critical that the community be considered a partner in the design process from the very beginning, not just brought in for a "sales pitch" after the design has been solidified. The Prospect Park Association or Saint Anthony Park Community Council will form a small "working group" to meet with the developer. As appropriate, a representative of the Towerside Innovation District or Creative Enterprise Zone will be part of the working group to lend technical expertise.

From the outset, the project review process will recognize various factors that drive project timelines, sequence of events and other important steps in the planning and design process. The working group will be prepared to meet with the developer and design team often and as-needed beginning in the early formative stages of project development to ensure

consistent, meaningful communication and resolution of issues each step of the way. Each meeting will be considered a "workshop," not a "presentation." There will be opportunity for presentation of the project to the larger community at appropriate stages in the process.

Additional information on the design review process is available at [website] for projects in Minneapolis and at [website] for projects in Saint Paul.

It's a Win Win

Through use of these Unified Design Standards, the community wins by gaining a project that is a better fit within its context, enriches and contributes to the livability, health, well-being and connectivity of the neighborhood. It also advances Equity, Resilience and Climate Protection practices, and other broad-based objectives.

Project developers win by being able to better understand community expectations from the outset of a project. This has proven to save time and money, foster early and consistent neighborhood support, identify additional resources to accomplish above-standard outcomes and build confidence that these Unified Design Standards will be equitably applied to all projects in the community.