

Hear Every Voice

Case Study: 38th Street & Chicago Avenue Small Area / Corridor Framework Plan



Small area plan to improve a key commercial node.

Minneapolis, Minnesota

Corridor Development Initiative

Coordinators: Center for Neighborhoods

Neighborhoods: Powderhorn, Central, Bancroft, Bryant

Facilitators: Center for Policy, Planning and Performance

Design: Metropolitan Design Center, University of Minnesota

Development: Central Community Housing Trust

Government: City of Minneapolis Community Planning and Economic Development, Department of Health and Family Support, and 8th Ward Minneapolis City Council Member Elizabeth Glidden's Office.

Project Details

Location

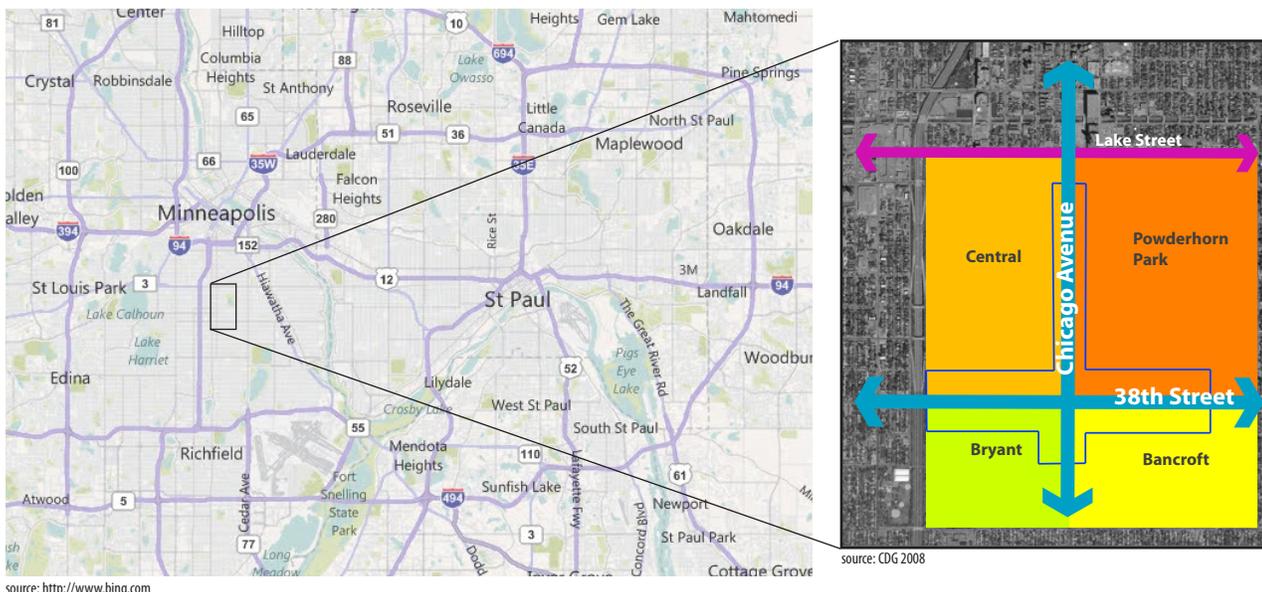
Organizations

Visualization

Context: The 38th Street and Chicago Avenue Small Area/Corridor Framework Plan was initiated “to support the ongoing improvement and revitalization of the area of 38th Street and Chicago Avenue by proposing specific policies and strategies to guide its evolution” (CDG 2008, 7). This effort expanded on planning efforts previously completed along the corridor, and the intent of this plan was to provide a corridor vision and establish urban design guidelines for future development.

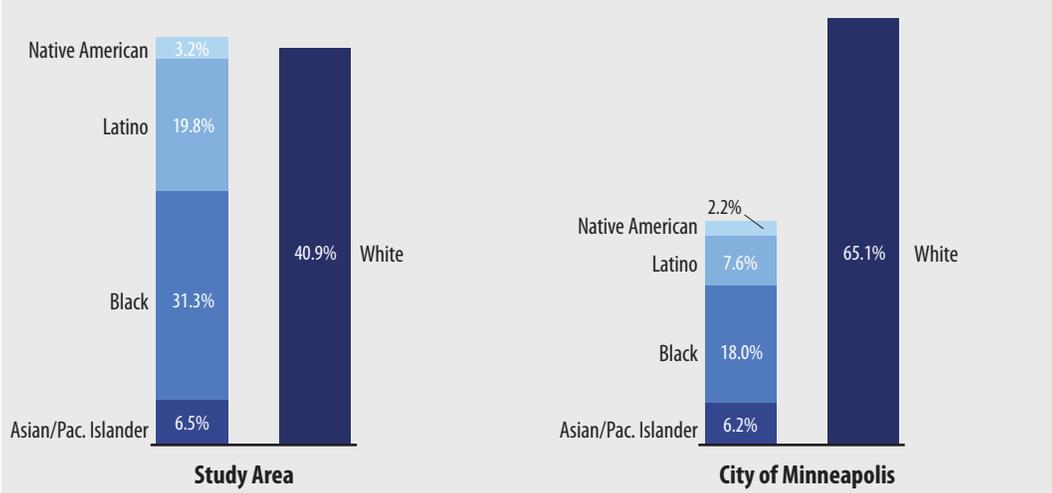
Case Summary

Meeting Activity



The 38th and Chicago corridor is at the intersection of, and provides important services for, four Minneapolis neighborhoods: Bancroft, Bryant, Central, and Powderhorn Park. Based on 2000 Census data, 59.1 percent of people living in the adjacent neighborhoods identified themselves as non-white, and the median family income was \$36,623. Minneapolis as a whole was comprised of 34.9 percent non-white residents, with a composite median family income of \$48,602.

Study Area and City Percent White & non-White

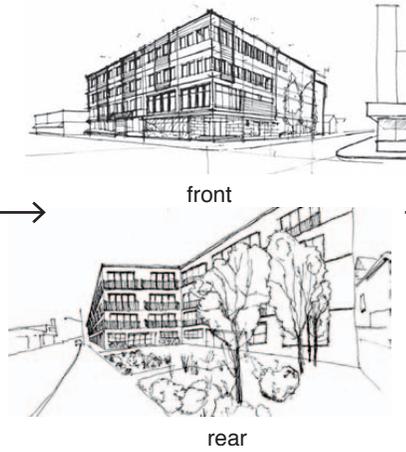


source: US Census 2000

Public Involvement: Public involvement efforts were an integral part of re-envisioning 38th Street and Chicago Avenue prior to the development of the 38th Street and Chicago Avenue Small Area/ Corridor Framework Plan. In fact, public meetings during the 2003-2005 timeframe set the foundation for the planning process, which began in 2006 (CDG 2008, 99). From 2003-2005, the Minnesota Renaissance Initiative (MRI) convened various working meetings that brought together residents, business owners, and communities. These meetings were intended to “elicit and gather ideas on goals, strategies and components for improvement of the area in and around the intersection of 38th Street and Chicago Avenue” (CDG 2008, 99). Participants worked in small groups and provided ideas for improving the area and suggested recommendations for preferred business and service additions to the corridors. These meetings set the stage for an engaged effort as the small area planning process began.

In August 2006, following the workshops initiated by MRI, the 38th Street and Chicago Avenue Small Area/ Corridor Framework Plan project team held a kickoff meeting attended by neighborhood residents, elected officials, City of Minneapolis staff from various departments, and other interested parties. Participants worked in small groups to generate a series of questions. The questions were intended to gather participants’ thoughts on the pros and cons of the existing corridors and what would improve the area.

development scenarios and designs for the community. The architectural rendering and data from the economic impact analysis allowed for real-time feedback about the impacts of participants' preferences and decisions.



Site A Scenarios

Variables	Scenario 1	Scenario 2	Scenario 3
Height	2 story	3.5 story	3.5 story,
Units	17	31	49
% site green	9%	32%	32%
% site paved	36%	14%	14%
On ground parking	17	0	0
Below ground parking	0	29	46
# market rate rental	9	16	25
# affordable rental	8	15	24
Gain (loss)	(\$205,054)	(\$297,711)	(\$215,487)
Gain (loss)/unit	(\$12,062)	(\$9,604)	(\$4,398)

Assumes land purchase/demolition at \$20 per square ft.

Through the block exercise, community members gain a greater understanding of the development process and create a range of development concepts to help guide future development in the area. Residents leave with a deeper understanding about the economic constraints of development, design opportunities in their neighborhood, and issues relating to density, land use, and housing (MDC 2005)

Community Design Group. 2008. The 38th Street and Chicago Avenue small area / corridor framework plan. Retrieved from <http://www.ci.minneapolis.mn.us/cped/chicago-38.asp>.

Metropolitan Design Center. 2006. The corridor housing initiative block exercise how-to guide. Retrieved from http://www.corridordevelopment.org/15/index.php?option=com_content&view=article&id=91:kits&catid=40:resources-by-type&Itemid=107.

Metropolitan Design Center. 2005. Minnesota block exercise flyer. Retrieved from http://www.corridordevelopment.org/15/index.php?option=com_content&view=article&id=91:kits&catid=40:resources-by-type&Itemid=107.

References

1. Corridor Development Initiative: <http://www.housinginitiative.org/>

Resources

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