

KINGFIELD NEIGHBORHOOD DESIGN & DEVELOPMENT GUIDELINES

November 10, 2004

INTRODUCTION

Kingfield is a vibrant, diverse and livable urban neighborhood. Located between 36th and 46th Avenues South, and Lyndale Avenue and Interstate 35W, Kingfield is centrally located in Minneapolis within easy reach of Downtown, Uptown, the Lakes, the international airport, and Interstates 35W and 94.

Kingfield's vision for those who live, work and play here includes thoughtfully-developed urban corridors, pedestrian-friendly commercial nodes, inviting open spaces, family-oriented residential districts and myriad social and recreational opportunities. Consistent with this vision, Kingfield developed these guidelines for neighborhood design and development in partnership with residents, city planners and elected officials.

KINGFIELD'S GOALS AND PRIORITIES

1. **Increase Housing Opportunities.** Kingfield aims to increase housing opportunities consistent with its "Affordable Housing Statement" of March 12, 2003 as follows:
 - **Increase density** in both the rental and owner-occupied housing market, especially along neighborhood corridors such as Nicollet, Grand, and Lyndale Avenues.
 - **Provide long-term affordable housing options** with a goal of 25% of any new housing units affordable to residents earning less than half of the metropolitan median family income.
 - **Promote "life cycle" housing design** to accommodate residents' changing spatial and physical needs through life (e.g., barrier-free design).
 - **Explore alternative housing types** including cooperatives, co-housing, accessory living units (e.g., carriage houses), and units designed for easy additions (e.g., "grow homes").

2. **Promote New Commercial and Mixed-Use Developments.**
 - Encourage development that **complements existing commercial nodes.**
 - Foster new businesses that provide **living wage jobs.**
 - Favor **local ownership.**

3. **Enhance the Unique Character of the Neighborhood.**
 - Construct with **high-quality** designs and materials.
 - Build to **reflect or complement the historic character** of Kingfield, including structures with appropriate height, massing, façade treatment, glazing area and architectural styles.
 - **Reuse historic structures** whenever possible.
 - **Minimize surface parking.**
 - Create engaging, **pedestrian-friendly streetscapes.**
 - Design for public safety, including **"eyes on the street."**

4. Respect the Environment.

- **Build** new construction to **last 100 years**.
- Promote **sustainable building and site design**.
- Support “**green building**” that **meets the standards of Leadership in Energy & Environmental Design (“LEED”)** which emphasize sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.
- Utilize **alternative energy sources**, including wind, solar, and ground source heat.
- Encourage **creative design innovation**.
- Install **lighting with less energy consumption and light pollution** consistent with public safety.
- Incorporate **bicycle parking** within all new developments.
- Maintain, enhance and accentuate **neighborhood green space**.
- **Reduce impervious paving**.
- **Mitigate storm water runoff** on site.

5. Encourage Public Art.

- Install “**art shelters**” at **bus stops** in lieu of typical shelters.
- Promote **murals** throughout the neighborhood.
- Encourage **outdoor sculpture** and other forms of public art.

6. Collaborate with Developers.

- Establish a **cooperative partnership** with developers in order to meet these guidelines.
- Seek the **best use for all parcels** within Kingfield consistent with goals and desires of all stakeholders.
- Commit at the outset to a **community planning process** amenable to all parties.

KINGFIELD’S ADVANTAGES

7. Great Location. Kingfield itself offers an excellent mix of retail, professional services and unique restaurants, as well as, cultural, religious, educational and recreational destinations. Its central location also provides easy access through multiple transit routes and Interstate 35W to nearby amenities.

8. Organizational Support. The Kingfield Neighborhood Association (“KFNA”) offers organizational support and assistance in locating and developing higher-density and mixed-use housing, retail, and professional services throughout the neighborhood, but especially along Nicollet Avenue.

9. Financial Support. KFNA directs funds provided by the Neighborhood Revitalization Program (“NRP”), which it will consider allocating to projects that meet Kingfield’s design and development goals and priorities.

10. Engaged Neighborhood. Kingfield residents have a reputation for being engaged and knowledgeable, as reflected in its active neighborhood organization.