



Corcoran Midtown Revival

Prepared for: Corcoran Neighborhood Organization

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Summary

The plan establishes project and design guidelines to describe Corcoran's vision for pedestrian friendly, mixed-use, transit oriented development along Lake Street and adjacent neighborhoods.

Specific initiatives include:

- Street level retail with two or three stories of residential along Lake Street
- Public Market to provide greater retail services to the Corcoran Neighborhood and employment opportunities
- Plaza Streets that integrate pedestrian movement with autos and connect institutional uses to Lake Street
- Infill Housing along Hiawatha Avenue and Cedar Avenues
- Parking Strategies that address parking quantities, control commuter parking associated with LRT and to address the image that parking facilities impose on the neighborhood.
- Public Green Spaces incorporated into future developments
- Transit Oriented Development in a high density node at the southwest corner of Hiawatha and Lake, close to the LRT stop.
- The Hi-Lake Loop - a pedestrian and bicycle oriented route along 21st Avenue and 32nd Street that facilitates non-auto circulation and accommodates automobiles. The loop would establish a boundary that marks a more intensely developed core of transit oriented development.
- Transition from higher density development near the LRT station to densities that integrate with existing neighborhood patterns.
- Create an Art Center to add to the diversity of activities and entertainment venues in the Corcoran neighborhood.
- Pedestrian oriented design, environmental sustainability principles and strategies of Crime Prevention Through environmental Design integrated into new development