



## **Guidelines for Transit Oriented Development at the Hi Lake Center, Hiawatha-Lake Advisory Committee Report**

*Prepared for:* City of Minneapolis

*Date:* July 20, 2001

*Prepared by:* Hiawatha-Lake Advisory Committee report

### **Summary**

This document translates the community's vision for the Hi-Lake Center into advisory development guidelines. The vision focuses on three principal values: community involvement, quantifiable environmental objectives and economic vitality for all. Specific objectives are outlined for housing, connections/transportation, retail and commercial uses, jobs and implementation/phasing. Detailed design standards suggest the community's preferred approach to new development at the Hi-Lake Site and cover street design, ecological site planning, commercial, industrial, mixed use, civic and residential land uses.

## **Development Objectives for the Hi-Lake Center**

*Prepared for:* City of Minneapolis

*Date:* December 28, 2001

*Prepared by:* Minneapolis City Planning Department Minneapolis Community Development Agency

### **Summary**

The document presents City's policy direction for the Hi-Lake Center located at the northwest corner of Hiawatha Avenue and Lake Street. City policy reflects the community's desires for development in this area as outlined in *Guidelines for Transit Oriented Development at the Hi-Lake Center*. The document outlines objectives for the area and presents detailed evaluation, land use, and design standards for new proposals to ensure that new development meets objectives.

Objectives include:

- Compact, mixed use development that will meet neighborhood needs and will capitalize on the presence of LRT
- Increased housing choices
- Increase the quality and quantity of retail businesses
- Integration of multi modal transportation connections to make the area a transit hub
- Enhance the tax base