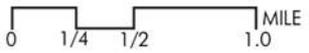


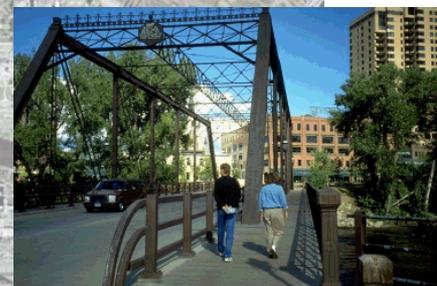
Background

- Formally home to large flour milling industry
- Land was blighted and unused by the 1970s
- Plans for revitalization began in the 1970s
- Developed comprehensive plan early
- Riverfront Development was evolutionary and incremental
- Water Front Plan as component of a larger plan
- Development worked from pockets of strength in the existing neighborhood.
- Used overlay zoning techniques

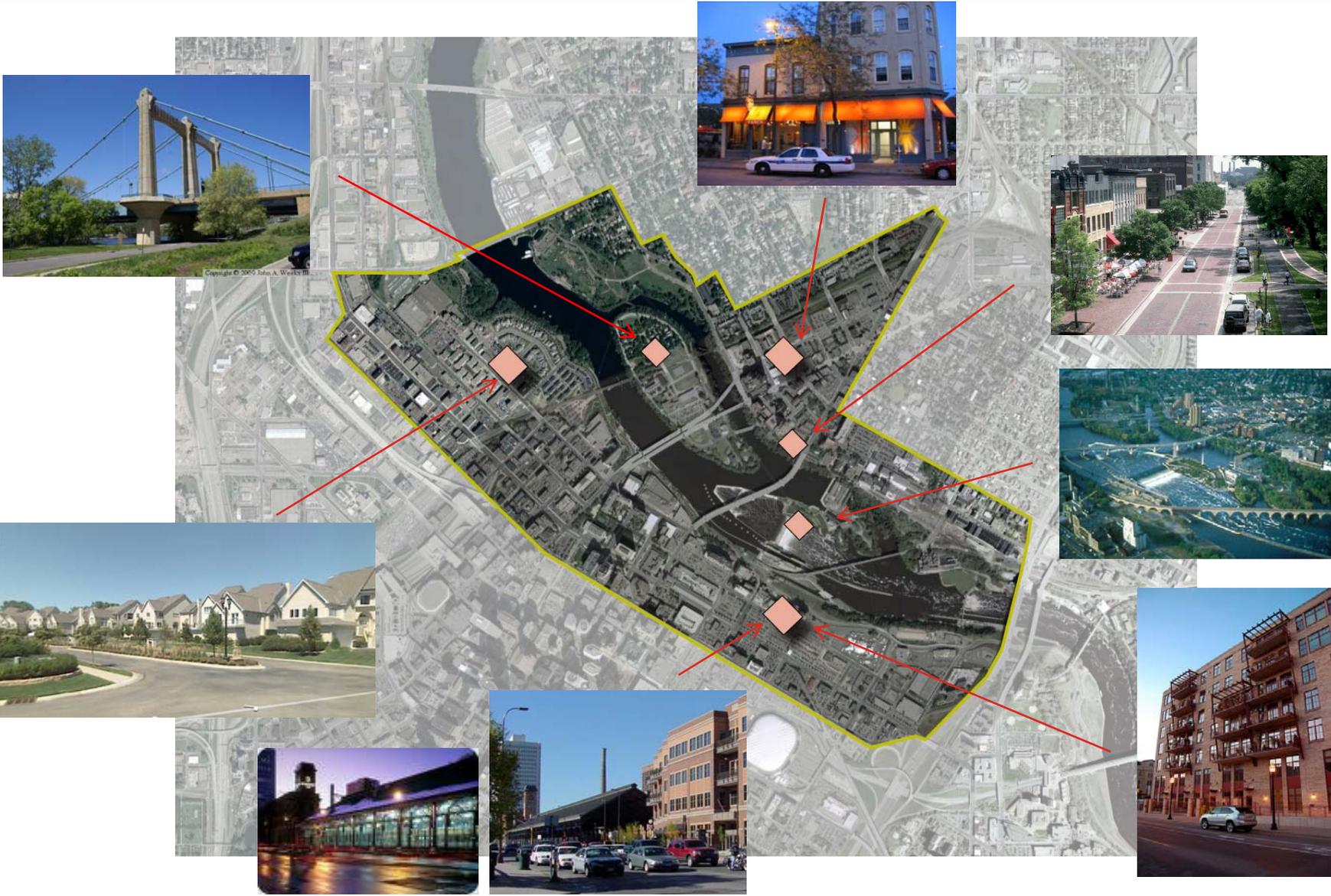


Amenities

- St. Anthony's Falls
- Historic Main Street
- Mills District
- Reused historic buildings and good building stock
- Developed integral parks and open space
- Strong residential component- increased densities



Minneapolis, MN- Riverfront District

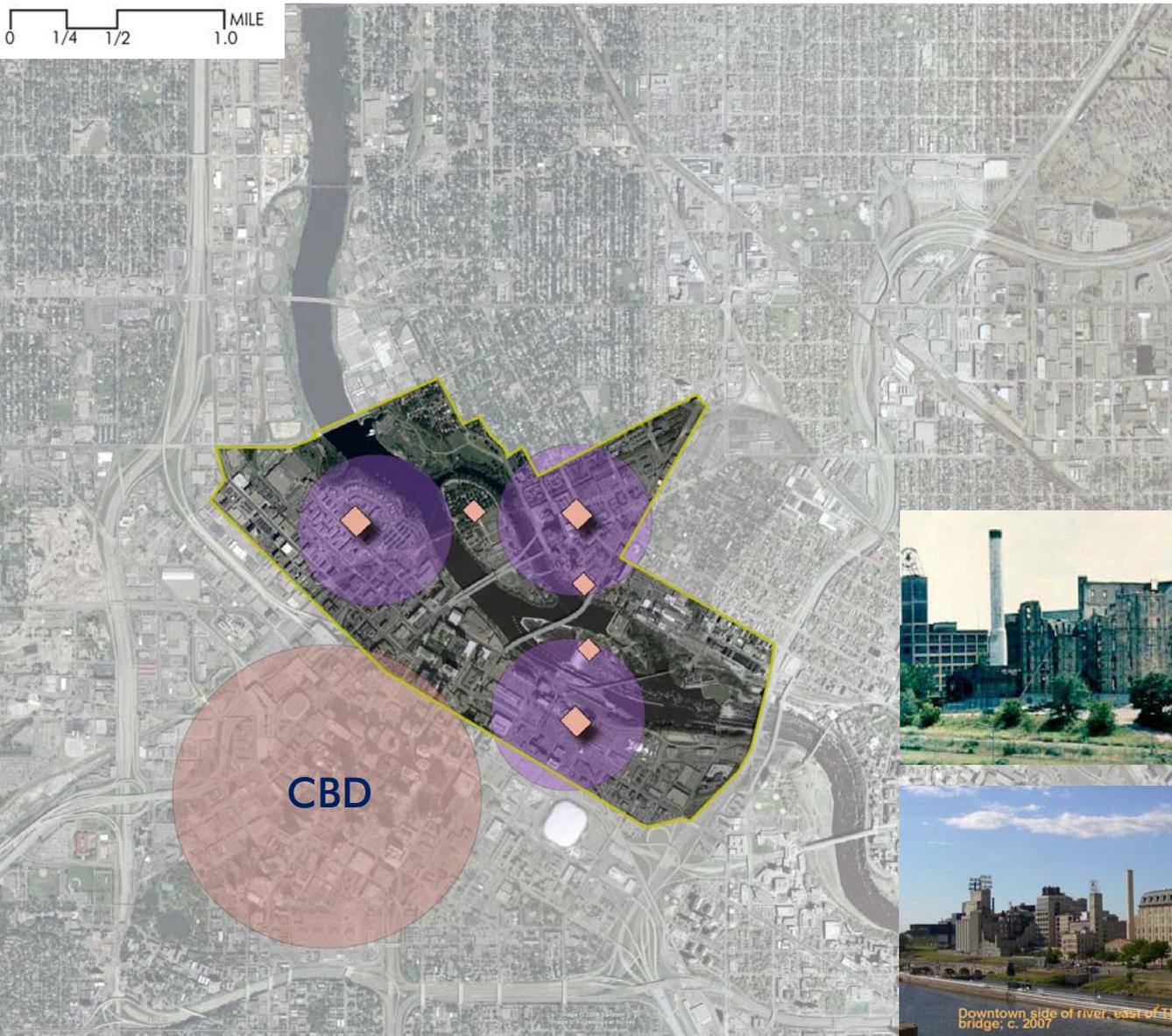
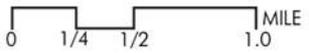


ECOLOGY

URBAN FORM

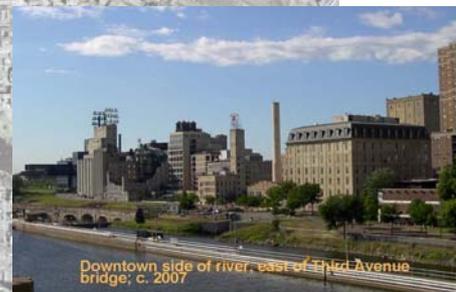
CONNECTIONS

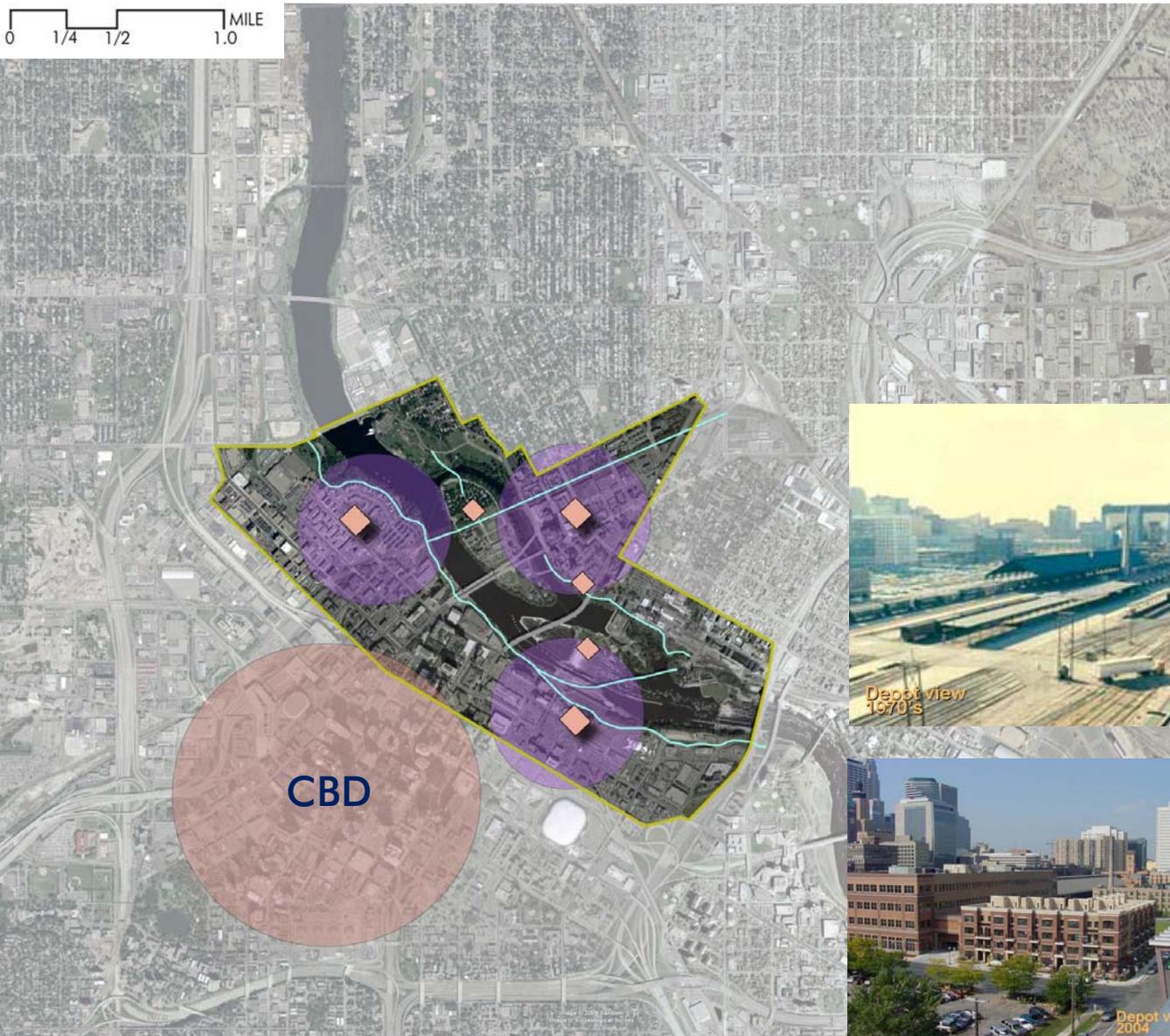
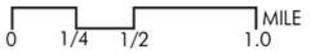
MARKET



Anchors

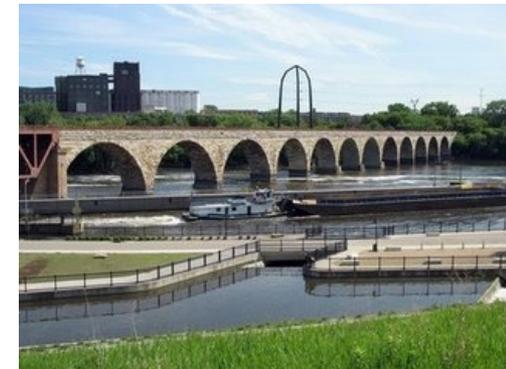
- Strong residential component within a $\frac{1}{4}$ mile radius of amenities
- Strong catalytic developments/ anchors $\frac{1}{2}$ mile from each other
- Walk able
- Mix-use development
- Close proximity to CBD





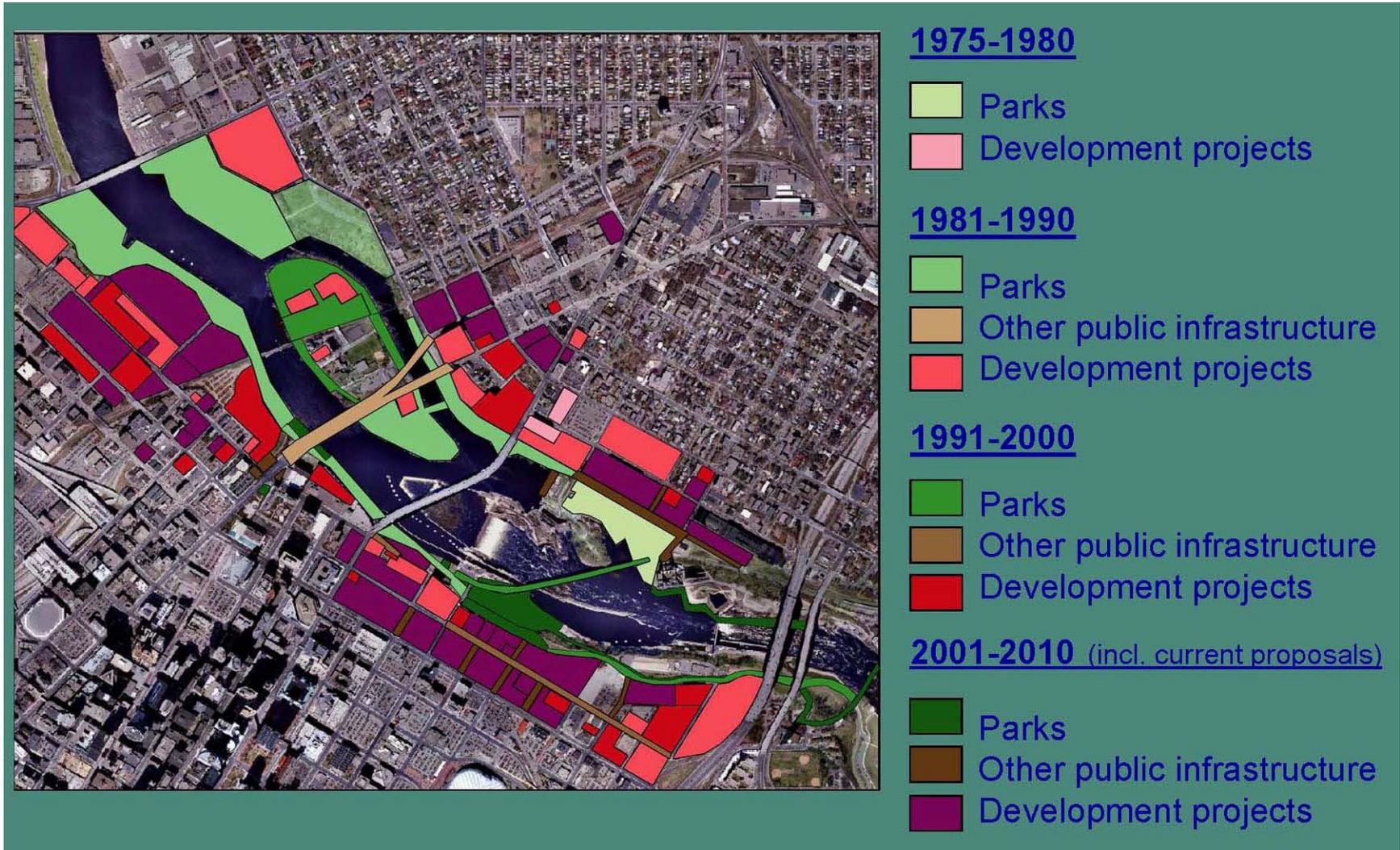
Connection

- Pedestrian and bike paths connect anchors
- Connection across river
- Parking Overlay Districts
 - Parking Density Bonuses



Phased Development

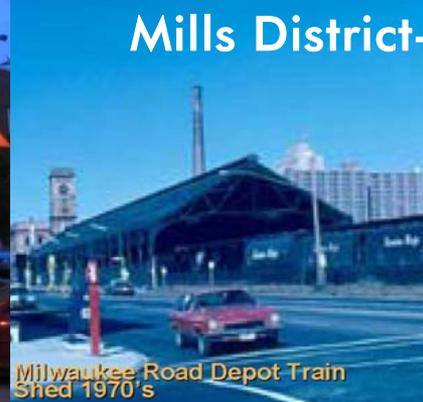
Sustained Investment



Minneapolis, MN- Riverfront District



Mills District- Before & After



ECOLOGY

URBAN FORM

CONNECTIONS

MARKET