



Nokomis East Neighborhood Association

3000 East 50th Street, Minneapolis MN 55417
phone: 612-724-5652 fax: 612-724-2770
nena@nokomiseast.org www.nokomiseast.org

Design Principles for the development of Riverview Road/54th Street

Nokomis East Neighborhood Association (NENA) hosted a design charrette on May 15, 2007 to identify principles important to the neighborhood for the development of the Riverview Road/54th Street site. The exercise generated creative ideas and common themes for maximizing the potential of the site and benefits to the neighborhood. These themes reflect the neighborhood's priorities.

Architectural Interest

Project architecture should complement the character of the existing neighborhood. Use creative footprints, interesting angles, and multiple building entries. Quality materials should be used in construction. Underground parking is strongly encouraged. Where used, surface parking should not dominate the landscape, nor should town home garages dominate their façade.

Re-routing Riverview Road should be considered to make more creative use of the space possible. Preferably, the intersection of 54th Street-Riverview Road should be moved away from Highway 55. (See examples). Special attention needs to be given to traffic flow through any development and the development's impact on local traffic.

Scale, Massing and Spatial Relationships

The scale of the project should respect the existing single family homes in the area. The site can accommodate a thoughtfully designed medium density development. The neighborhood's preference is for 30-40 units. The bulk of mass and higher density should be on 54th Street toward Highway 55, and away from existing single family homes. Lower density uses such as townhouses may be located closer to the existing single family homes.

Development should be oriented toward public spaces (streets and Yardville), and care should be taken to make buildings attractive on all sides. Setbacks should match existing setbacks on Riverview Road and 54th Street.

Gateway and Sense of Place

Any development should enhance the neighborhood, and increase the value of neighboring properties. The location of the site makes it a gateway to Minneapolis; it should be attractive and have a presence worthy of Minneapolis. This would be best accomplished by development that includes the corner properties at Riverview Road and 54th Street (parcels 1P, 2P, 11M and 12M) if the private property owners are willing to sell. If site control cannot be secured, development plans that allow for incorporating those parcels at a later date, in a way that enhances the gateway, are preferred.

Yardville and Open Space

The Yardville ROW should be preserved and enhanced as a public space. It should have a walking/biking path connecting 53rd Street to 54th Street and Minnehaha Park. Long term plans for the area should look at connecting the Yardville path to the planned promenade from 52nd Street to Minnehaha Creek. Some of the space in Yardville should be dedicated to community uses such as community garden, rain garden and play areas for children. It should be enhanced with landscaping serve as a buffer to existing single family homes.

Development should maximize green space and utilize green building principles. Particular attention should be given to energy efficiency and the management of stormwater run off. Mature trees should be preserved when possible.

May 24, 2007