I-35 W Reclaimed
Street Market, Band Shell and Planetarium

heather krause
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steve peterson
andrew schlack
I-35 W Reclaimed
Street Market, Band Shell and Planetarium
Site Analysis
I-35 W South Corridor

46th Street

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Site Analysis
I-35 W South Corridor

46th Street
Site Analysis

Housing Density by Block Group

Legend
- Tiger Roads
- Study Area Block Groups
- Less than 4 housing units per acre
- 4 to 8 housing units per acre
- Greater than 8 housing units per acre
Site Analysis
Nicollet Commercial

Site Analysis
35W
46th Street
Site Analysis

Scenic Roadsides

46th Street
Site Analysis
Neighborhood Landmarks

46th Street
Site Analysis

Population Density by Block Group

Legend
- Tiger Roads
- Study Area Block Groups
- Less than 7 persons per acre
- 7 to 12 persons per acre
- Greater than 12 persons per acre
Site Analysis

Home Ownership Percentage by Block Group

Legend

- Tiger Roads
- Study Area Block Groups
- Less than 60%
- 60% to 80%
- Greater than 80%
Site Analysis

Median Household Income by Block Group

Legend

- Tiger Roads
- Study Area Block Groups
- Less than $40,000
- $40,000 to $59,999
- $60,000 to $80,000
- Greater than $80,000
Site Analysis

Percent Minority by Block Group

Legend

- Tiger Roads
- Study Area Block Groups
- Less than 10%
- 10% to 19.9%
- 20% to 30%
- Greater than 30%
Specific objectives

Mayor R.T. Rybak

“Commissioners, if you seek peace, if you seek prosperity for these communities, if you seek liberalization:

Come here to this gate!

Mr. Commissioner, open this gate!

Mr. Commissioner, tear down this wall!”
Neighborhoods Goals

1. Expand farmers market
2. Create Community Focal point
3. Create stronger sense of community and pride
4. Build Stronger Neighborhood Ties
5. Promote Participation by Minorities
Minneapolis Goals

1. Strengthen the participation of all citizens
2. Improve public transportation
3. Preserve enhance and create a sustainable environment
4. Strengthen city through infrastructure investments
Specific Regional Goals

1. Integrate land use, transportation and natural resources

2. Growth and redevelopment along centers and transportation corridors

3. Increase reinvestment, redevelopment, adaptive reuse and infill
**Project Goals: I-35 W Reclaimed**

1. **Meet neighborhood desires and needs**
2. **Integrate neighborhoods**
3. **Create community center and shared identity**
4. **Improve the urban environment while respecting needs of individual neighborhoods**
5. **Improve access to regional transit system**
Project Goals: I-35 W Reclaimed
# Design Overview

<table>
<thead>
<tr>
<th>Project Data</th>
<th>Costs</th>
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</thead>
<tbody>
<tr>
<td>Bridge Footings (390,000 SF)</td>
<td>$35,100,000</td>
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<tr>
<td>Planetarium (50,000 SF)</td>
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<td>Band Shell (400 SF) (prefab)</td>
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<tr>
<td>Parking Ramp (90,000 SF) (300 stalls)</td>
<td>$3,600,000</td>
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<tr>
<td>Open Air Market (25 Vendors)</td>
<td>$64,000</td>
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<tr>
<td>Park (9 Acres)</td>
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<tr>
<td>Bike Facilities (10,400 SF + Racks)</td>
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<td>Transit Station (15,300 SF)</td>
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<td>TDC</td>
<td>$73.4 MILLION</td>
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<td>NOI (Year 1)</td>
<td>$599,000</td>
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<td>BCR (.xls)</td>
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Changes to Transit Routes

Restructured service within South Minneapolis
Scheduled for September 2004

- New crosstown service on 46th St.
- I-35W Services
- Local route connections at 46th St.
Changes to 35 W

Widening of Freeway
Scheduled for 2007

- Additional general lanes
- Median HOV Lanes
- Transit enhancements

Area 1
- Provides 1 HOV lane and 4 mixed flow lanes throughout.
- Continues HOV lanes all freeway into downtown Minneapolis.

Area 2
- Provides new northbound exit to East 28th Street.

Area 3
- Adds new access to and from I-35W.
- Provides new median hose connection at East Lake Street.

Area 4
- Included in ramps at East 36th Street and East 30th Street.

Area 5
- Adds new diamond interchange at East 36th Street.
Changes to 35 W and 46th St

Widening of Freeway
Scheduled for 2007
- Additional general lanes
- Median HOV Lanes
- Transit enhancements
Site Plan
Existing

46th Street
Site Plan
Bike Trail Connections

46th Street
Site Plan

Bike Trail Connections

30 Bike Racks located at Transit Station

Bike trail link between 46 St & Minnehaha Parkway

Enhanced bike network within city for commute and recreational purposes
Site Plan
Improved Access Ramps and Parking
Parking Requirements

Minneapolis code 541.180

300 total parking spaces

- 30 percent of theatre seats
  (175 spaces for planetarium)
- Open Air Market
  (125 spaces)
- Band Shell
  (30 percent of theatre seating)

Parking for up to 1000 people
Vehicles carrying hazardous materials will be routed around the tunnel on Stevens Ave. and 2\textsuperscript{nd} Ave.
S-N Section

Access Ramp  Parking and Planetarium  Band Shell and Seating  Transit Stop

home  site  neighborhoods  concepts  design  financing
Site Plan
Open Air Market

Space for 25 vendors
Outlet for local produce
Fulfills community goal
Generated $5,000 in License Fees
W-E Section
--To 46th Street  Open Air Market  Band Shell  To Planetarium--
Site Plan
Band Shell

Performance Art Space
Outlet for local Musicians
Site for Inclusive community events

Cost-
$42,000 (pictured)
SITE PLAN

30,000 SF EXHIBITION HALL
20,000 SF THEATRE
70 FT THEATRE, 250 SEATS
COMMUNITY LEARNING
PUBLIC SCHOOL SUPPORT
CIVIC PRIDE

COST: $30 MILLION
N-S Section

46th Street  Open Air Market  Band Shell  Parking and Planetarium
Financing
I-35 W RECLAIMED

48th Street  Planetarium  Park  Transit Station
Accomplished Project Goals

Meet neighborhood desires and needs

Integrate neighborhoods

Create community center and shared identity

Improve the urban environment while respecting needs of individual neighborhoods

Improve access to regional transit system