APPENDIX G

LOWRY AVENUE NE REDEVELOPMENT

CONCEPTS
Redevelopment Alternative A

- 6' Wide Boulevard w/ Street Trees
- 6' Wide Sidewalk w/ Streetscape Enhancements
- New Commercial Development
- New Mixed-Use Development
- Approx. 14' sidewalk/boulevard area with streetscape elements and street trees
LOWRY + MARSHALL ST
Redevelopment Alternative B

- New Mixed-Use Development
- Stormwater Management Area
- New Residential Infill
- Approx. 13' sidewalk/boulevard area with streetscape elements and street trees
- 6' wide sidewalks w/ streetscape enhancements
- 6' wide boulevard w/ street trees
- 6' wide Boulevard w/ Street Trees
- 6' Wide Sidewalk w/ Streetscape Enhancements

Lowry Avenue NE Corridor Study - Redevelopment Alternatives
Redevelopment Alternative A

- 6' Wide Boulevard w/ Street Trees
- 6' Wide Sidewalk w/ Streetscape Enhancements
- (10) On-street parallel parking stalls
- Approx. 17' sidewalk/boulevard area w/streetscape elements and street trees
- (7) On-street parallel parking stalls

New Mixed-Use Development
New Residential Infill
Approx. 17' sidewalk/boulevard area w/streetscape elements and street trees
(10) On-street parallel parking stalls

LOWRY + UNIVERSITY AVE
Redevelopment Alternative A
LOWRY AVENUE NE Corridor Study - Redevelopment Alternatives

Redevelopment Alternative B

- 6' Wide Boulevard w/ Street Trees
- 6' Wide Sidewalk
- Streetscape Enhancements

Approx. 16' sidewalk/boulevard area with streetscape elements and street trees

Approx. 13' sidewalk/boulevard area with streetscape elements and street trees
Redevelopment Alternative A

Approx. 20' sidewalk/boulevard area with streetscape elements and street trees

New Mixed-Use Development

New Parking Ramp

New Residential Infill

Approx. 16' sidewalk/boulevard area with streetscape elements and street trees

Approx. 14' sidewalk/boulevard area with streetscape elements and street trees

Approx. 11' sidewalk/boulevard area with streetscape elements and street trees

Approx. 11' sidewalk/boulevard area with streetscape elements and street trees

Approx. 16' sidewalk/boulevard area with streetscape elements and street trees

Lowry Avenue NE Corridor Study - Redevelopment Alternatives
Lowry Avenue NE Corridor Study - Redevelopment Alternatives

Approx. 11' sidewalk/boulevard area with streetscape elements and street trees

(7) On-street parallel parking

New Mixed-Use Development

New Parking Ramp

New Residential Infill

New Commercial Infill

New Public Plaza with seating, street trees and public art work

Approx. 11' sidewalk/boulevard area with streetscape elements and street trees

Approx. 14' sidewalk/boulevard area with streetscape elements and street trees
**DISCUSSION POINTS**

1. New mixed-use building anchors southeast corner of intersection.
2. New multi-family residential along Lowry.
3. Surface parking behind mixed-use building supports commercial district parking.
4. Provide stormwater catchment areas.
5. Expanded public sidewalk/boulevard area.

**Lowry Intersection Redevelopment Alternatives**

**Concept A**

**Concept B**
Lowry Intersection Redevelopment Alternatives

**Concept A**

- PROPOSED Commercial / Retail Use
- PROPOSED Mixed-Use
- PROPOSED Residential

**Concept B**

- PROPOSED Commercial / Retail Use
- PROPOSED Mixed-Use
- PROPOSED Residential

**Discussion Points**

1. Consolidate parcels to provide higher density residential uses
2. Maintain some existing commercial uses
3. Promote additional higher-density residential on larger parcels fronting Lowry
4. Create cluster residential uses east of the intersection
5. Enhanced sidewalk/boulevard areas

**LOWRY + 2ND ST**
Lowry Intersection Redevelopment Alternatives

Hennepin County

Concept A

DISCUSSION POINTS
1. Proposed new road alignment requires redevelopment of parcels south of intersection
2. Provide mixed-use building at southwest corner of intersection. This could include relocation of Marina’s into the first floor of the building
3. Provide new commercial uses east of University with surface parking behind buildings
4. Enhance sidewalks/landscaped areas

LOWRY + UNIVERSITY AVE
DISCUSSION POINTS

1. Proposed new road alignment requires redevelopment of parcels south of intersection
2. Provide mixed-use building at southwest corner of intersection
3. Provide new commercial uses east of University with surface parking behind buildings
4. Provide additional surface parking to create district parking
5. Enhanced sidewalk/boulevard areas

KEY TO PROPOSED LAND USE REDEVELOPMENT

- PROPOSED Commercial / Retail Use
- PROPOSED Mixed Use
- PROPOSED Residential

DISCUSSION POINTS

1. New road alignment shifts to north redefines redevelopment parcels
2. Create new commercial/restaurant uses on the northeast corner
3. Create new commercial uses on southeast corner of intersection
4. Enhanced sidewalk/boulevard area

KEY TO PROPOSED LAND USE REDEVELOPMENT

- PROPOSED Commercial / Retail Use
- PROPOSED Mixed Use
- PROPOSED Residential

Lowry Intersection Redevelopment Alternatives
**Lowry Intersection Redevelopment Alternatives**

**Concept A**

- **PROPOSED Commercial / Retail Use**
- **PROPOSED Mixed-Use**
- **PROPOSED Residential**

**DISCUSSION POINTS**

1. Short term should maintain existing retail/commercial uses at intersection
2. Provide high-density residential adjacent to intersection
3. Provide enhanced sidewalk area and boulevard

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**Lowry & Washington Ave**

**DISCUSSION POINTS**

1. Mix of commercial and mixed-use land uses
2. Residential sites are narrow with limited access
3. Insufficient sidewalk and boulevard areas

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**LOWRY + WASHINGTON AVE**
DISCUSSION POINTS
1. Mid-term redevelopment of intersection should focus on mid-density residential uses
2. Provide enhanced sidewalks and boulevard areas

1. Long-term redevelopment at intersection should focus on higher density residential uses with underground parking
2. Combine under-valued parcels with poorly-maintained single-family uses for larger redevelopment sites
3. Provide enhanced sidewalks and boulevard areas

KEY TO PROPOSED LAND USE REDEVELOPMENT
- PROPOSED Commercial / Retail Use
- PROPOSED Mixed-Use
- PROPOSED Residential

Lowry Intersection Redevelopment Alternatives
DISCUSSION POINTS
1. Long-term option defines higher density residential use on southeast corner of intersection
2. New commercial uses on north side of street with rear yard parking
3. Enhanced sidewalk/boulevard areas

DISCUSSION POINTS
1. Short-term concept reconfigures site plan for gas station and Dairy Queen
2. New commercial use at northwest corner of intersection
3. New mid-density housing added to N/E corner of intersection
4. Enhanced sidewalk/boulevard areas

DISCUSSION POINTS
1. Some retail/commercial uses at intersection
2. Single-family homes at northeast corner of intersection in very poor condition
3. Heavy pedestrian traffic at intersection with limited sidewalk area

Land Use
Existing Conditions
Concept A
Concept B

Lowry Intersection Redevelopment Alternatives

LOWRY + MONROE
DISCUSSION POINTS

1. New mixed-use with structured parking at southeast intersection of Jackson St
2. No proposed street/intersection traffic improvements
3. New mid-density residential along Lowry east of Central intersection
4. Create public plaza at southeast corner of intersection

DISCUSSION POINTS

1. Central Avenue is a commercial corridor and activity center
2. Focus redevelopment at southeast corner of intersection
3. Enhance sidewalk/boulevard area
4. Define district parking opportunities

DISCUSSION POINTS

1. No new road use with structured parking at southeast intersection of Jackson St
2. No proposed street/intersection traffic improvements
3. New mid-density residential along Lowry east of Central intersection
4. Create public plaza at southeast corner of intersection
**DISCUSSION POINTS**

1. New mixed-use with structured parking at southeast intersection of Jackson St
2. No proposed street/intersection traffic improvements
3. New multi-story mixed-use building at southeast corner of intersection of Central
4. New high-density residential along Lowry
5. Create structured parking ramp behind every tenant to support district parking
6. Create public plaza at southeast corner of intersection

**DISCUSSION POINTS**

1. Road/intersection alignment option redefine redevelopment of Arcana Building on southwest corner of intersection
2. New mixed-use with structured parking at southeast intersection of Jackson St
3. New multi-story mixed-use building at southeast corner of intersection of Central
4. New high-density residential along Lowry
5. Create structured parking ramp behind Lowry Avenue to support district parking
6. Create public plaza at SE corner of intersection

**DISCUSSION POINTS**

1. Road/intersection alignment option redefine redevelopment of north side of intersection
2. New mixed-use with structured parking at southeast intersection of Jackson St
3. New multi-story mixed-use building at southeast corner of intersection of Central
4. New commercial building on north side of intersection
5. New high-density mixed-use residential along Lowry
6. Create structured parking ramp behind Lowry Avenue to support district parking
7. Wrap higher density residential around parking ramp
8. Create public plaza at southeast corner of intersection

_**Hennepin County**_