

Equitable, Sustainable Urbanism, Search for Shelter submission to the Lyndale and Whittier Neighborhood Associations

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The Minnesota Design Center's staff and research assistants participated in the AIA MN's Search for Shelter program, working with representatives from the Lyndale and Whittier neighborhood associations to show how their community goals might lead to more equitable and sustainable forms of development on the former K-Mart site at Lake Street and Nicollet Avenue. We recommended that the City should retain ownership of the site and sell development rights to reduce the cost of development; establish a revolving fund in which taxes from market-rate development subsidize housing and site improvements; parcel the site in small enough footprints to enable small, local developers to participate; distribute green space and recreational uses throughout the site to maximize access and use; embrace a core-and-shell approach to housing, as it does for commercial real estate, to reduce unit costs; encourage flexible structures that can accommodate parking, housing, retail, or production activities; allow options like tiny-homes and RV parks in parking ramps, and owner-occupied duplex and triplex housing; incentivize the wide-spread use of roof-top solar panels and ground-level stormwater retention areas, and calm traffic on Nicollet Avenue with pervious paving and frequent bump-outs and crosswalks.

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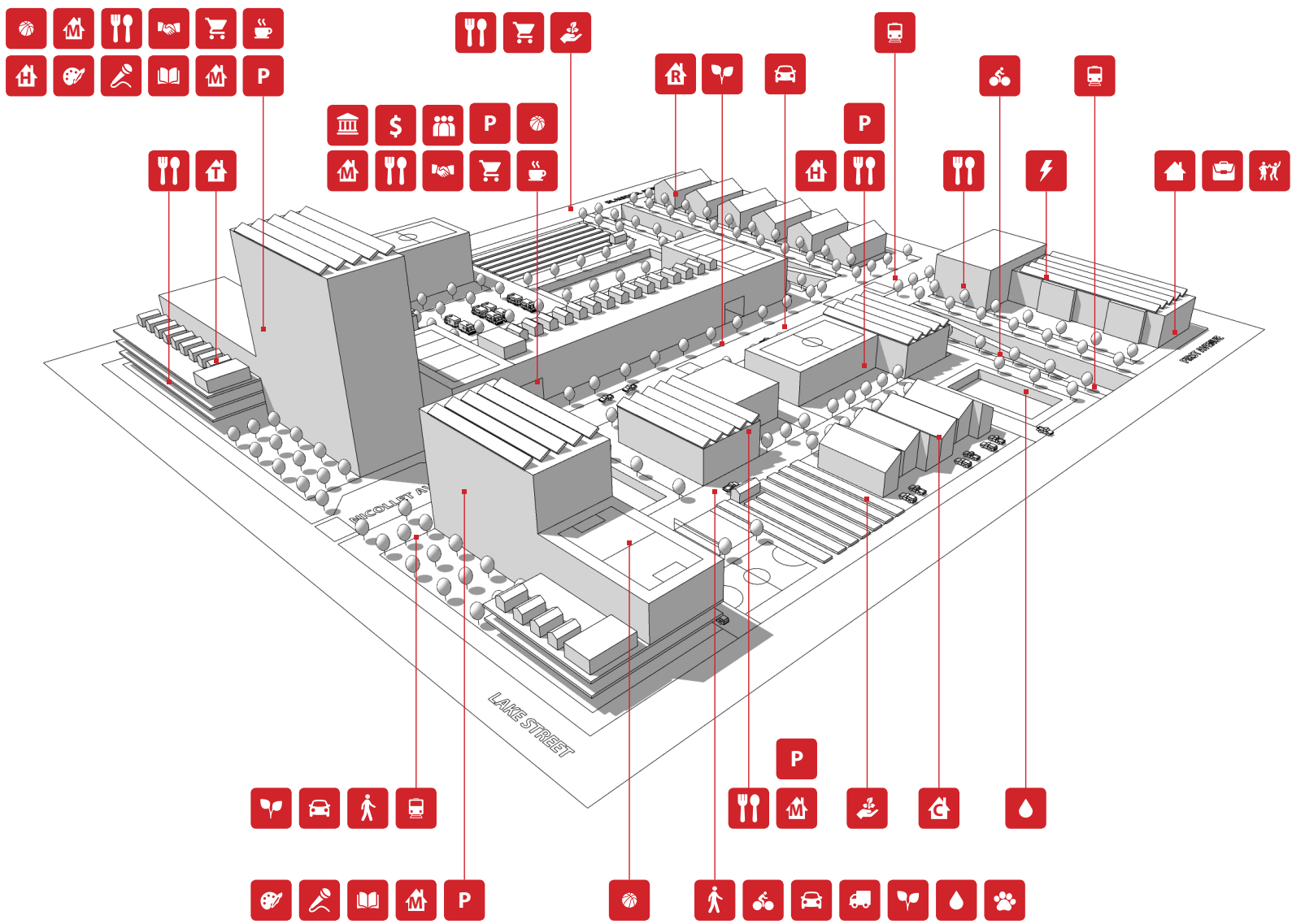


Image 1. Overall proposal with icons that show the equity and sustainability strategies.

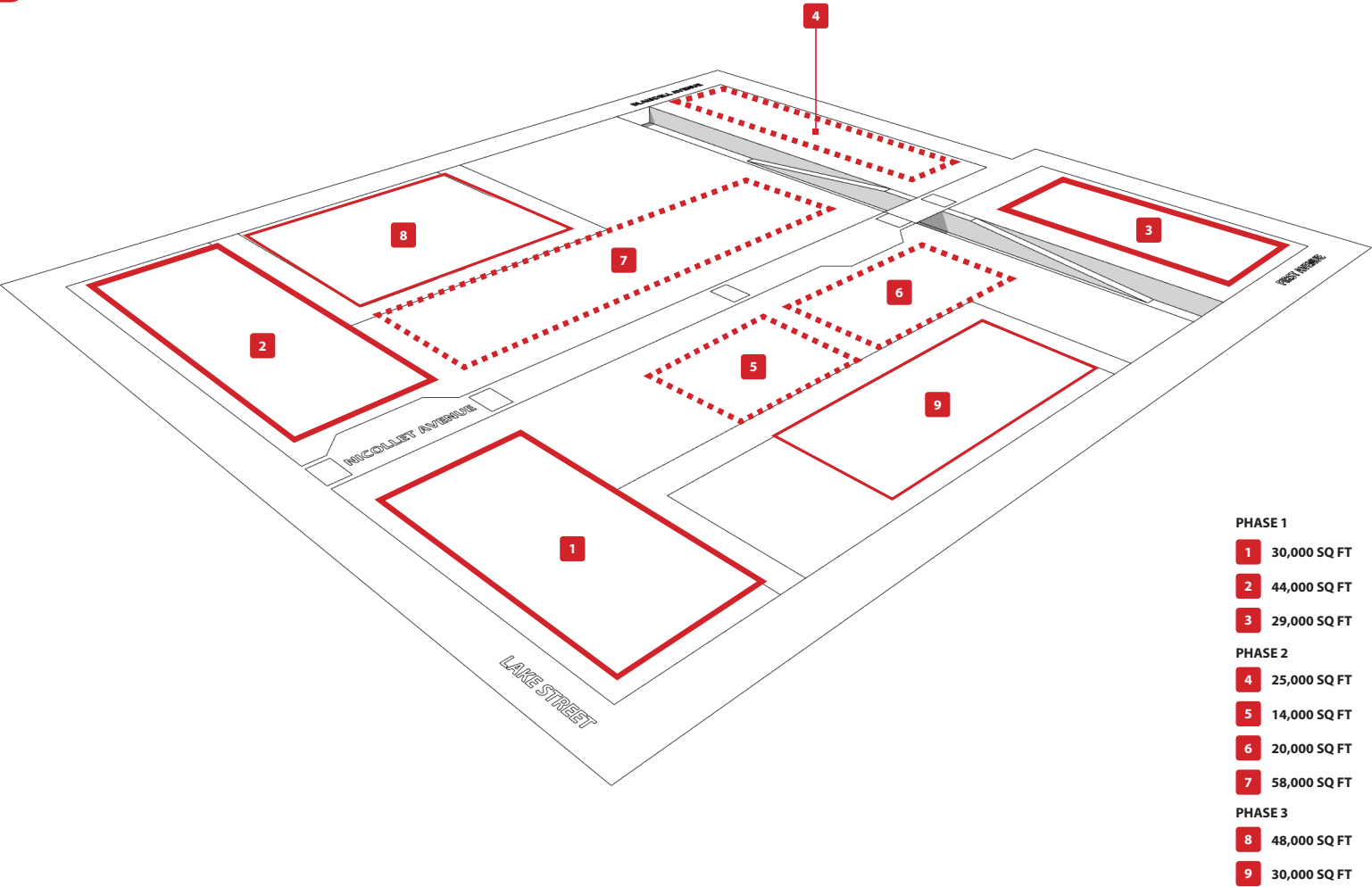


Image 2. Diagram that shows the three phases of the development and the small parcels.

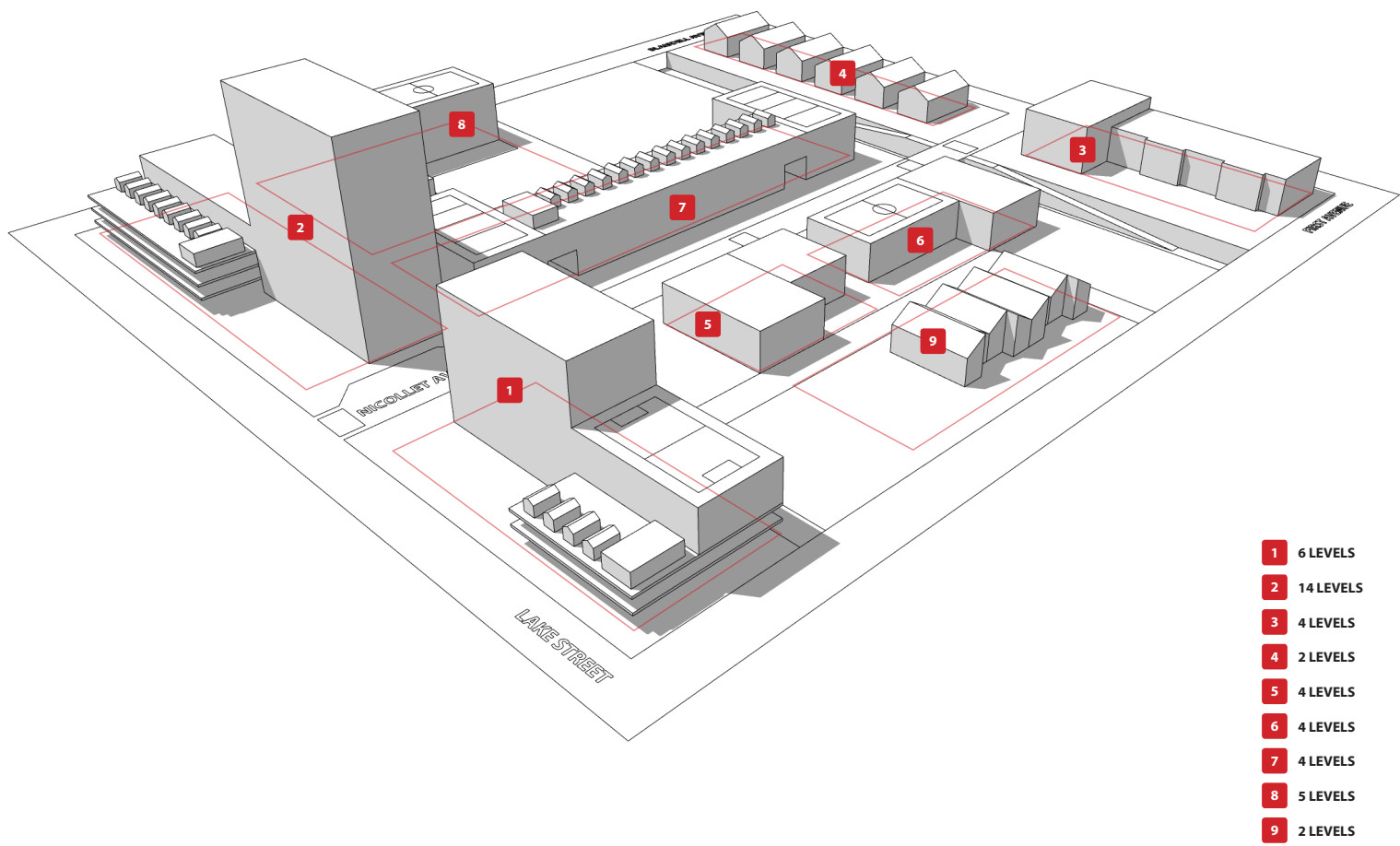


Image 3. Diagram that indicates the various heights of the proposed development.

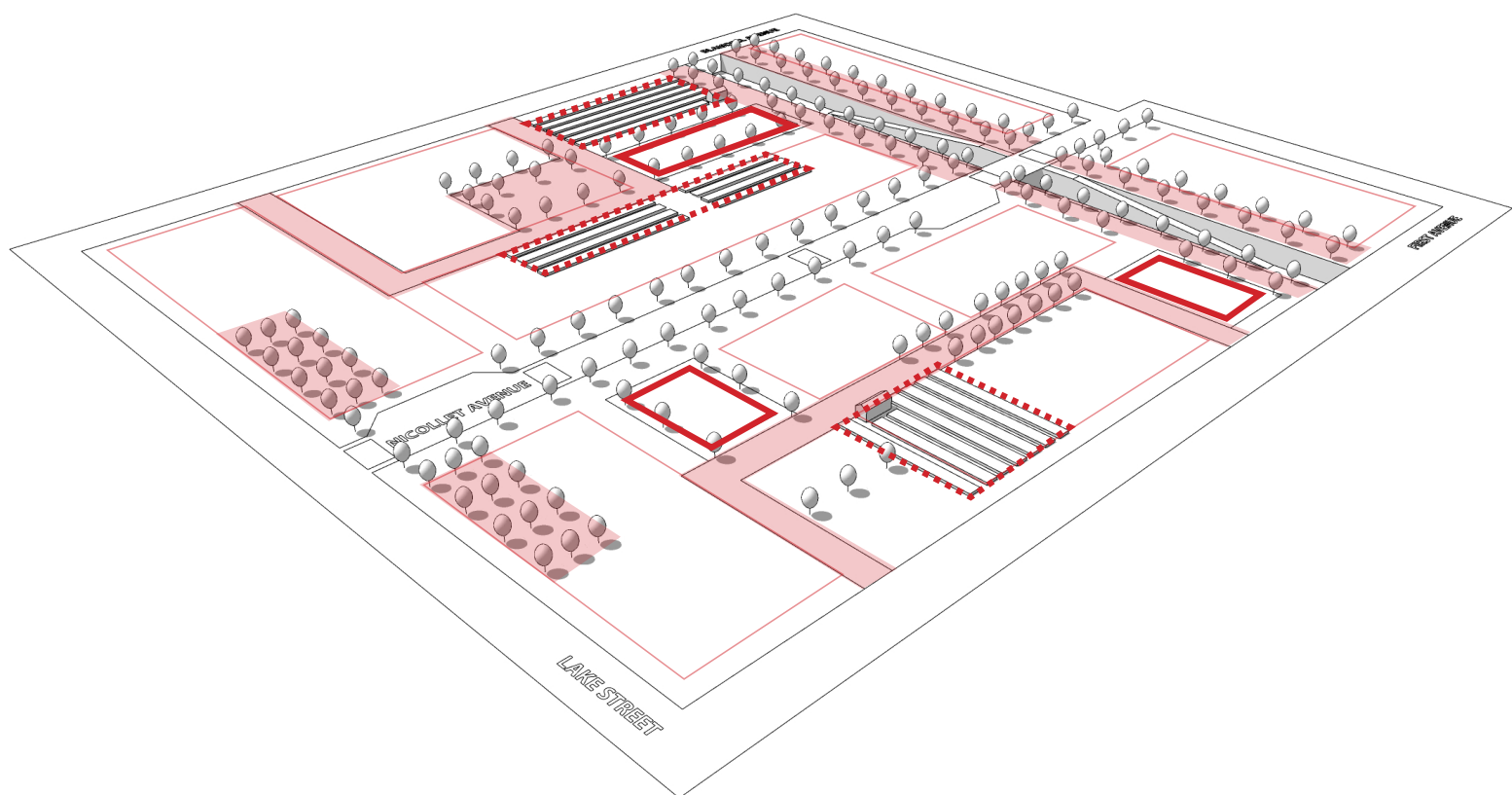


Image 4. Diagram of the open spaces, including community gardens and retention ponds.

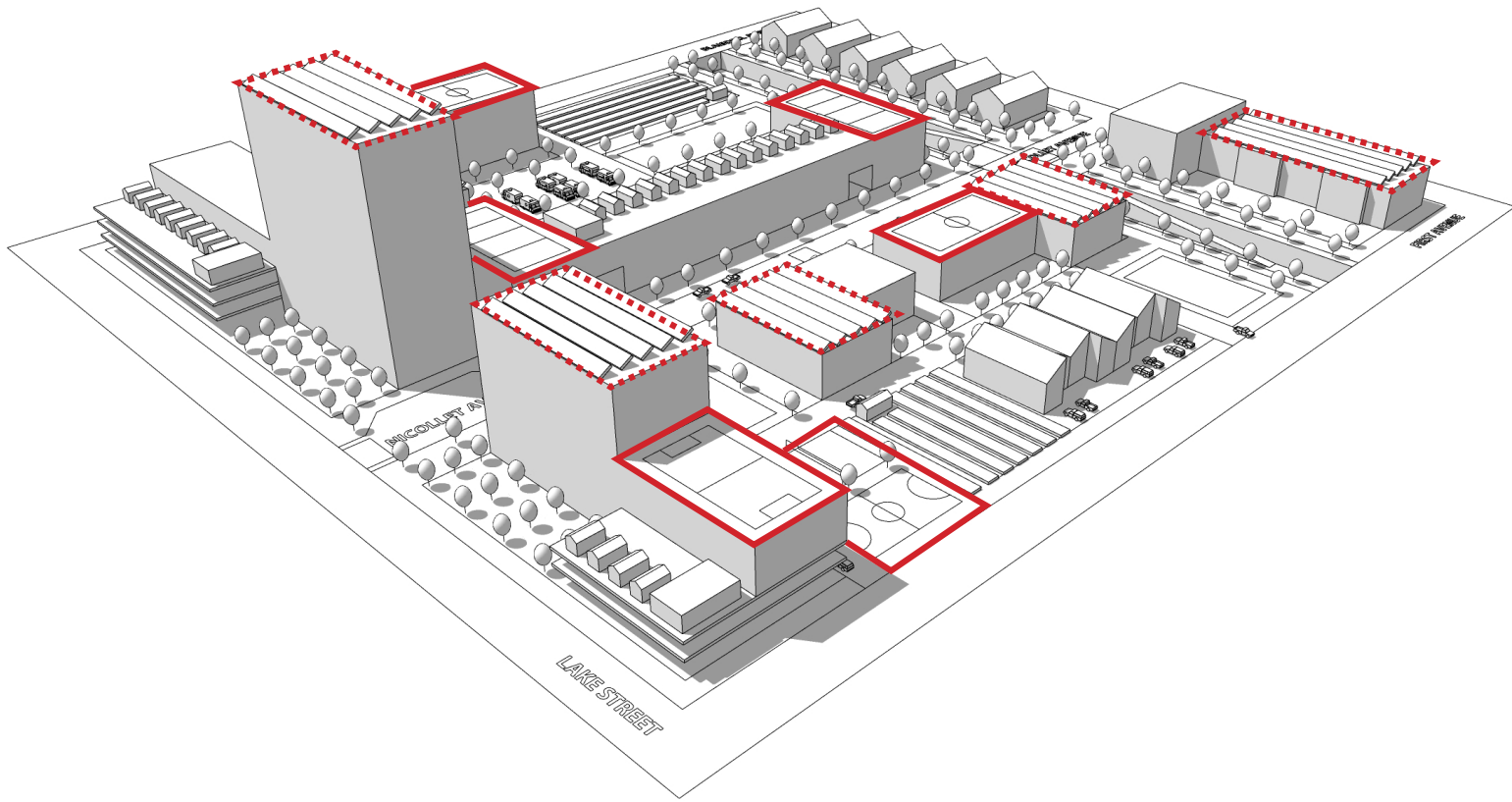


Image 5. Diagram of the rooftop solar energy installations and the recreational spaces.

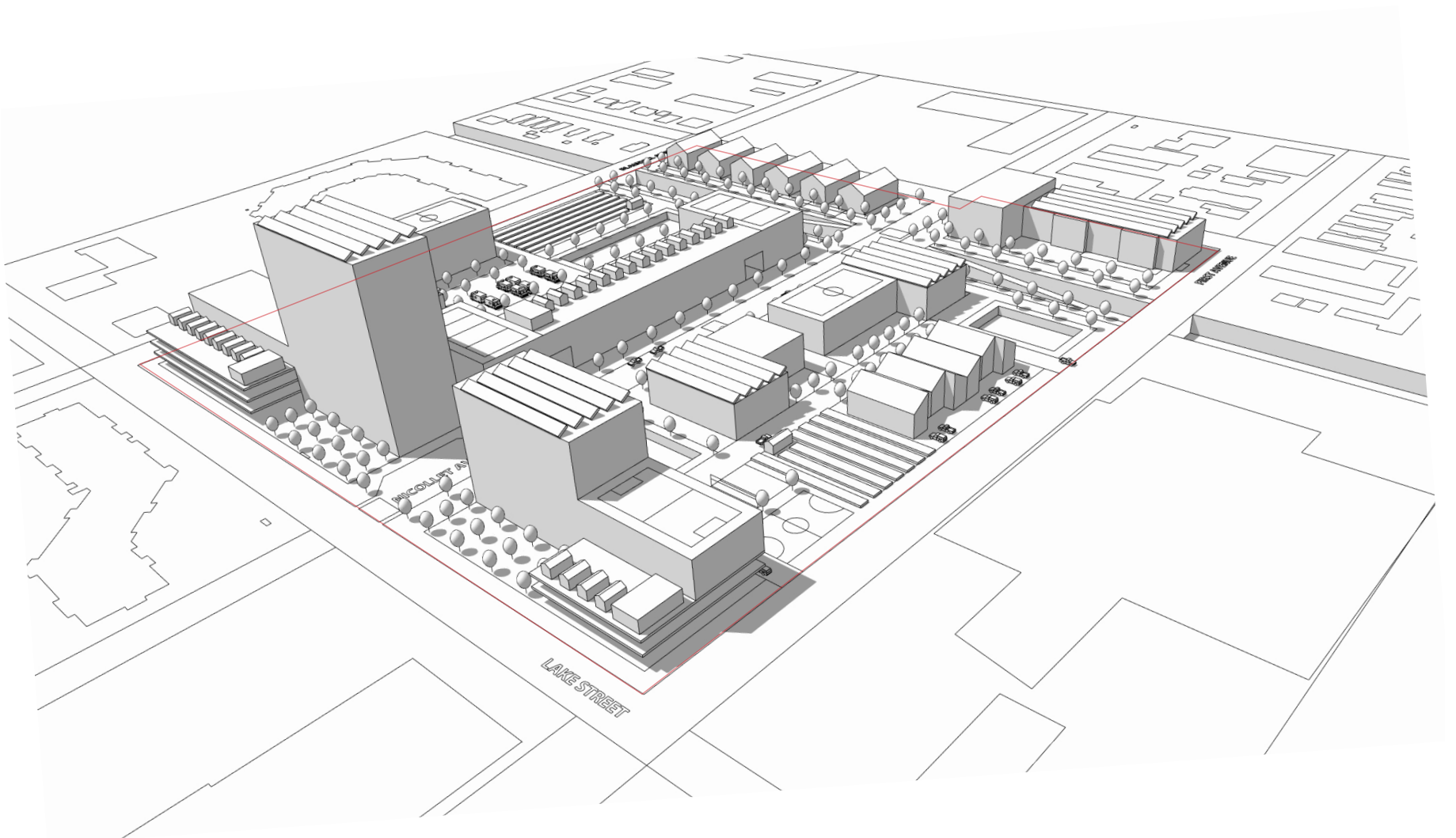


Image 6. Overall view of the development in its context at Lake Street and Nicollet Avenue the recreational spaces.