

A black and white photograph of a city street corner. The main focus is a brick building with a prominent rounded corner featuring several windows. In the foreground, a dark sedan is parked at the curb. To the right, a silver SUV is driving through the intersection. In the background, other city buildings and streetlights are visible under a clear sky. A red horizontal band is overlaid across the middle of the image, containing white text.

NIEBNA . VISION

○ NICOLLET ISLAND EAST BANK NEIGHBORHOOD ASSOCIATION ○

URBAN DESIGN PLAN: PHASE 1 OF 3

URBAN ECOSYSTEMS
LANDSCAPE ARCHITECTS

An aerial photograph of an urban neighborhood, likely the Nicollet Island East Bank in Minneapolis, Minnesota. The image shows a dense grid of streets, buildings, and green spaces. A river is visible in the lower portion of the image, with a bridge crossing it. The text is overlaid on a semi-transparent dark grey rectangle.

A BRIEF ABOUT THE PROJECT

THIS DOCUMENT IS THE INITIAL INVENTORY AND ANALYSIS PHASE TO MAP AND UNDERSTAND THE NICOLLET ISLAND EAST BANK NEIGHBORHOOD'S URBAN FORM.

OUR INTENTION IS TO GATHER FEEDBACK ON WHAT IS UNIQUE AND SPECIAL ABOUT YOUR NEIGHBORHOOD, AND WHAT YOU WOULD LIKE TO SEE CHANGE.

THE NEXT PHASE WILL UTILIZE YOUR INPUT TO GENERATE DESIGN IDEAS THAT WILL HELP REALIZE THE FUTURE OF THE NICOLLET ISLAND EAST BANK NEIGHBORHOOD.



VISION STATEMENT

“THE NEIGHBORHOOD WILL SERVE AS AN URBAN LABORATORY WHERE INNOVATIONS TAKE PLACE WITHIN THE PUBLIC REALM. THIS ECLECTIC NEIGHBORHOOD WILL BE KNOWN FOR ITS PUBLIC ART, WALKABILITY, BIKEABILITY, ACCESS TO GREAT PUBLIC TRANSPORTATION, WELCOMING PLAZAS, INNOVATIVE PARKLETS, ENVIRONMENTAL SENSIBILITY, AND CAREFUL BLENDING OF THE NEW WITH THE OLD.”

- NIEBNA SMALL AREA PLAN

REPORT OUTLINE

RESEARCH

COMMUNITY SNAPSHOT

DESIGN OPPORTUNITIES

PROJECT TIMELINE

RESEARCH



ICONIC STREETSAPES AND SPACES

RESEARCH



CELEBRATING OUTDOOR PLACES IN THE CITY GRID

RESEARCH



BOLD MOVES LAYERED ONTO HISTORICAL PLACES

RESEARCH



DESIGN TO ENHANCE SAFETY

PROJECT BOUNDARY

NICOLLET ISLAND

UNIVERSITY AVENUE

E. HENNEPIN AVENUE

1ST AVENUE NE

MINNEAPOLIS 2040

- INCREASED RESIDENTIAL DENSITY
- PEDESTRIAN ORIENTED OVERLAY ZONE
- COMMUNITY ORIENTED PARK PLANNING

NIEBNA SMALL AREA PLAN

- BASIS FOR PLAN STRUCTURE & GOALS
- SYNTHESIS & EXPANSION OF KEY IDEAS
- PUSH TO NEXT LEVEL DESIGN

HENNEPIN AVE PREFERRED CONCEPT

- ONE WAY STREETS TO REMAIN IN PLACE
- ENGINEERING IN 2023, LAST CHANCE FOR INPUT
- BUMP OUTS, BUS STOPS & BIKE LANES
- PARKLET AT 5TH STREET CROSSING

NICOLLET AVE STREETCAR

- STREETCAR NOT LIKELY TO HAPPEN
- PRIORITIZE BUS FOR TRANSIT ACCESS
- VALUE CAPTURE FUNDING MECHANISM

RESEARCH

COMMUNITY ENGAGEMENT

ONLINE PRESENCE & DISCUSSION

COMMUNITY EVENTS & PRESENTATIONS

SOCIAL & PARTICIPATORY DESIGN

COMMUNITY SNAPSHOT

LAND USE & HOUSING

TRANSPORTATION

URBAN DESIGN

ECONOMIC DEVELOPMENT

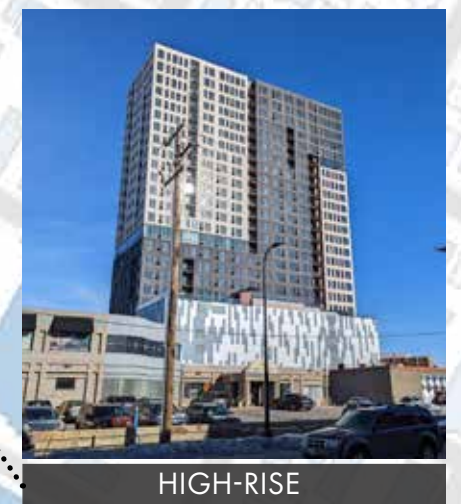
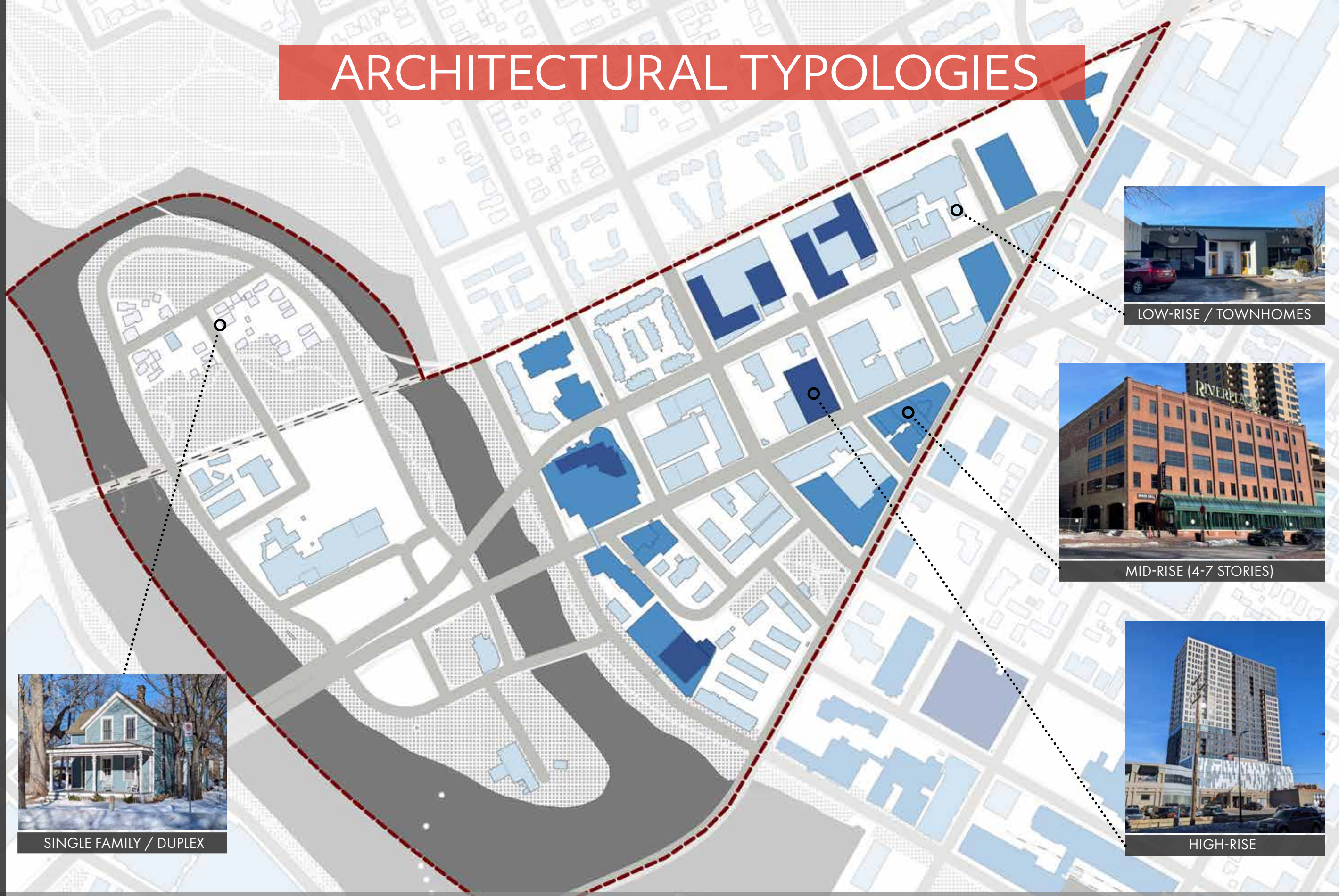
ARTS, CULTURE, AND HERITAGE

PARKS & OPEN SPACE

SUSTAINABILITY

LAND USE & HOUSING

ARCHITECTURAL TYPOLOGIES



THE NEIGHBORHOOD HAS DISTINCT ZONES WITH DIFFERENT DENSITIES

REDEVELOPMENT OPPORTUNITIES

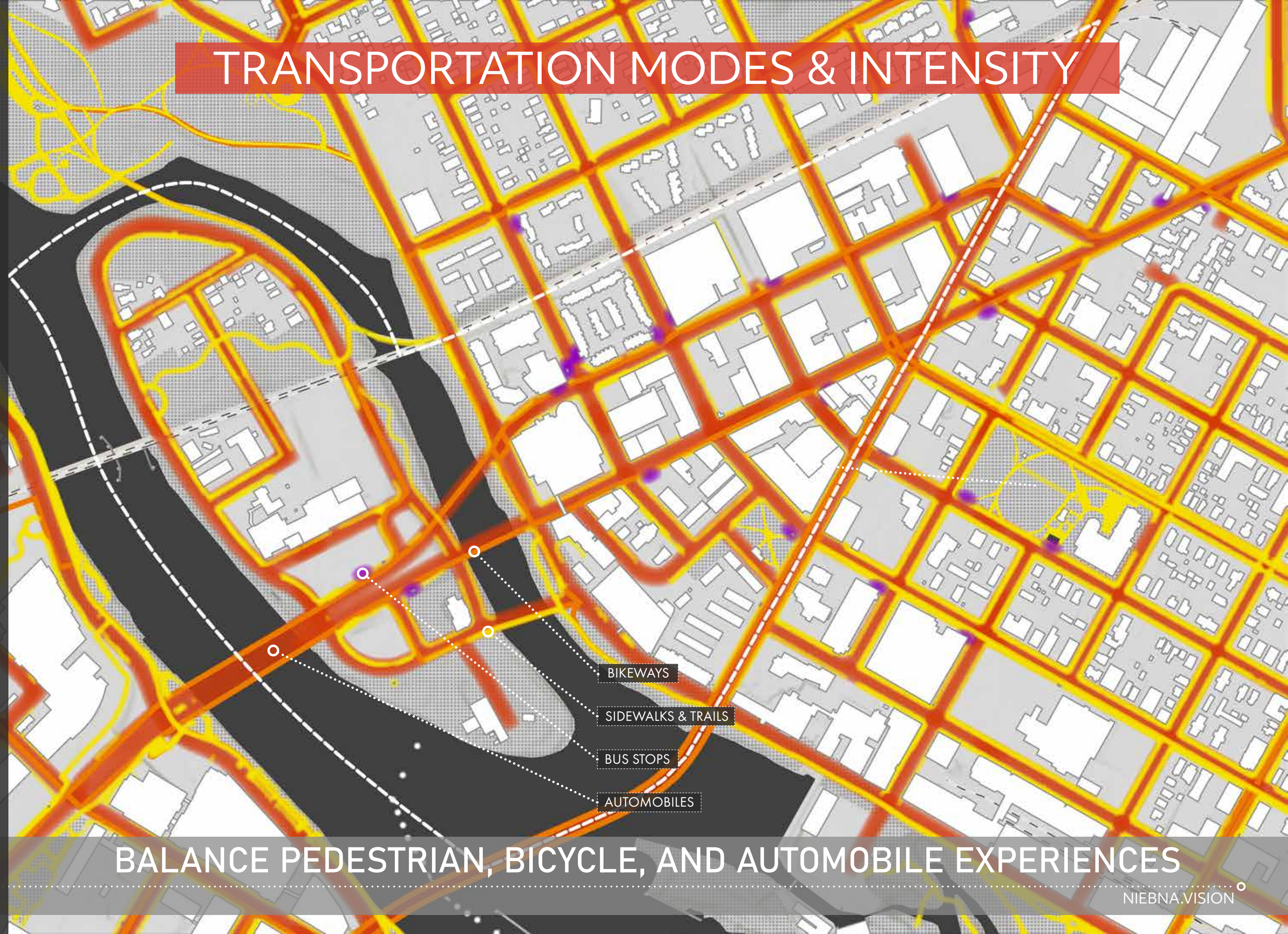
LAND USE & HOUSING

REDEVELOPMENT OPPORTUNITIES

THE NEIGHBORHOOD WILL TRANSITION TO HIGH RISE & INCREASED DENSITY

TRANSPORTATION MODES & INTENSITY

TRANSPORTATION



BALANCE PEDESTRIAN, BICYCLE, AND AUTOMOBILE EXPERIENCES

EXISTING BIKEWAYS

CREATE BIKE FRIENDLY DESTINATIONS

EXISTING STREET DESIGN

RESIDENTIAL COLLECTORS

FIRST AVENUE

HENNEPIN AVENUE

CENTRAL AVENUE

MAIN STREET

BALANCE THE STREETScape AND TRANSPORTATION NEEDS

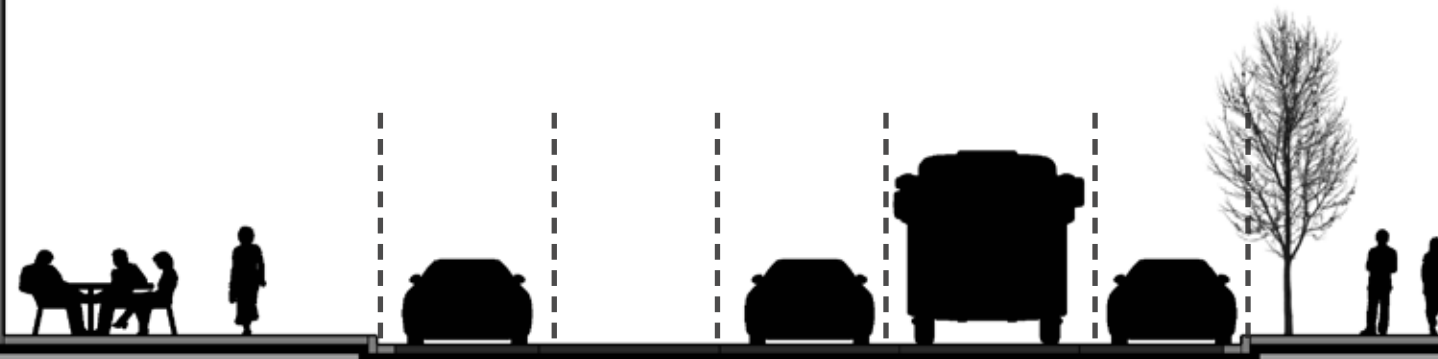
EXISTING HENNEPIN AVENUE

TRANSPORTATION



MASU

RAFTER APTS



THE MAIN ROUTE THROUGH A HISTORIC PEDESTRIAN DOWNTOWN

PROPOSED HENNEPIN AVE + 1ST AVE

TRANSPORTATION

GENERIC
HENNEPIN
AVE. BUILDING

GENERIC HENNEPIN
AVE. BUILDING



THE PREFERRED VISION FOR HENNEPIN & 1ST FROM THE COUNTY

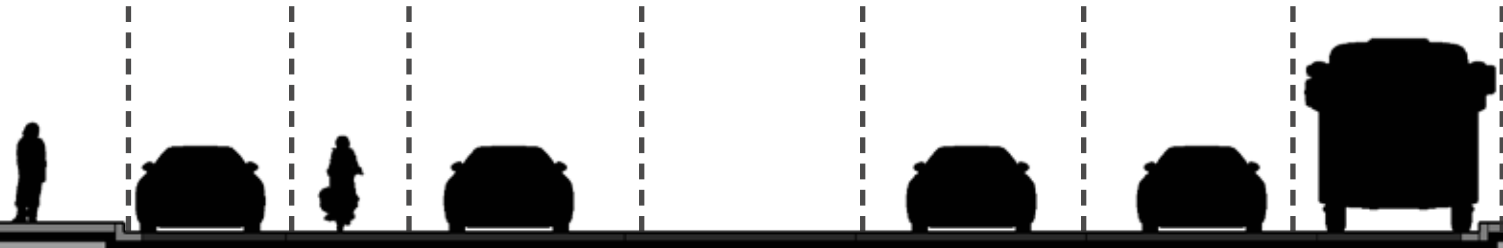
EXISTING CENTRAL AVENUE

TRANSPORTATION



LUNDS AND BYERLYS
PHARMACY

UNION
BANK AND TRUST



TRANSIT ORIENTED STREETScape FOR THROUGH TRAFFIC

EXISTING FIRST AVENUE



GORKHA
PALACE PARKING LOT



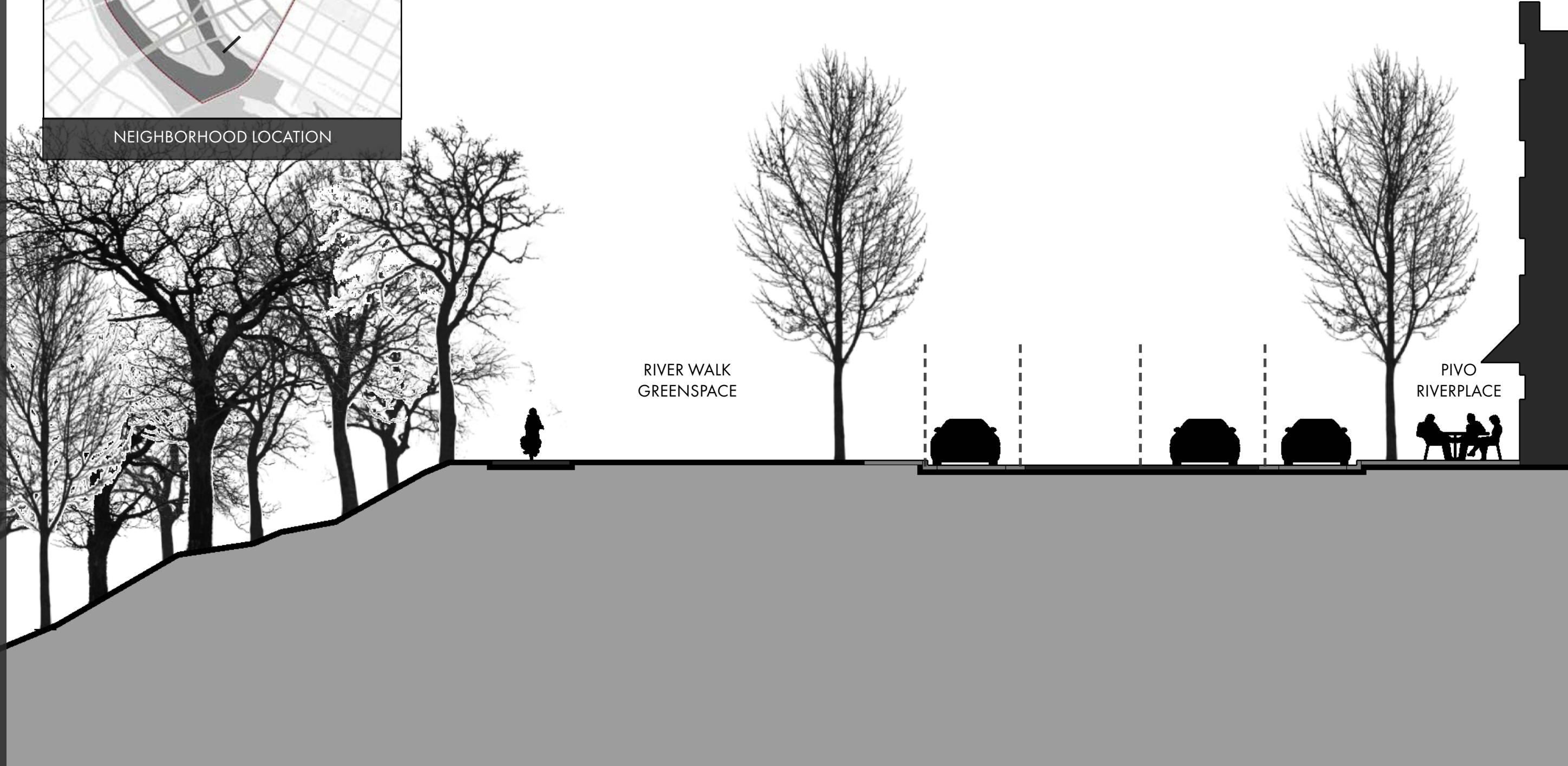
ODIN APTS

TRANSITION FROM AUTOMOBILE TO PEDESTRIAN ORIENTED STREET

EXISTING MAIN STREET



TRANSPORTATION



CREATE NEIGHBORHOOD FRONT YARD ALONG PARKWAY AND BRIDGE

EXISTING RESIDENTIAL COLLECTORS

TRANSPORTATION



VILLAGE LOFTS



VILLAGE HOMES

QUIET PASSAGES FROM THE NEXT DOOR NEIGHBORHOODS



EXISTING LIGHTING & SAFETY

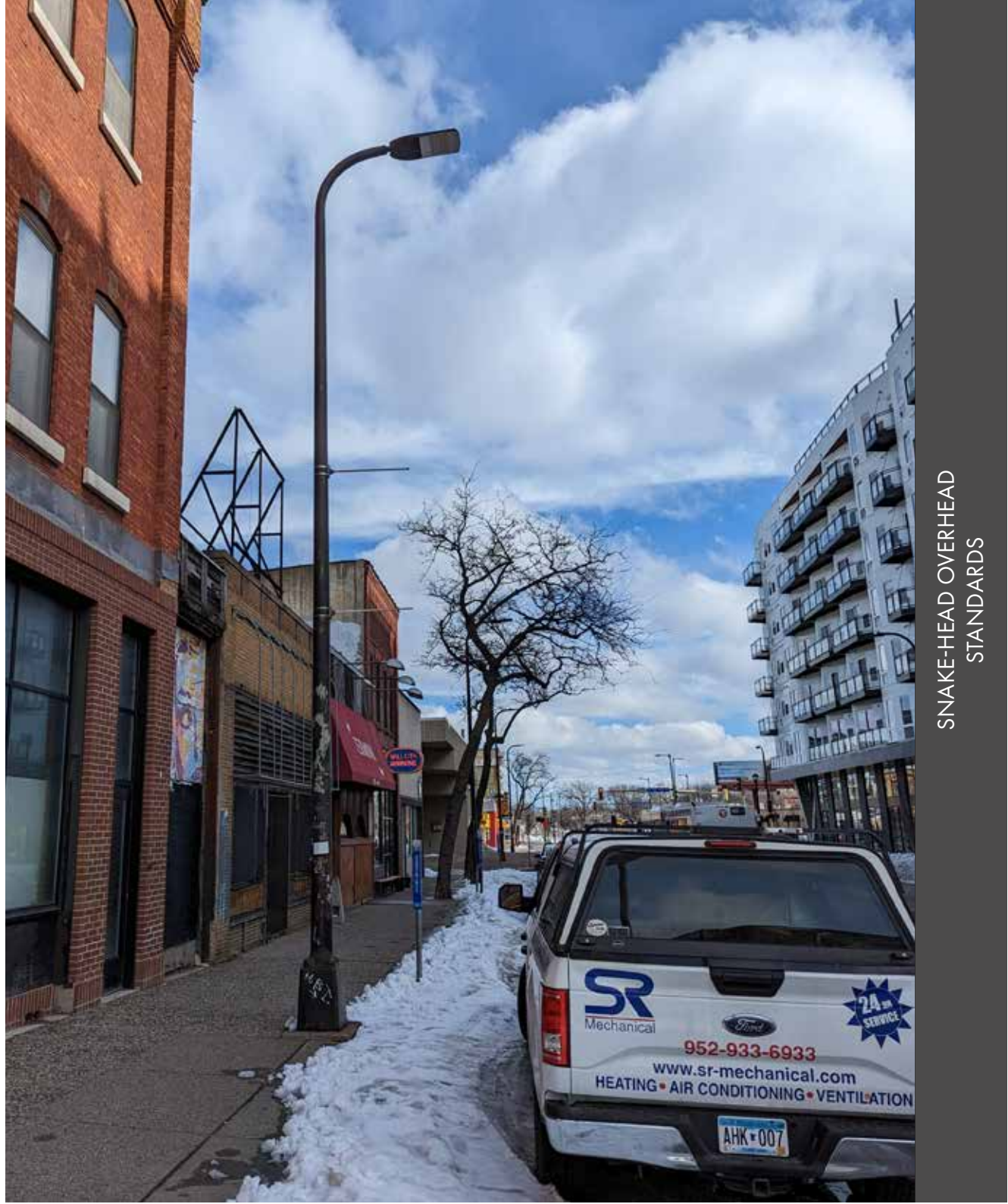
URBAN DESIGN

LIGHTING DISTRICTS FOR SAFETY, DARK SKIES, AND HABITAT SENSITIVITY

EXISTING LIGHTING & SAFETY



OLD STYLE STREET LIGHT



SNAKE-HEAD OVERHEAD STANDARDS

NEIGHBORHOOD HAS BOTH GENERIC AND DISTINCTIVE LIGHTING

EXISTING STREET FURNISHINGS



TRASH CANS



PARKING METERS



BENCHES



BIKE RACKS

A MIX OF DIFFERENT ELEMENTS & ERAS

EXISTING PLAZAS & PARKLETS

URBAN DESIGN

NEW PLAZA OPPORTUNITIES

EXISTING PLAZAS

IMPROVE EXISTING PLAZAS AND CREATE WELCOMING NEW SPACES

ECONOMIC DEVELOPMENT

EXISTING RETAIL & SERVICES



GENERAL RETAIL

BANKS

BARS & RESTAURANTS

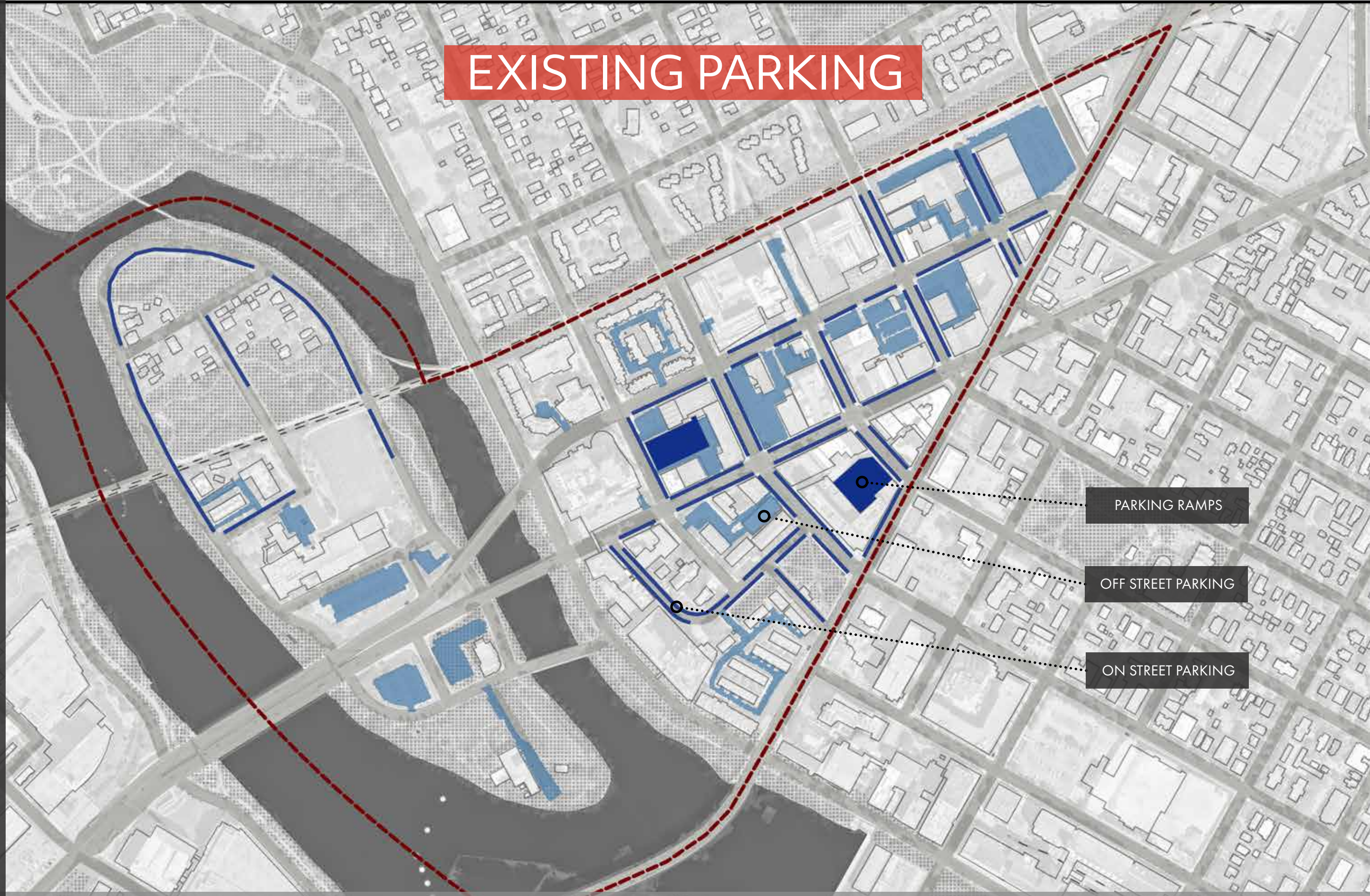
PEDESTRIAN ORIENTED
RETAIL DISTRICT

GROCERY STORES

EXPAND HENNEPIN AVENUE AS A COMMERCIAL PEDESTRIAN EXPERIENCE

EXISTING PARKING

ECONOMIC DEVELOPMENT



PARKING RAMPS

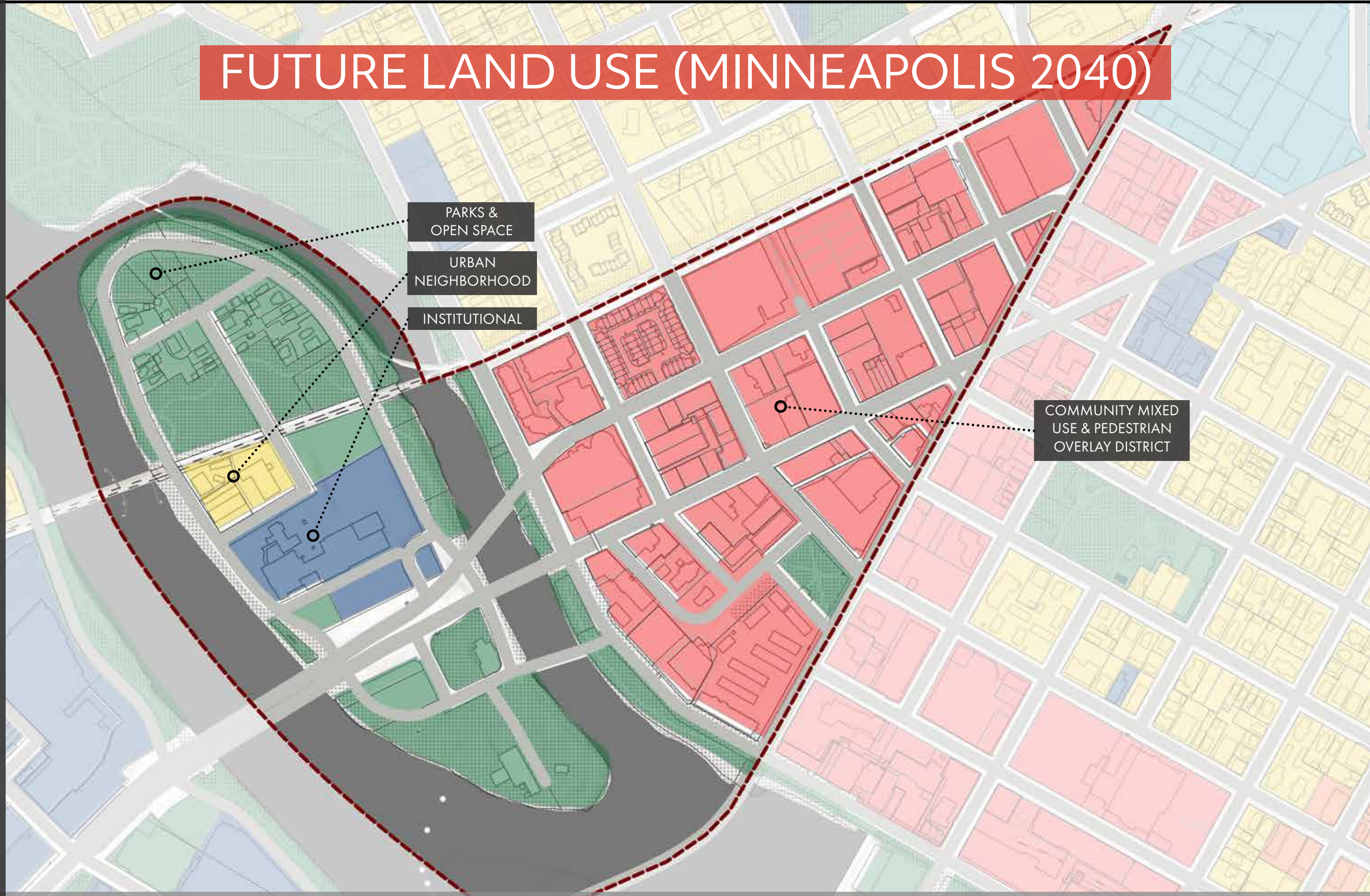
OFF STREET PARKING

ON STREET PARKING

BALANCE VISITOR PARKING WITH IMPROVED MULTI-MODAL ACCESS

ECONOMIC DEVELOPMENT

FUTURE LAND USE (MINNEAPOLIS 2040)



PARKS &
OPEN SPACE

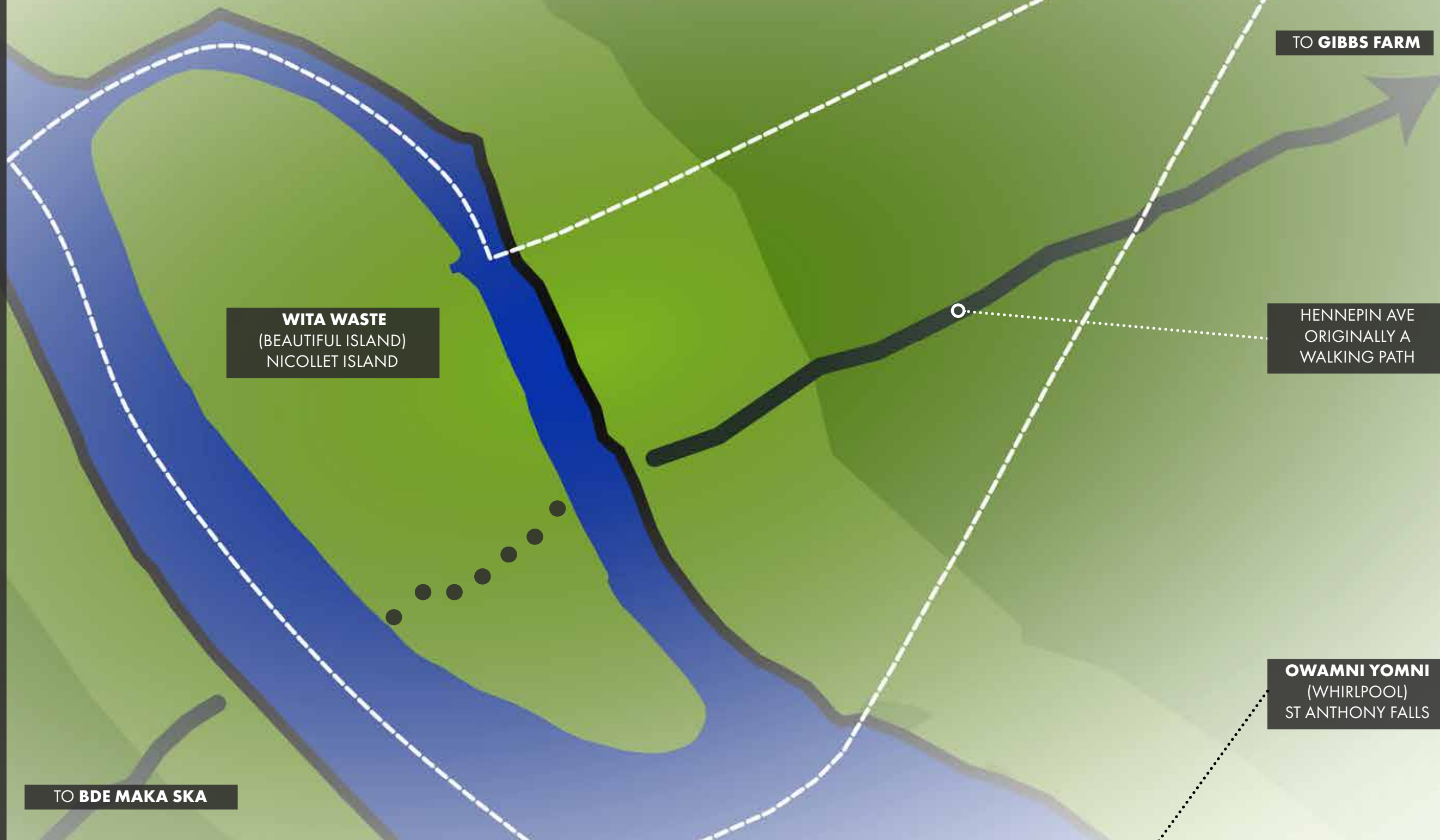
URBAN
NEIGHBORHOOD

INSTITUTIONAL

COMMUNITY MIXED
USE & PEDESTRIAN
OVERLAY DISTRICT

EAST BANK: HIGH DENSITY + PEDESTRIAN ORIENTED

NATIVE AMERICAN LANDSCAPES



RECOGNIZE THIS AREA AS A SACRED NATIVE AMERICAN LANDSCAPE

ARTS, CULTURE, AND HERITAGE

NATIVE AMERICAN LANDSCAPES



RECOGNIZE THIS AREA AS A SACRED NATIVE AMERICAN LANDSCAPE

ARTS, CULTURE, AND HERITAGE

HISTORIC DISTRICTS



N.I. HISTORIC HOMES



HISTORIC BRIDGES



HENNEPIN AVE HISTORIC



OLD ST. ANTHONY
LANDMARKS



NATIVE AMERICAN LANDSCAPES



HISTORICAL INDUSTRIAL RE-USE

PROTECT AND REVEAL HISTORIC AREAS & COMMUNITY LANDMARKS

EXISTING PUBLIC ART



PRESERVE EXISTING ART



CELEBRATE ICONIC LANDMARKS AND SCULPTURE



CELEBRATE LOCALLY CRAFTED SCULPTURE



INTRODUCE NEW STREET ART

CREATE ADDITIONAL ENERGY & FOCUS ON THE HENNEPIN AVENUE

EXISTING BRIDGES



MERRIAM STREET BRIDGE



HENNEPIN AVE BRIDGE & HISTORIC RUINS



NICOLLET ISLAND RAILROAD BRIDGE



BOOM ISLAND BRIDGE

THE INFRASTRUCTURAL LEGACY OF INDUSTRY AND COMMERCE

PARKS & OPEN SPACE

EXISTING PARKS & OPEN SPACES

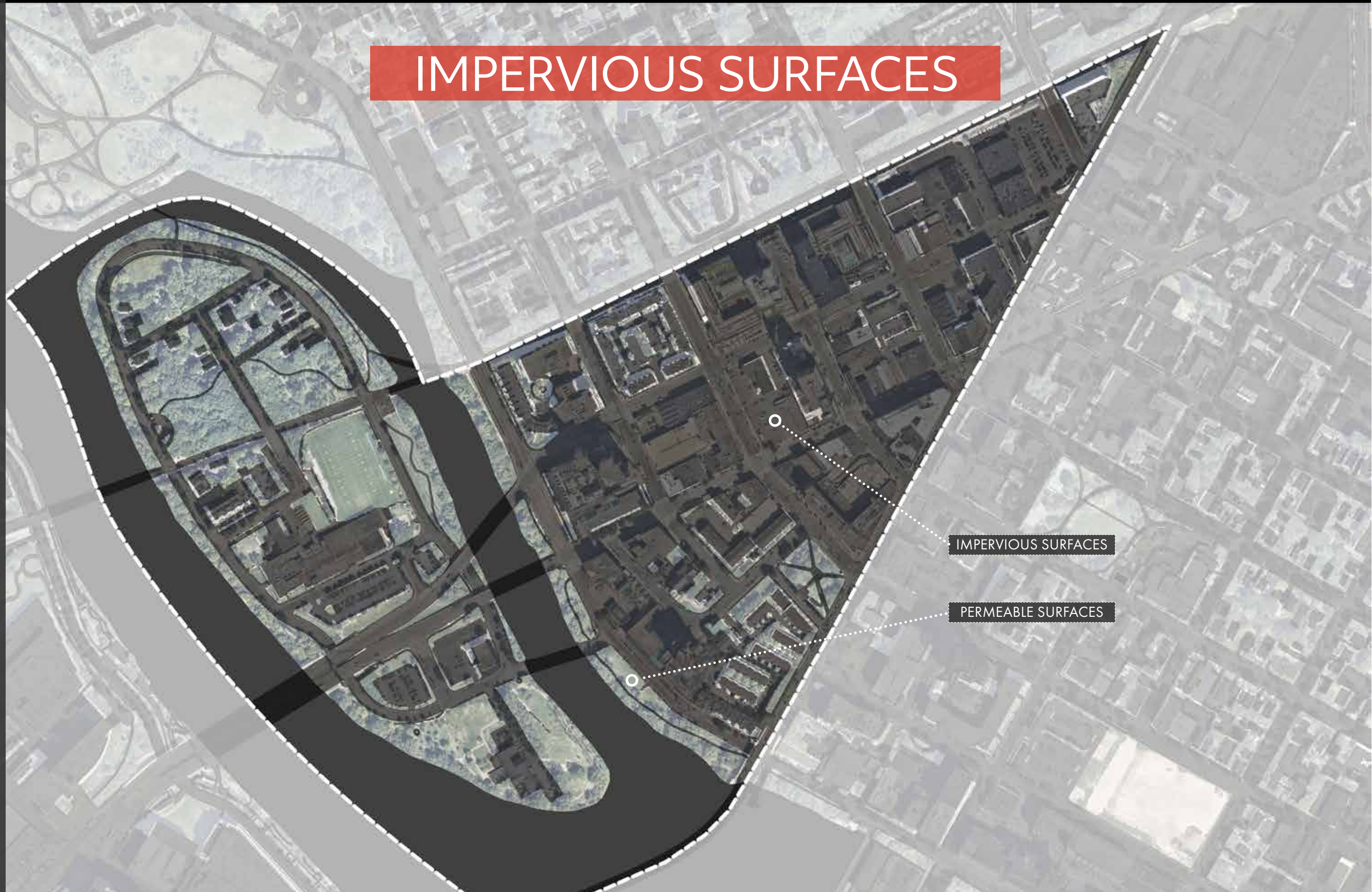


MPLS PARK AREA

NATIONAL PARK SERVICE
BOUNDARY
(MNRA)

ADD OPEN SPACE TO THE EAST BANK & IMPROVE NICOLLET ISLAND SPACES

IMPERVIOUS SURFACES

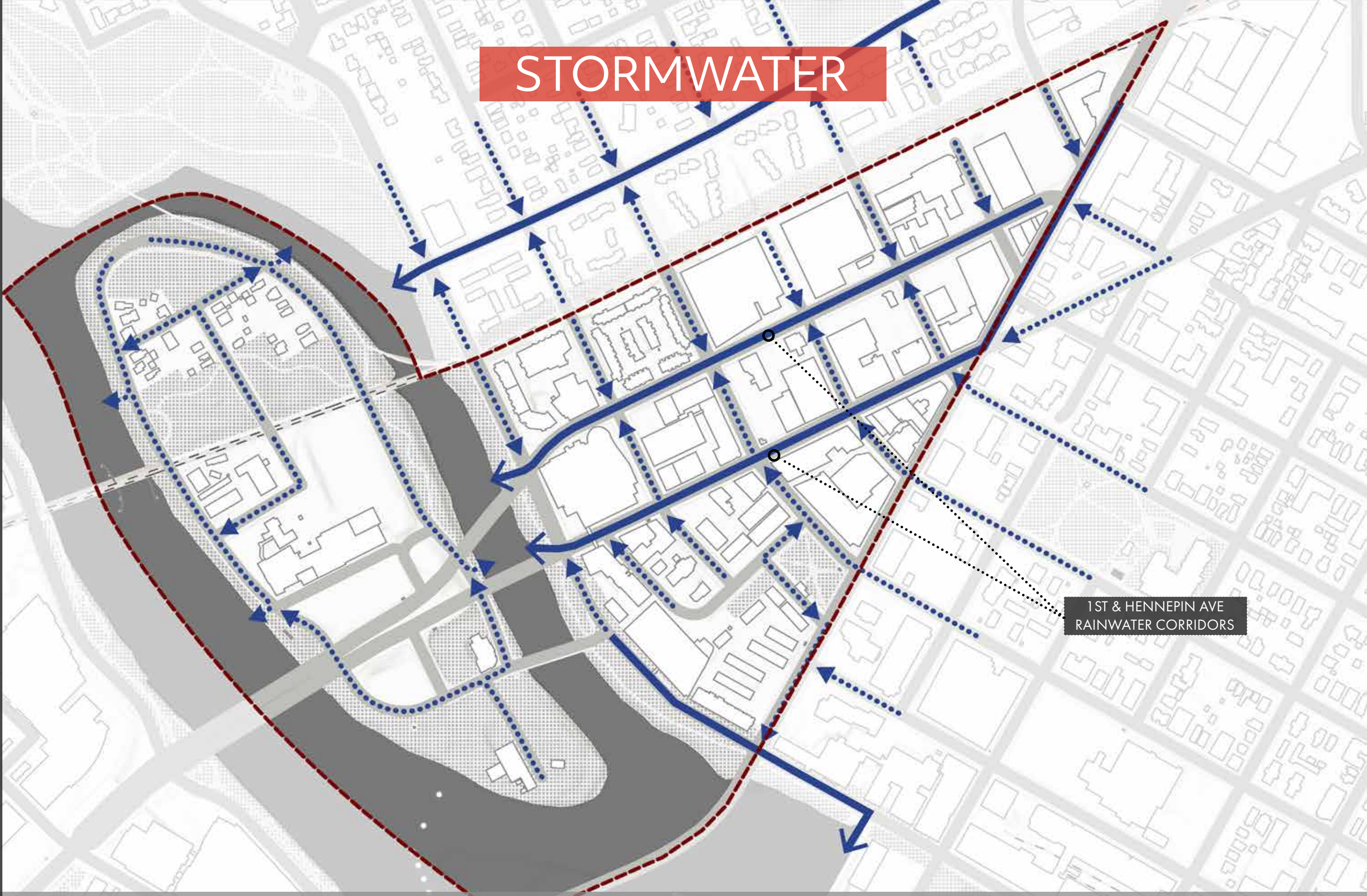


IMPERVIOUS SURFACES

PERMEABLE SURFACES

BREAK UP IMPERVIOUS SURFACES IN THE EAST BANK NEIGHBORHOOD

STORMWATER



1ST & HENNEPIN AVE
RAINWATER CORRIDORS

CREATE SPACE FOR RAINWATER IN THE URBAN STREETSCAPE

URBAN ECOLOGY

SUSTAINABILITY



BUSINESS DISTRICT LARGELY DEVOID OF GREENERY

BUILDINGS

CITY STREETS & SIDEWALK

SURFACE PARKING & ALLEYS

TREE CANOPY

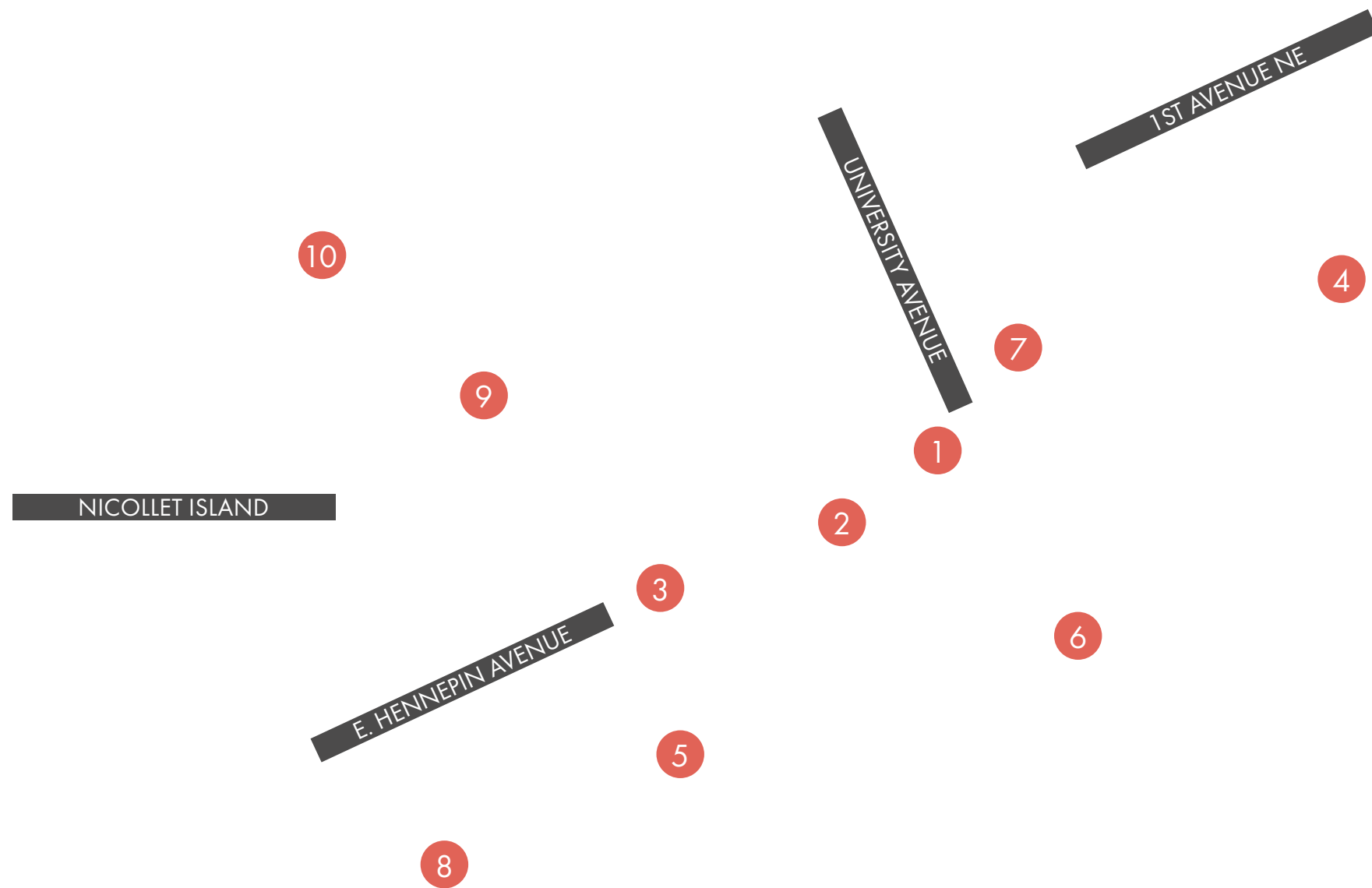
OPEN SPACE

BRING TREES, OPEN SPACE, AND HABITAT INTO THE BUSINESS DISTRICT

An aerial photograph of a city, showing a river on the left side and a dense urban grid. A prominent red banner is overlaid across the center of the image, containing the text 'DESIGN OPPORTUNITIES'.

DESIGN OPPORTUNITIES

SYNTHESIZING RESEARCH AND ANALYSIS INTO DIAGRAMMATIC DESIGN



SYNTHESIZING RESEARCH AND ANALYSIS INTO DIAGRAMMATIC DESIGN

HENNEPIN STREETScape ENHANCEMENTS

BLUESPACE

IMPROVED GREEN SPACE

UPDATED STREET FURNISHINGS

HANGING PLANTERS

E. HENNEPIN AVENUE



NEIGHBORHOOD LOCATION

WORKING WITH HENNEPIN COUNTY TO ENHANCE FUTURE SIDEWALKS

HENNEPIN STREETScape ENHANCEMENTS



NEIGHBORHOOD LOCATION



HANGING PLANTERS

HANGING PLANTERS

UPDATED STREET FURNISHINGS

UPDATED STREET FURNISHINGS

BLUESPACE

IMPROVED GREEN SPACE

BLUESPACE

BALANCE TRANSPORTATION, ENVIRONMENT, AND PLACEMAKING NEEDS

HENNEPIN STREETScape ENHANCEMENTS



BLUE SPACE - STORMWATER MANAGEMENT OPPORTUNITIES



PLANTINGS - TREES AND PERENNIALS



SIGNAGE AND WAYFINDING OPPORTUNITIES



MATERIALITY CONSIDERATIONS

CREATING BLUESPACE, GREENSPACE AND MULTIMODAL SPACES

HENNEPIN & 2ND STREET PLAZA

E. HENNEPIN AVENUE

SEATING NODE

NEIGHBORHOOD
SIGNAGE OR ART

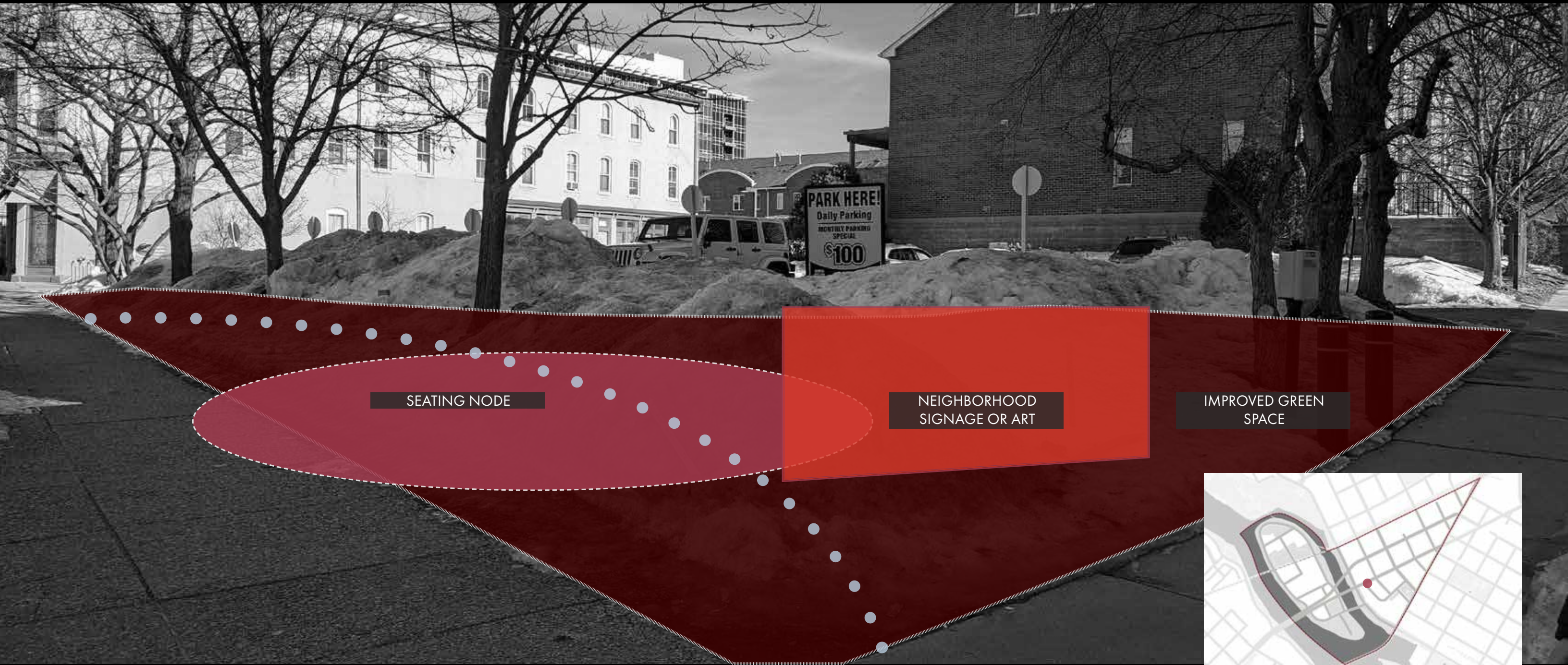
IMPROVED GREEN
SPACE



NEIGHBORHOOD LOCATION

CREATE ADDITIONAL ENERGY & FOCUS ON HENNEPIN AVENUE

HENNEPIN & 2ND STREET PLAZA



SEATING NODE

NEIGHBORHOOD
SIGNAGE OR ART

IMPROVED GREEN
SPACE



NEIGHBORHOOD LOCATION

CREATE ADDITIONAL ENERGY & FOCUS ON HENNEPIN AVENUE

HENNEPIN & 2ND STREET PLAZA



SEATING ELEMENTS



SIGNAGE AND ICONS



SHADE STRUCTURES



GATHERING SPACE

HENNEPIN & MAIN

IMPROVED PEDESTRIAN CROSSINGS

E. HENNEPIN AVENUE

DEVELOP LANDMARK PLAZA

NEIGHBORHOOD BRANDING OPPORTUNITY ON SKYWAY

INCREASE BUILDING POROSITY

CONNECT TO RIVERPLACE

INCREASE BUILDING POROSITY

CREATE PUBLIC/PRIVATE SPACE

EXPAND SIDEWALK TO STREET EDGE



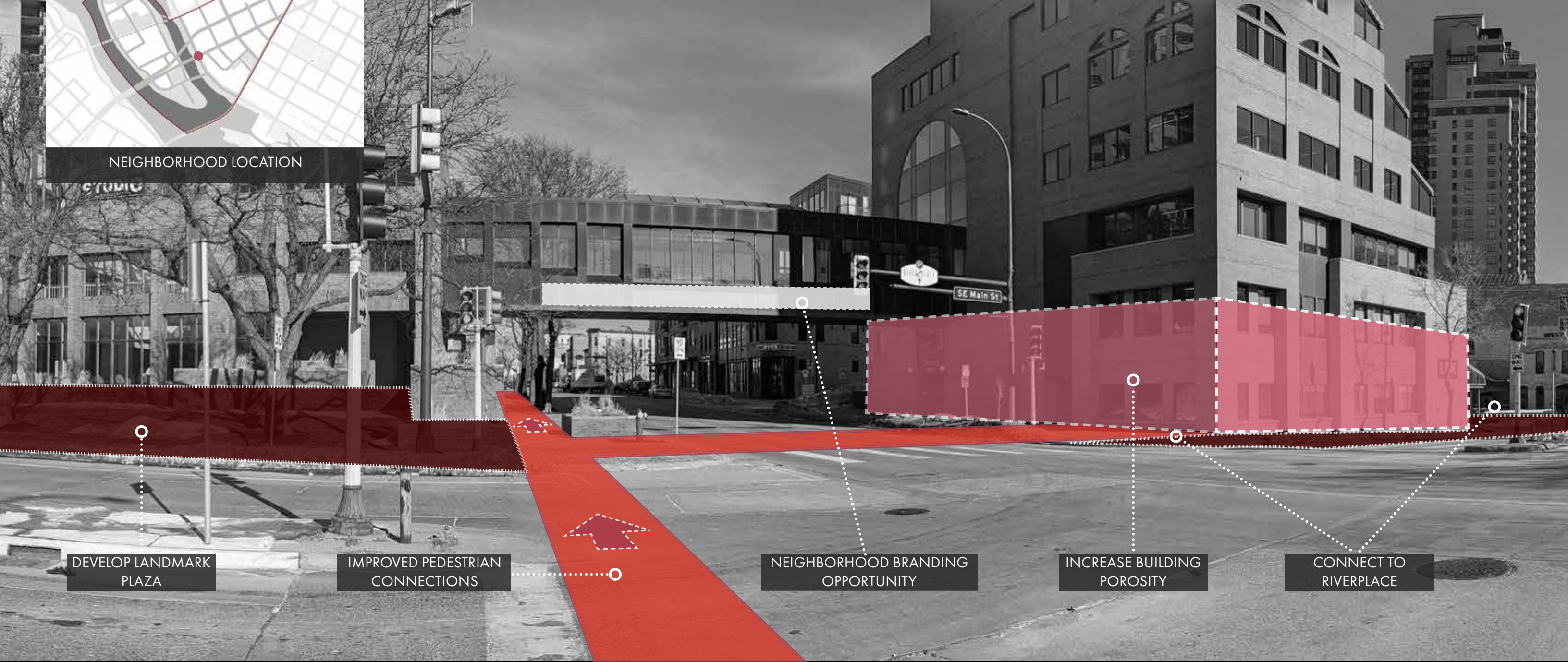
NEIGHBORHOOD LOCATION

CREATING NEIGHBORHOOD LANDMARKS & THRESHOLDS

HENNEPIN & MAIN



NEIGHBORHOOD LOCATION



DEVELOP LANDMARK PLAZA

IMPROVED PEDESTRIAN CONNECTIONS

NEIGHBORHOOD BRANDING OPPORTUNITY

INCREASE BUILDING POROSITY

CONNECT TO RIVERPLACE

CREATING NEIGHBORHOOD LANDMARKS & THRESHOLDS

HENNEPIN & MAIN



TIERED SEATING ELEMENTS



INDOOR OUTDOOR CONNECTIONS



GATHERING SPACES



GREEN INFRASTRUCTURE

REBRANDING THE GATEWAY TO THE NEIGHBORHOOD

HENNEPIN & 5TH GATEWAY ENHANCEMENTS



BLUESPACE

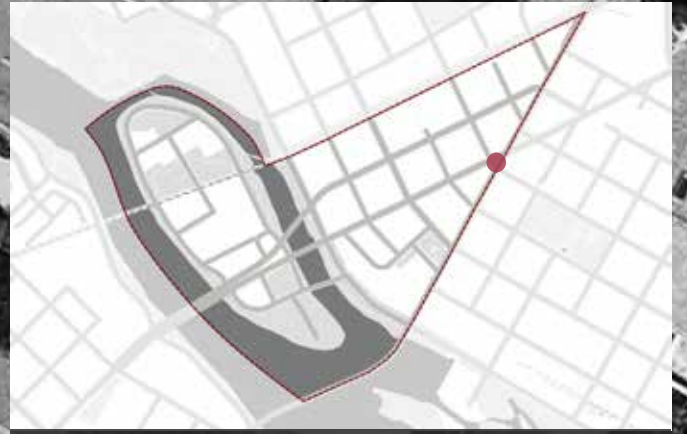
NEIGHBORHOOD SIGNAGE OR ART

SEATING/BIKE PARKING

E. HENNEPIN AVENUE

5TH STREET NE

CENTRAL AVE SE



NEIGHBORHOOD LOCATION

HENNEPIN & 5TH GATEWAY ENHANCEMENTS



NEIGHBORHOOD LOCATION



NEIGHBORHOOD SIGNAGE OR ART

SEATING/BIKE PARKING

BLUESPACE

CREATING NEIGHBORHOOD LANDMARKS & THRESHOLDS

HENNEPIN & 5TH GATEWAY ENHANCEMENTS



INVITING ELEMENTS



ACTIVATED BLUESPACE



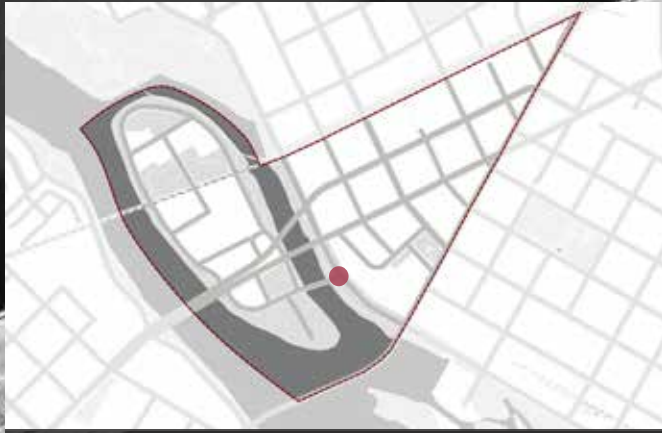
BIKE PARKING



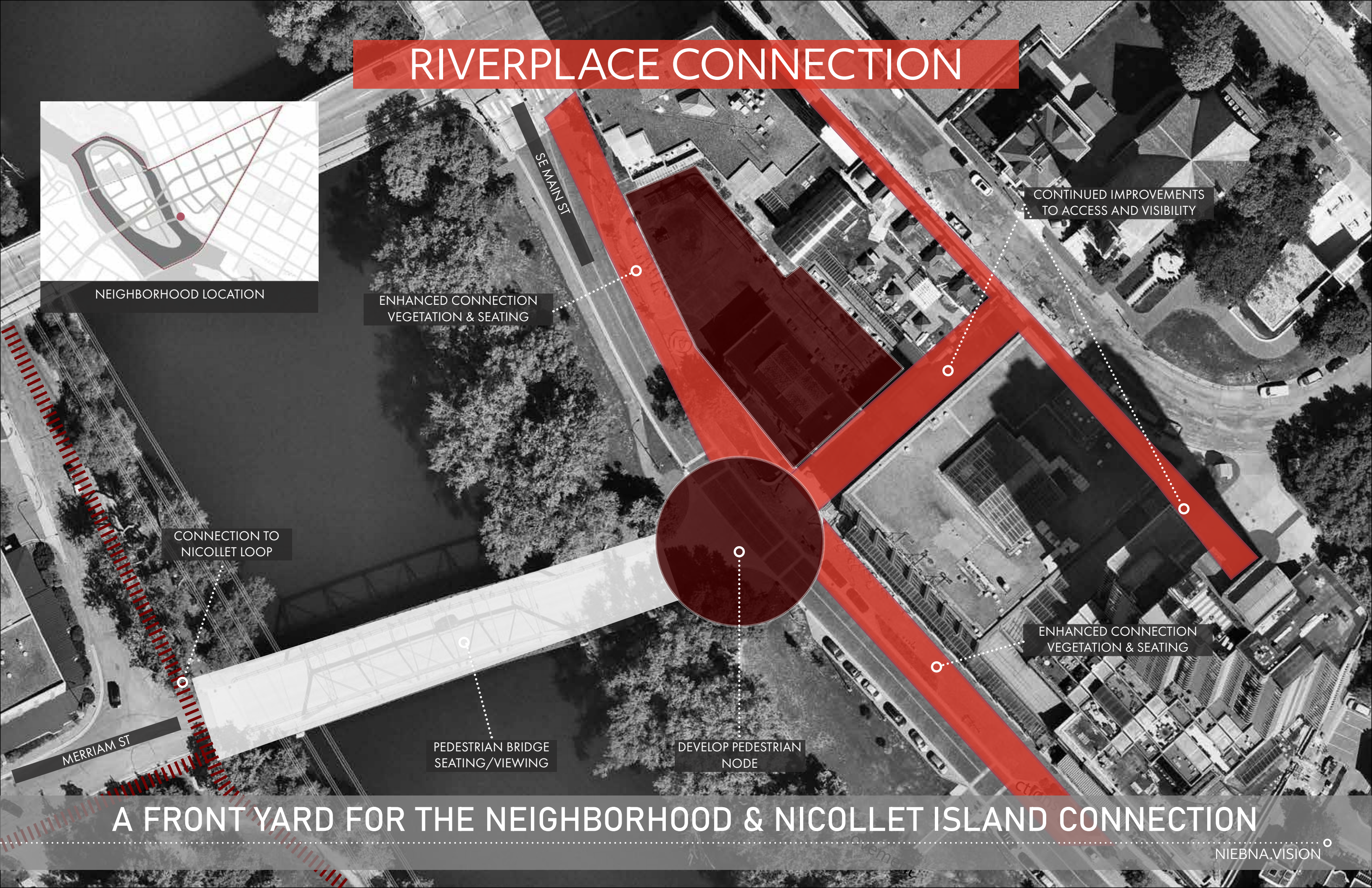
SIGNAGE OPPORTUNITIES

WELCOMING SPACES WITH PURPOSE

RIVERPLACE CONNECTION



NEIGHBORHOOD LOCATION



CONTINUED IMPROVEMENTS TO ACCESS AND VISIBILITY

ENHANCED CONNECTION VEGETATION & SEATING

CONNECTION TO NICOLLET LOOP

ENHANCED CONNECTION VEGETATION & SEATING

MERRIAM ST

PEDESTRIAN BRIDGE SEATING/VIEWING

DEVELOP PEDESTRIAN NODE

A FRONT YARD FOR THE NEIGHBORHOOD & NICOLLET ISLAND CONNECTION

RIVERPLACE CONNECTION

ENHANCED CONNECTION
VEGETATION & SEATING

CONTINUED IMPROVEMENTS
TO ACCESS AND VISIBILITY

ENHANCED CONNECTION
VEGETATION & SEATING

PEDESTRIAN BRIDGE
SEATING/VIEWING

DEVELOP PEDESTRIAN
NODE



NEIGHBORHOOD LOCATION

A FRONT YARD FOR THE NEIGHBORHOOD & NICOLLET ISLAND CONNECTION

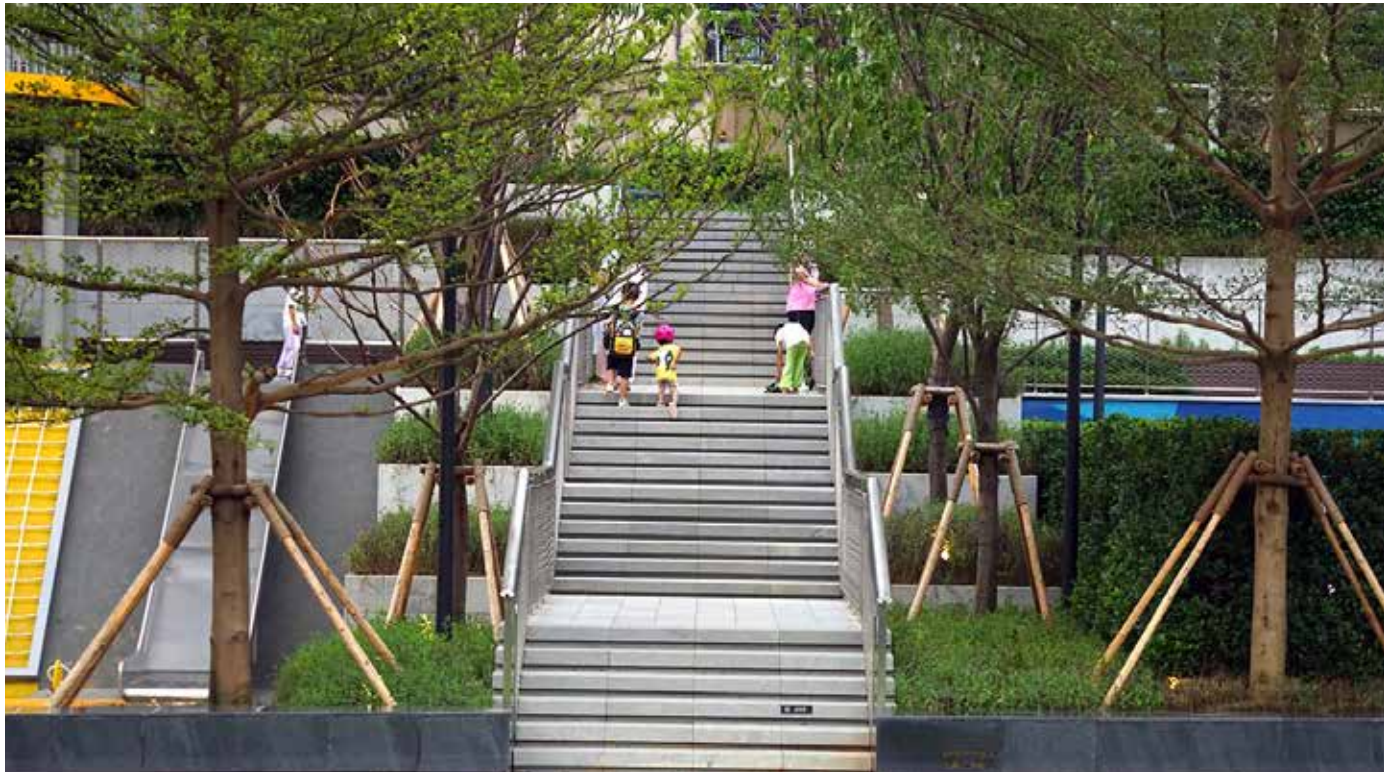
RIVERPLACE CONNECTION



PEDESTRIAN BRIDGE



PEDESTRIAN ORIENTED STREETS



GREEN SPACE



MULTIMODAL STREETS

CHUTE SQUARE



NEIGHBORHOOD LOCATION

IMPROVED EDGE
CONDITION/FOOD
TRUCK ZONE

IMPROVED EDGE CONDITION
SEATING & VEGETATION

ENHANCED CENTRAL GREEN
COMMUNITY SPACE

OAK SAVANNA
RESTORATION

IMPROVED EDGE CONDITION
SEATING & VEGETATION

SE BANK ST

PUBLIC/PRIVATE
ZONE

UNIVERSITY AVENUE

RECLAIMING A HISTORIC PARK THROUGH PLACEMAKING AND DESIGN

CHUTE SQUARE

IMPROVED EDGE CONDITION
SEATING & VEGETATION

PUBLIC/PRIVATE
ZONE

OAK SAVANNA
RESTORATION

ENHANCED CENTRAL GREEN
COMMUNITY SPACE

IMPROVED EDGE CONDITION
FOOD TRUCK ZONE



NEIGHBORHOOD LOCATION

RECLAIMING A HISTORIC PARK THROUGH PLACEMAKING AND DESIGN

CHUTE SQUARE



EDGE CONDITIONS



COMMUNITY AMENITIES



PLAYFUL OUTDOOR ELEMENTS



GATHERING SPACES

REPURPOSING UNDERUSED GREEN SPACES

UNIVERSITY GREEN

UNIVERSITY AVENUE

2 STORY
RETAIL/RESTAURANT

IMPROVE EDGE
CONDITIONS

CENTRAL GREEN
SPACE

10-20 STORY
RESIDENTIAL

INDOOR/OUTDOOR
SPACE

2 STORY
RETAIL/RESTAURANT

IMPROVE EDGE
CONDITIONS

HENNEPIN AVE



NEIGHBORHOOD LOCATION

A DESTINATION PARK AND URBAN DEVELOPMENT AT THE EPICENTER

UNIVERSITY GREEN

10-20 STORY
RESIDENTIAL

2 STORY
RETAIL/RESTAURANT

INDOOR/OUTDOOR
SPACE

2 STORY
RETAIL/RESTAURANT

NEIGHBORHOOD LOCATION

CENTRAL GREEN
SPACE

IMPROVE EDGE
CONDITIONS

A DESTINATION PARK AND URBAN DEVELOPMENT AT THE EPICENTER

UNIVERSITY GREEN



INDOOR OUTDOOR CONNECTIONS



SEATING AND GATHERING



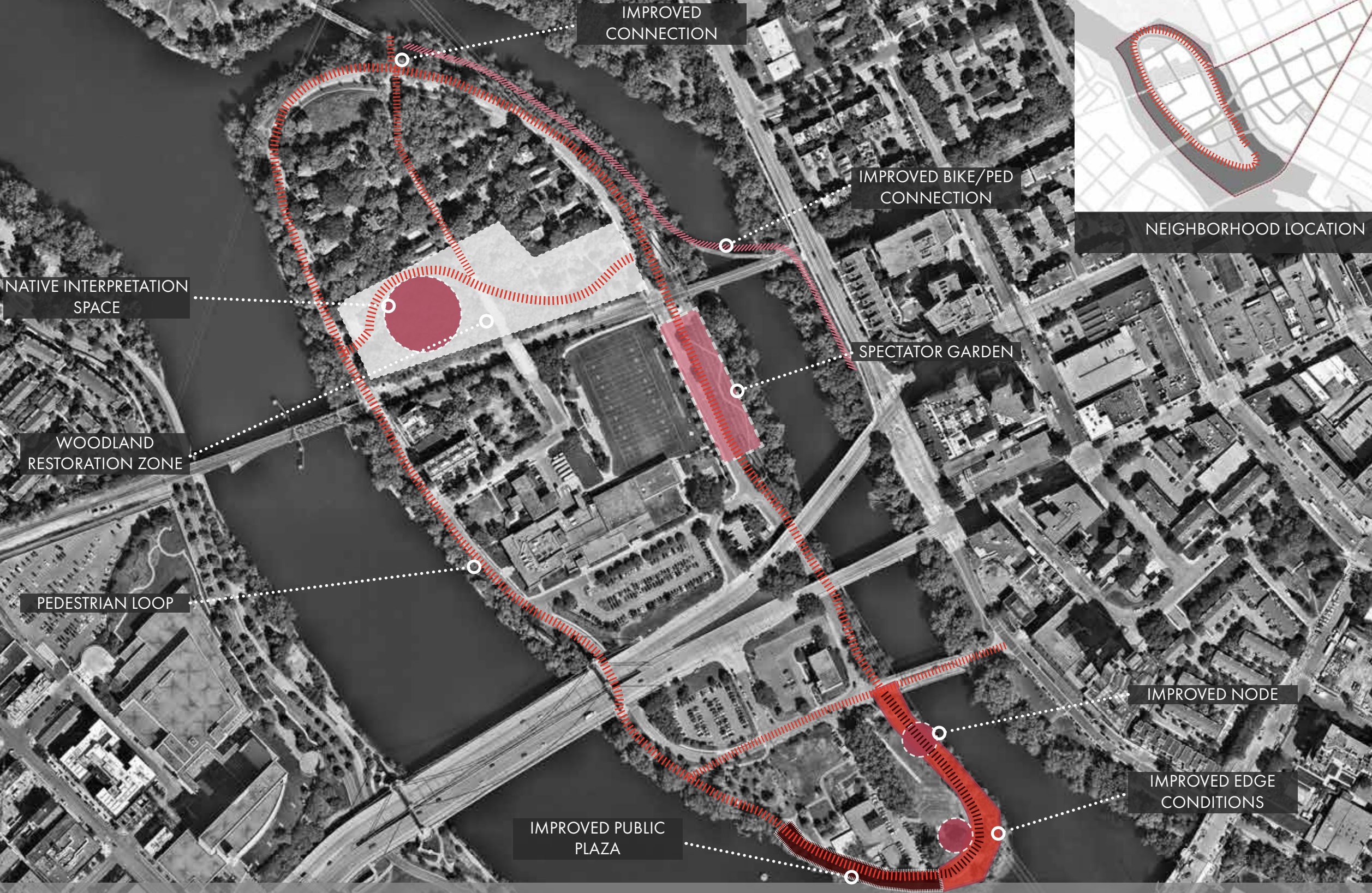
ACTIVATED PLAZA



GREEN SPACES

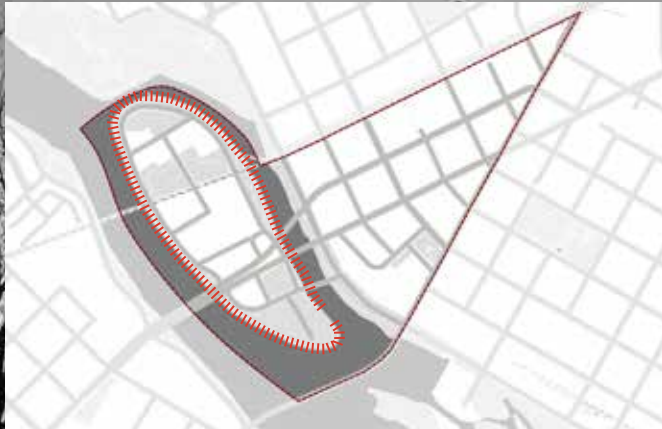
PROVIDING A CENTRAL SPACE FOR THE NEIGHBORHOOD

NICOLLET ISLAND LOOP



A GREEN OASIS FOR THE COMMUNITY

NICOLLET ISLAND LOOP



NEIGHBORHOOD LOCATION



CREATE SEPARATION FROM VEHICLES

DESIGNATED PATH LOOP

RIVERBANK RESTORATION

CREATE SEATING/VIEWING AREAS

AN UNINTERRUPTED WALKING ROUTE AROUND A SACRED LANDSCAPE

NICOLLET ISLAND LOOP



WATER EDGE ACCESS



TIERED PATHWAYS AND CONNECTIONS



CONTINUOUS TRAILS AND PATHWAYS



FOREST PATHS AND PLACES

EAST BANK WATER WALK

RIVERBANK RESTORATION

OPPORTUNITY TO TOUCH RIVER

NATURAL PATH CONNECTION

SEATING/VIEWING AREA

RIVERBANK RESTORATION

HENNEPIN AVENUE

NE MAIN ST



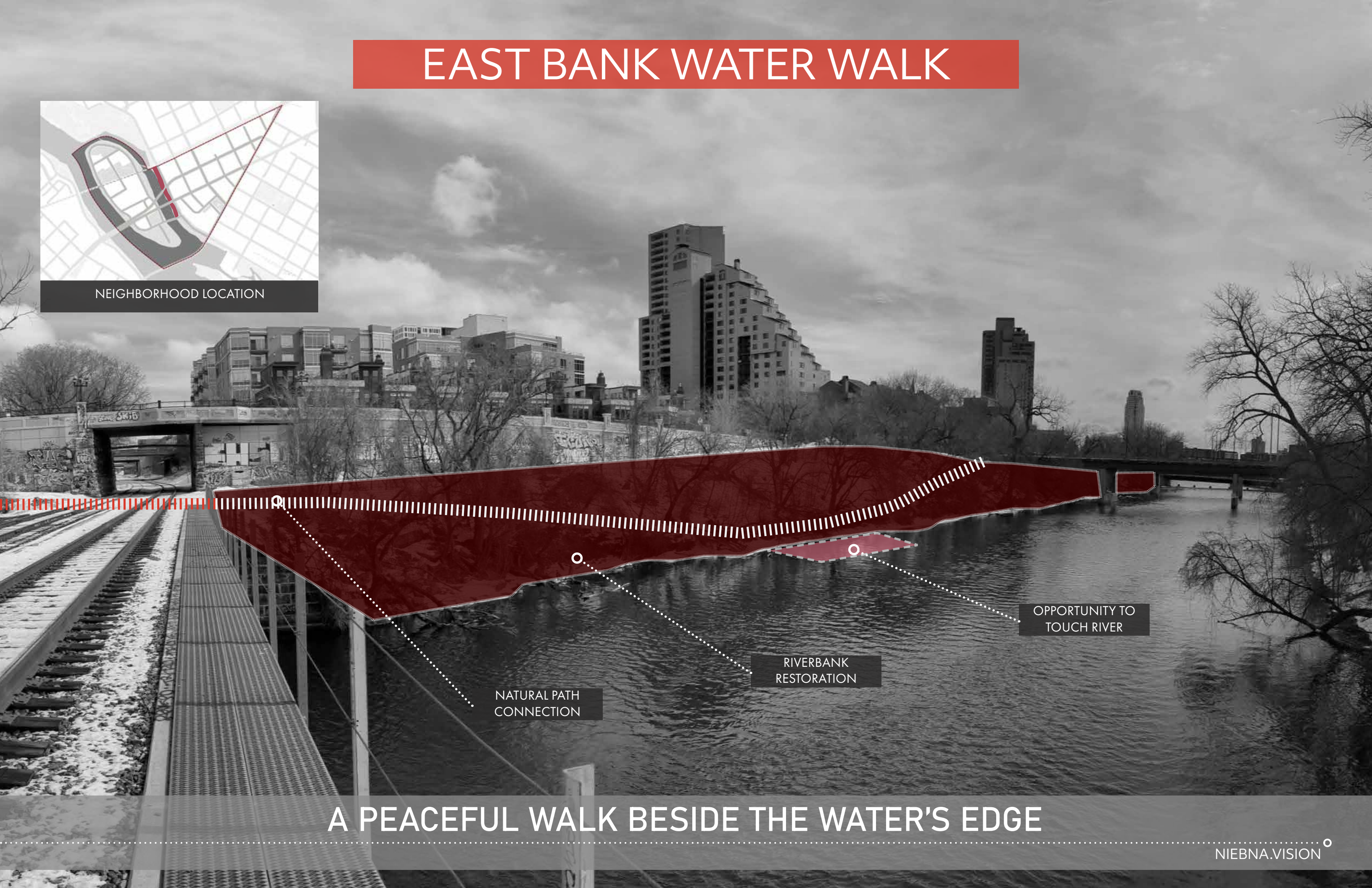
NEIGHBORHOOD LOCATION

A PEACEFUL WALK BESIDE THE WATER'S EDGE

EAST BANK WATER WALK



NEIGHBORHOOD LOCATION



OPPORTUNITY TO TOUCH RIVER

RIVERBANK RESTORATION

NATURAL PATH CONNECTION

A PEACEFUL WALK BESIDE THE WATER'S EDGE

EAST BANK WATER WALK



WALKWAYS ON SLOPES



WATERS EDGE SPACES



RIVER WALK ACCESS



RESTORATION AND CIRCULATION

RAIL BRIDGE GARDEN



E ISLAND AVE

NICOLLET ISLAND LOOP

IMPROVED GREEN SPACE CONNECTIONS

CREATE SEATING/VIEWING AREAS

NE MAIN ST

IMPROVED BIKE/PED CONNECTION

A GARDEN SPACE THAT RECLAIMS AN ABANDONED RAIL BRIDGE

RAIL BRIDGE GARDEN



NEIGHBORHOOD LOCATION

IMPROVED CONNECTION

IMPROVED SAFETY RAIL

CREATE SEATING/
VIEWING AREAS

CREATE SAFE/
PAVED SURFACE

A GARDEN SPACE THAT RECLAIMS AN ABANDONED RAIL BRIDGE

RAIL BRIDGE GARDEN



VEGETATION AND INFRASTRUCTURE



GARDEN MEANDERING



REPURPOSING



CONTRAST AND CONNECTION

REPURPOSING NEIGHBORHOOD IDENTITY AND RELICS

STREET FURNISHINGS



ICONIC SEATING ELEMENTS



REPURPOSING THE STREET



PLANTING AND SCREENING



WELCOMING GREENERY

BEAUTIFUL SPACES AND GATHERING OPPORTUNITIES

LIGHTING & SAFETY



PEDESTRIAN SCALE LIGHTING



SHELTERS AND LIGHTING



FACADE LIGHTING



PUBLIC SPACE SAFETY



PHASE TIMELINE

.....COLLABORATE WITH NIEBNA TO DEVELOP ENGAGEMENT TIMELINE.....