Redevelopment Plan Design Guidelines

Sibley Parkway Redevelopment Project

Mankato EDA

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Midwest Planning & Design LLC

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Overview:

Sibley Parkway is and extension of Mankato's Lower Westside Neighborhood. The Sibley Parkway Redevelopment Plan and these Design Guidelines draw on the Lower Westside neighborhood's character, traditional neighborhood design, Midwest housing traditions, the opportunity to create a special village center and the unique opportunity associated with living near Sibley Park and on the Minnesota River. There are two documaents. Part one is the narrative for the Redevelopment Plan. The second document provides traditional neighborhood design guidelines to give direction to the public and private spaces

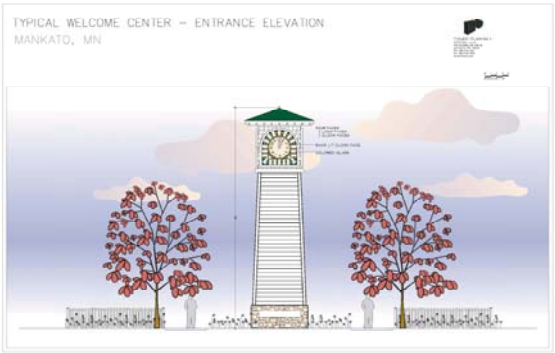
The Sibley Parkway Redevelopment Plan, its public spaces and its buildings were created or chosen to fulfill the Vision of:

- Bring the essence of river side living to both the new area and to the existing Lower Westside Neighborhood
- Capture the traditions of the small Midwestern river town
- Extend and enhance the Traditional Neighborhood Design found in many parts of Mankato
-



Besides being adjacent to Minnesota River, Sibley Parkway highlights traditional style homes, located on narrow, peaceful streets with sidewalks, trails and parks.

The guidelines set up in this book are used to accomplish the vision for this unique development and to create a lifestyle reminiscent of the small town river neighborhoods found along the Minnesota and Mississippi Rivers.



The home owners will enjoy access to the river with boating, and fishing , a large parks, smaller parks close to home, a trail system connecting to the Village Center providing a unique shopping/ entertainment environment.. The gateway to this unique environment is set off by a clock tower depicted above.

Whether enjoying Sibley Park or the many other parks, boating on the river, shopping in the Village Center, strolling the pedestrian scale sidewalks and pathways leading to the Minnesota River, Sibley Park and Village Center, or enjoying the friendly neighbors while kicking back on your front porch, the purpose of this Plan and Design Guidelines are to create a small town river community throughout the neighborhood.

The variety of traditional homes, streets and many parks and trails are all coordinated to provide the small town river community feeling.

Design Guidelines

Using the Design Guidelines

The Sibley Parkway Design Guidelines will set the tone for public improvements, home styles, home location, neighborhood construction and any future remodeling to add on to and rejuvenate this traditional neighborhood. .

The Design Guidelines are divided into Four Parts:

Part One is an inventory of the characteristics of the existing neighborhood that set a basis for the public realm and private realm design principles and the Traditional Neighborhood Development (TND) character being created here. It consists of a pictorial tour of those elements that exist in the neighborhood and design elements found in older river communities that create the small town river character being emulated here.

Part Two describes the public realm design characteristics. The public realm design objective create interaction points or activity areas that provide interesting and enjoyable linkage between interaction points in each neighborhood. The linkage designs include sidewalks, trails and streets, street trees, street signs, street lighting and landscaping. The public realm focuses on the Village Center, a traditional neighborhood shopping area, Sibley Park with its landscaping, public buildings, and the Minnesota River with the River Green Recreation area. At the neighborhood level the focus is on parks and smaller gathering places with play equipment and gazebos.

Taken together Sibley Parkway's design elements create a river village not unlike those small villages found along the lower parts of the Mississippi River described by many novelists.

Part Three describes the private realm housing and Village Center mixed use. This part deals not only with home styles but also the relationship between yards, the lots, the pedestrian system and the homes. The typography, set up by this section, maintains the neighborhood relationship, creates vertical scale in the various neighborhoods while maximizing traditional home consumer choices.

Part Four describes the Village Center, a mixed use housing, office, and shopping area. This mixed use shopping area, like Sibley Park and the River provides walkable destinations from each home in Sibley Parkway.

Part One

Lower West Side, A Brief Neighborhood Character Study

The purpose of this part is to summarize our character study of the neighborhood know as the Lower Westside and to summarize the character of river communities." Our goal was to discover those physical determinates that can make this a strong community and those physical determinates that make community's adjacent to water enjoyable places to live. Once understood, we determined the elements to emulate to capture these unique design strengths in Sibley Parkway's design.

The physical determinates of community character include:

- The development pattern,
- The circulation framework,
- The architecture,
- The public spaces and commercial character .

This information helps us set the tone and provides the rationale for the small town community design that we want to create at Sibley Parkway.

Neighborhood Development Pattern:

This Lower Westside neighborhood is located on the Minnesota River adjacent to Sibley Park. Having been subject to river flooding since early settlement, home improvements were delayed until the larger dike was built. Since then, there has been a substantial increase in private and public investments in this area. With few exception, the yards are well maintained and there seems to be a sense of community and individual pride in the neighborhood. Since the flooding issue was resolved there have been a number of major investments in the neighborhood including the creation of a elderly retirement housing campus, street improvements and investments in the single family homes as well as the Park.



Residential development occurred with a grid street pattern bisected by the Union Pacific main line. The rail road and its accompanying noise offers a special challenge to this neighborhood.

Blocks are small (264 feet by 264 feet). The lots are, generally, 50 feet wide by 124 feet deep. The buildings are limited to a buildable area on the lot controlled by the required yards. The yards in these neighborhoods are 25 foot front yard, 8 foot side yards, 20 foot rear yard.

The development pattern has contributed to the cohesive social character of the neighborhood. As one person in the Design Workshop commented "we are a town where we know our neighbors and we watch out for each other." This physical pattern has also most likely contributed to the social interaction cherished in the neighborhood.

Residential Circulation Framework:
The neighborhood exhibits a functional modern street system with arterials, collectors and local streets. Unfortunately, like many older communities, some of the arterial streets bisect neighborhoods rather than forming an edge to the neighborhood. State Highway 169, an elevated arterial bisects the neighborhood and forms a southern boundary. Riverfront Drive, a minor arterial, also contributes to the neighborhoods southern boundary.

The neighborhood circulation system is based on a grid street pattern cut by the railroad. Five foot wide sidewalks occur on some streets and there is a boulevard between the street and the sidewalk. Most of the streets have barrier style curbs.

Streets vary in width, but generally having curb to curb dimensions of 36 feet with parking on both sides and 60-foot right-of-way widths. Sidewalks are limited. These widths and the limited sidewalks are characteristic of prairie towns but inconsistent with trying to create a traditional neighborhood development that is meant to be walkable and meant to bring people together.

The streets provide a boulevard tree planting area between the curb and the sidewalk. In addition, many residents have planted over story trees in the narrow front yards creating a second line of trees between the home and the street. The deciduous trees create a "cap" on the street, resulting in a more intimate neighborhood. The trees offer a secure feeling to pedestrians, reduce traffic speeds, create a human scale and provide shade.

Most of the older blocks have 15 foot wide alleys. The alleys are generally uninviting and some are not paved. Many of the alleys are dominated by overhead utilities and fences adjacent to the alley. Vehicle access in the older area is by the alley.



The following pages depict streetscapes in the Lower Westside Neighborhood:



The curb system is a barrier curb. Although more costly to install, this system adds definition to the home site. The limited front yard makes the area feel safer and provides better security for the pedestrian and for the home owner. The boulevard planted with deciduous trees creates a psychological barrier between the street and the pedestrian on the sidewalk.



The wide handicapped accessible sidewalks provide room for meeting on the walk and making the walk a place for social interaction. Note the wide street. With a slightly narrower street, the tree canopy would create a tunnel affect, adding to residential serenity. The overhead power lines detract from this residential character, and the driveway crossing interrupts the sidewalk, making it less inviting.



The pattern established by the planting area between the street pavement and the sidewalk creates the human scale on the street. Note the doubletree-planting row, adding shade and serenity in the neighborhood. It also reduces the scale between the sidewalk and the home, creating an intimate space and interaction point between the home and a neighbor on the sidewalk .



These building setbacks are 25 feet. This minimum front yard setback brings the home and its semi private front yard closer to the public space, increasing opportunity for social interaction and creating a greater sense of neighborhood. Many of the original front porches have been enclosed to add interior place. Enclosing porches reduces the interaction points between the home and the neighbor on the street, making the neighborhood less enjoyable.

Neighborhood Architecture

Homes in this more traditional neighborhood were built generally between 1900 and 1950. This long development period reflects a variety of housing styles in the same neighborhood**.** Most of the homes are wood clad. Some stucco homes are mixed in, while very few homes are brick. The following are examples of homes in this neighborhood:













There are a number of 1930 era bungalow homes in the existing neighborhood. This style home with is master bedroom and bath on the first floor offers an excellent opportunity for senior and “empty nester” housing.







Notice how the front porch on this neighborhood home has been left open, maintaining the character of the home and providing for a more friendly interaction point between the home and the sidewalk.



This older farm home style shows up in several locations in the neighborhood. The curb and sidewalk should be added to define the pedestrian space. The street is in disrepair. The City plans to make many street improvements in this neighborhood over the next 5 years.



This is the only brick street left in Mankato, and is in need of brickwork repair to maintain its quality. Notice the new home with the small front porch. Although built to fulfill a social need, the home does not blend well with the neighborhood. This homebuilder has done better work in other communities by blending their homes with the neighborhood. New construction and rehabilitation of existing homes should focus on creating seamless architectural designs between the character of the existing homes and the new or rehabilitated homes.

There is a mix of apartments, duplexes and senior housing in the neighborhood. Lutheran Homes has a large campus at the west end of the neighborhood. There is interest in expanding this facility. Except for several of the duplexes, the apartments and senior housing are non-descript. The following are examples of multi family housing found in the neighborhood:



These 1960's walk-up apartments appear to be in good shape and add a mix to the neighborhood. Mixed use development - when properly designed - can add character and inclusion to make this neighborhood a richer place to live.



The senior housing represents an asset to the neighborhood, adding an inter-generational dimension not found in many neighborhoods. Experience teaches us that inter-generational neighborhood are more vibrant than single generational neighborhoods. This opportunity should be extended by adding scattered site independent senior living units as a part of the neighborhood's housing mix.

The City yards at the far end of this picture should be redeveloped into a compatible use or buffer provided to screen the yards

Commercial Spaces and Architecture:





There are several small independent businesses west and south of TH 169. The Italian restaurant is a neighborhood asset that should be leveraged to make the neighborhood a more viable place to live. Cooperative programming between the restaurant and the senior housing and neighborhood activities (i.e. neighborhood specials night) can make this restaurant a more integral part of the neighborhood. Rehabilitation funds should be targeted to improve the façade, parking lot and approach to these businesses.



West of TH 169 a new shopping area has recently been developed. This opportunity should be expanded to include more community businesses. A traditional style business center should be developed with rental and condominium housing above the stores



Public type buildings on the edge of the neighborhood include the High School and the YMCA

Regional Trails:
Two regional trails intersect east of TH 169. This intersection provides an opportunity to use the trail system to enhance this neighborhood. The intersection should be a point of interest such as the Village Center. The trail's image should be enhanced by landscaping, lighting and resting/viewing areas along the river.

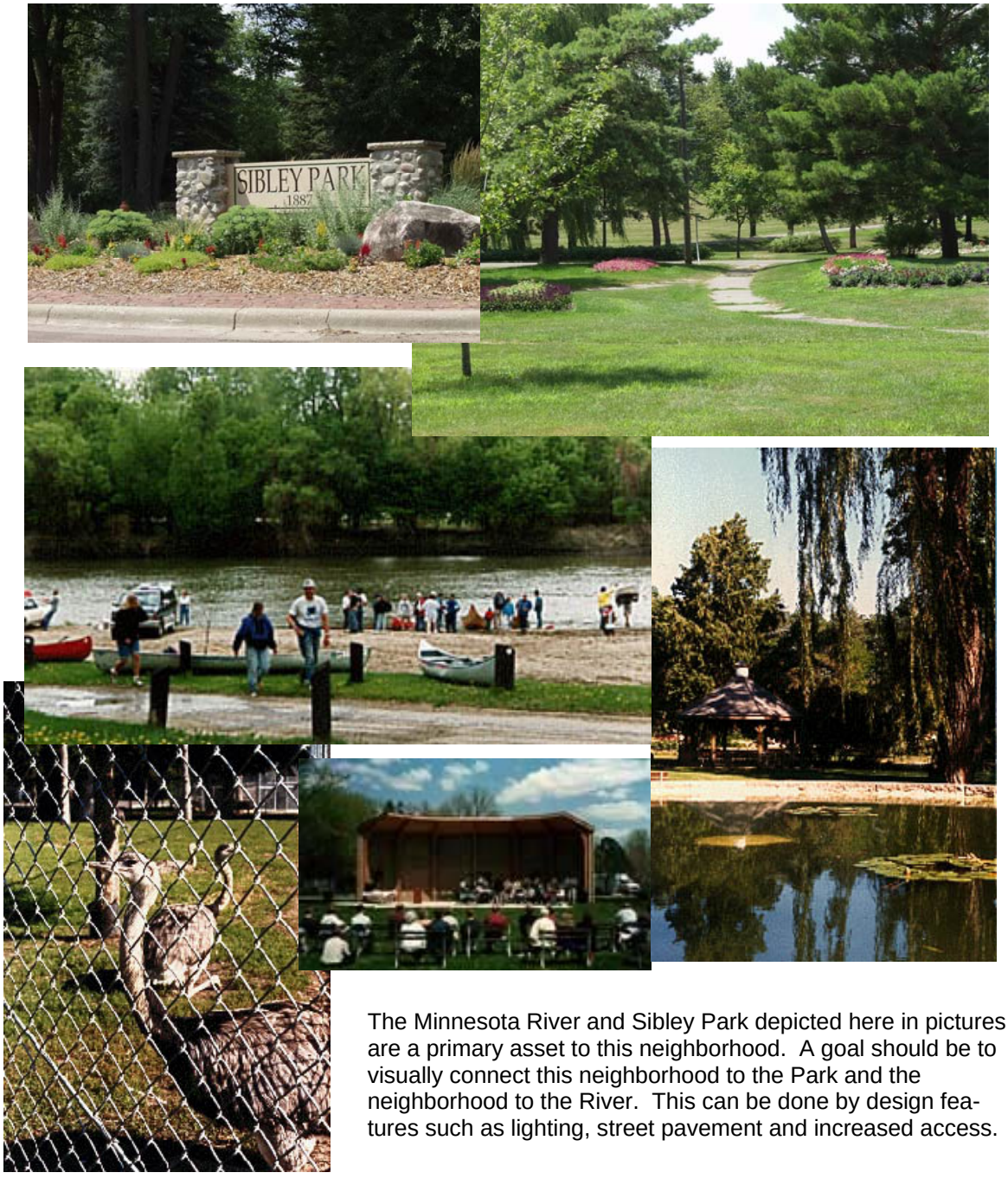


Sakatah Regional Trail looking west. The fence would be removed with redevelopment. Homes should be constructed to face this trail and the river. Landscaping (approved by the Corps of Engineers) seating and lighting should be used to enhance the quality of the trail.



Sakatah Regional Trail looking towards the TH 169 bridge and downtown Mankato. Direct access to the trail should be provided from the Apartments and Hotel/ Restaurant, as well as the housing along the trail. A deck adjacent to the restaurant should be provided to take advantage of the river views.

Sibley Park: One of the neighborhood strengths is this large Community Park. Care has been taken in planning improvements for the park and creating two distinct areas: a southern part as a passive area with flower gardens, walking paths, a small zoo and large green call, and a northern part with community play area and ball fields. The following Pictures of Sibley Park and examples of the park's uses and quality.



The Minnesota River and Sibley Park depicted here in pictures are a primary asset to this neighborhood. A goal should be to visually connect this neighborhood to the Park and the neighborhood to the River. This can be done by design features such as lighting, street pavement and increased access.

Water Community Destinations Attract People

The Minnesota River is the predominant natural feature adjacent to the neighborhood. To maximize its attractiveness, we wanted to observe what small water-oriented community characteristics could enhance the enjoyment of living adjacent to River. To do this we chose several Midwestern and Eastern communities to determine their physical determinants that enhance water-oriented community character.

We conducted our research in such places as Bayfield, Wisconsin - the town the "Chicago Tribune" called "the best little town in the Midwest " - Minnesota towns including Red Wing, Grand Maries, White Bear Lake, Marine on the St. Croix, Stillwater, Minnetonka Beach, and Excelsior; Mariemont, Ohio, Bar Harbor, Maine, Friday Harbor, East Sound and North West Landing in Washington, Hannibal and St. Charles MO, and Galena Illinois all on the Mississippi or Missouri Rivers.

Development Patterns:

Many of these communities originated as fishing villages or ports or as summer resort communities. North West Landing is a new community. All of them, like Sibley Parkway, are dominated by a large body of water.

Generally the street pattern in all of these communities is a grid system with various outlets to the lake, river or sea. The streets are narrow 22 feet to 28 feet wide, the blocks are generally smaller and the lots are rather small as well. The community is usually bisected by few collector streets or a state highway. In a few cases, radial streets moving away form the water body set the development pattern.

With some exceptions, the town center is near the water, a reflection of the past fishing or port economy or deliberate design. Residential lots surround the town center.

The Architecture:

Various styles of architecture exist in these communities, yet there's a common theme in many buildings. White or light colored wood frame buildings with either green of red roofs can be found in most of the communities. This architecture style is in many residential buildings as well as in commercial and public buildings.

Of course, the other theme that is predominant is the waterfront light houses, "boardwalks," docks and boats. In some cases, lighting and street furniture is used to capture and extend the waterfront theme.

The following pages contain the common waterfront themes found in these communities:

Detail and simplicity add to a relaxed style.









Common architectural styles found in many waterfront communities are light colored wood frame buildings with overlapping wood siding. There is a predominance of red, green or black roofs. Shake siding is also present. There usually a central feature and more recent redevelopments have created promenades along the water.







Rather than housing having the typical postal pedestals in front of each house, the small town post office simulated here is used to as a mail room and to create character.



Use of stone to simulate age and stability



Although restricted by the type of landscaping on a levy, this levy trail has places to set housing with direct access to the trail and an interesting pavement pattern.

Notice the abundant setting areas and landscaping along the trails in this and the following picture.



Housing faces the water body and has direct access to the trail along this levy. This not only improves the value of the homes, it adds to the trails vibrancy and safety. The trail is no longer an isolated activity, it is integrated into the neighborhood and becomes a central focus of the neighborhood.



Docks and Wharfs for enjoyment



Design elements extend the waterfront into the community, make the waterfront more enjoyable and more usable.



Paths with interesting stops that lead to the water. A sense of intimacy is created by the irregular design



Entrance Features with a terminus (the clock tower)



More formal Active Wharfs and Boardwalks

Part Two:

The Public Realm - Buildings, Streets, Sidewalk, Trails, Alleys, Parks, and Plazas

Design Principles

Growing consumer demand exists to live in traditional neighborhoods where:

- Community design fosters a sense of community and an opportunity for civic engagement.
- Community design is environmentally sensitive preserving green space and decreasing reliance on the automobile by creating walkable neighborhoods.
- Major community focus points such as the Village Center, Sibley Park and major places of interest are a walkable distance of 5 to 10 minutes**.**
- Density and mixed housing adds to the sense of community. Achieving 5 to 6 dwelling units per acre in a mixed housing environment including single family homes, duplexes, triplexes , town homes, live work units and apartments. This mix adds to the community's inclusiveness.
- The focus is on public space to create community identity. Public spaces, including streets relating to people, designed to a human scale that encourage people to gather and socialize. There needs to be a gathering place hierarchy including Sibley Park, neighborhood parks and neighborhood play and social areas within the neighborhood.
- Community design strives to create harmonious streetscapes leading to a sense of community.
- Regeneration and expansion of existing homes is a primary goal.

These principles along with the following are the primary design strategy :

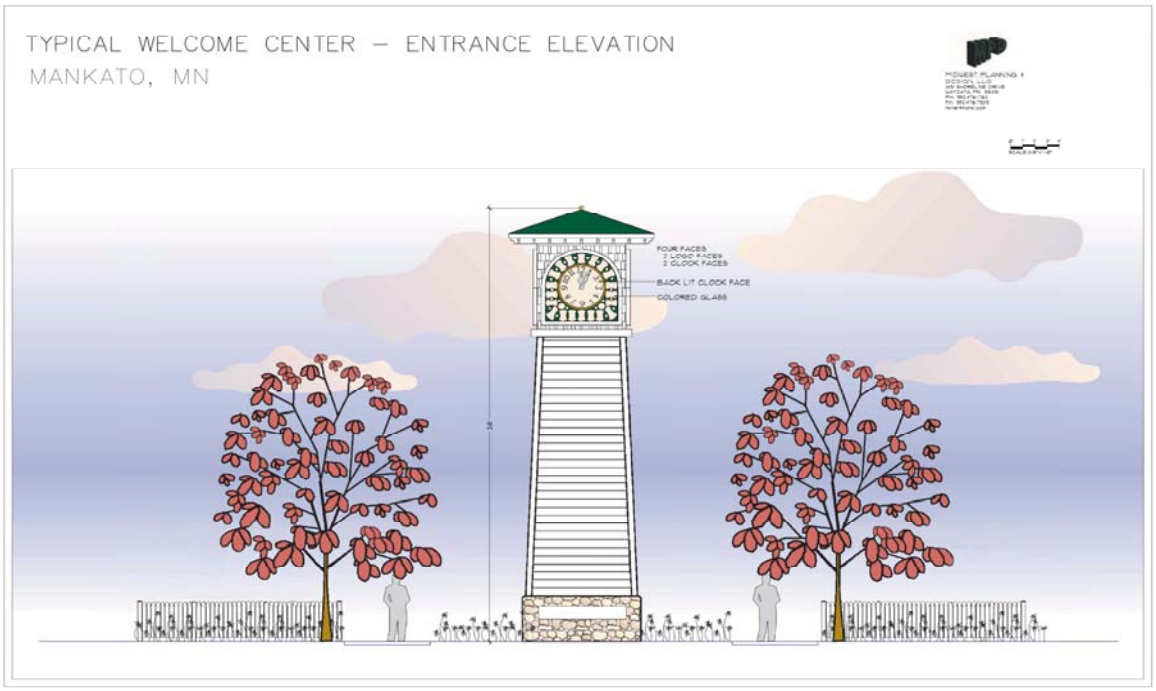
- The primary natural element that distinguishes this development from other areas in the Mankato areas is the Minnesota River. We accomplish this by:
    - respecting the river and enhancing its visual characteristics,
    - drawing the river's amenities visually into the neighborhood,
    - making the river a focus of the entire neighborhood,
    - capturing the "river community" essence using such elements as:
        - a circulation system that extends to the river;
        - improving recreational access to all residents, and
        - Using "water oriented community" design elements in the public spaces and the Village Center architecture.
- There is a growing desire to live in a community that fosters a small town atmosphere created by Traditional Neighborhood Design (TND). Using TND design principles creates identity and sets this development apart from developments in the Mankato area. To accomplish this design strategy, the small town character fostered in the existing Lower Westside neighborhood and the older parts of Mankato and other similar communities was studied and emulated in this neighborhood.

Circulation System:

The circulation system includes the roads, alleys, trails and sidewalks. Along with the architecture and parks, the neighborhood's character results, in part, from the circulation system design. Sibley Parkway 's circulation system responds to rather flat topography and natural features with local streets extending to the River and Sibley Park.

Streets: A street hierarchy forms the basis for the design. This hierarchy includes: 1) Riverfront Drive, an arterial, establishing the neighborhoods southern edge, 2) Sibley Parkway, a collector street, becomes the primary entrance to the neighborhood acting as the Village Center's "main street", 3) the remaining local streets are neighborhood streets and 4)alleys or ways providing access to the homes.

The clock tower is located at the entrance to Sibley Parkway at River Front Drive. This entrance feature creates the primary entrance to the neighborhood. This tower located in the entry portal, a semicircular one-way road with a public plaza in the middle creates identity for Sibley Parkway and sets the tone for the neighborhood as a interesting and inviting place to live and shop.

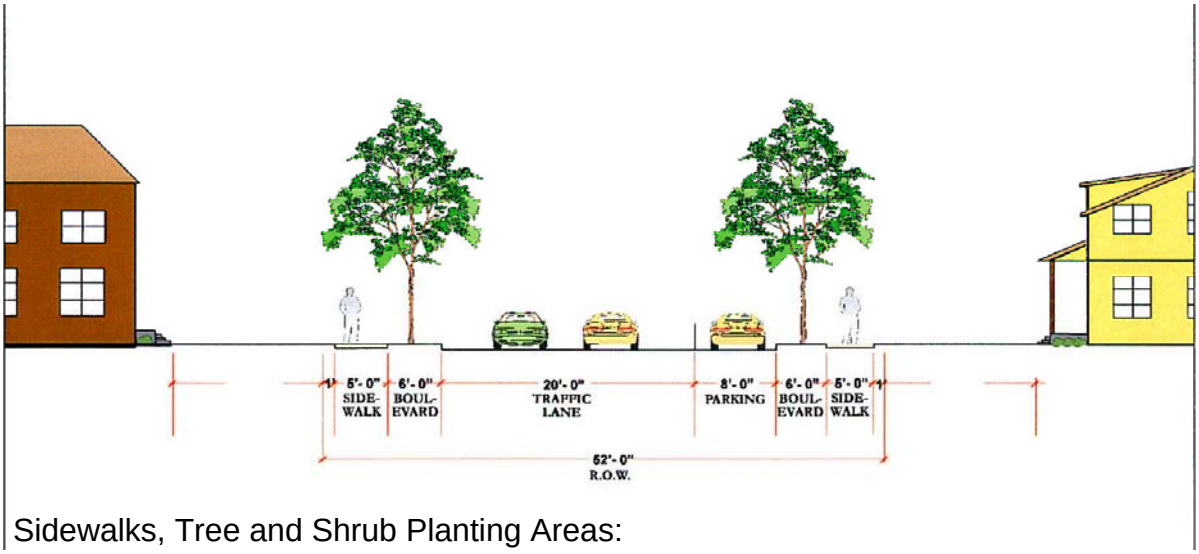


The clock tower is designed in a river style. Its location in the "portal semicircle plaza at Sibley Parkway's intersection with Riverfront Drive announces the areas urban design theme.

The neighborhood street pattern design objectives are:

- To foster interaction between neighbors,
- To carry small volumes of traffic and calm traffic movements by using, narrow streets, and limiting through traffic in the existing neighborhood,
- To reinforce links between housing, and neighborhood amenities,
- To instill unity between neighborhoods, and to create a sense of interest.

The following diagram illustrates these objectives:
Local neighborhood streets have a 52-foot right-of-way, 5-foot sidewalks on both sides of the street, a tree-planting boulevard and a 28-foot roadway back of curb to back of curb. Street lights are at the corners promoting the dark sky concept but adding light for safety. Parking is on one side and the homes are no more than 15 to 18 feet from the street. The distance the homes are located from the street is known as the “build to line”.



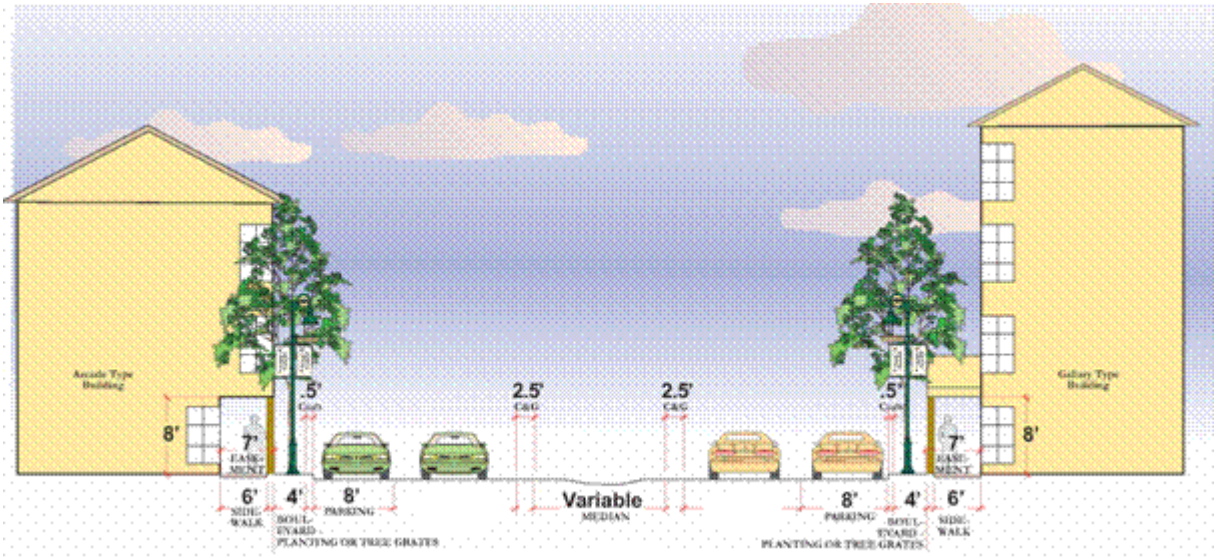
Sidewalks, Tree and Shrub Planting Areas:
One key to TND is the pedestrian system anchored by the sidewalk. These walks are all on public streets. The walks are located 6 feet behind the curb and are 5 feet wide with a 1-foot maintenance area at the outside edge.

A six-foot tree planting area, illustrated below, is provided between the back of the curb and the sidewalk. City approved street tree varieties are used to separate the pedestrian from traffic, to create a canopy over the street as well as to provide shade to the home’s front yard.

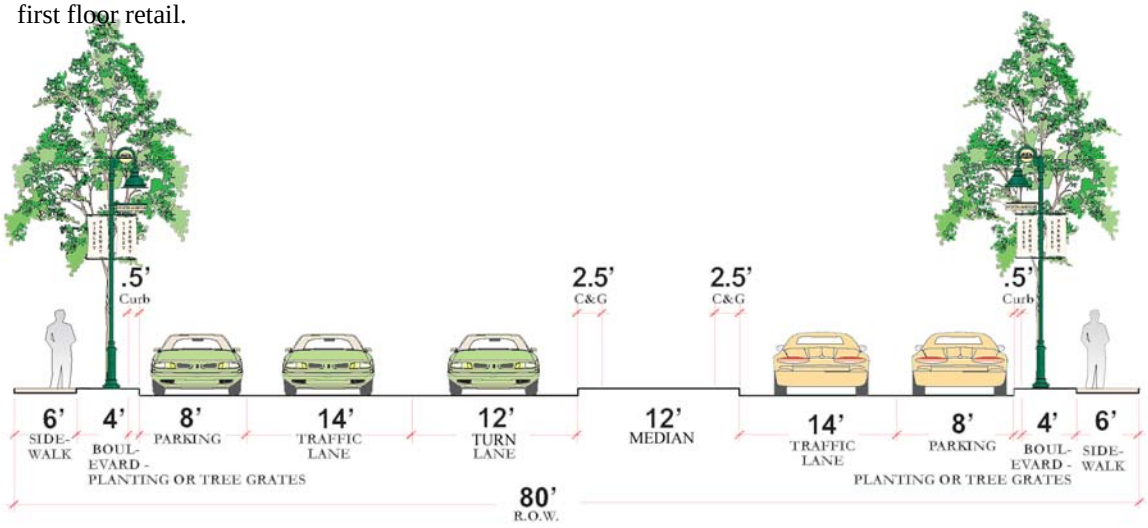
In addition to the boulevard trees, the builder will supply at least two trees for each lot or in the case of multi-family units one tree for each dwelling unit to be included in the front yard, 5 feet behind the sidewalk and centered in the alley yard. The builder will also be responsible for planting shrubs to screen the electrical devices in the front yard and alley yard.

Sibley Parkway, a collector street, illustrated below, has an 80-foot right-of-way, 6-foot sidewalks on both sides, a tree-planting boulevard on each side and trees in the median. The roadway has on-street parking and turning lanes. Double fixture street lights are interspaced at about 50 feet between the boulevard trees. In the Village Center, the buildings are encouraged ("hang over") the sidewalks using galleries illustrated on the left building and arcades illustrated on the right.

In the residential area, Sibley Parkway is designed with 5-foot side walks rather than 6-foot sidewalks, increasing the planting boulevard width. Street light spacing is at 100-foot intervals rather than 50-foot intervals as illustrated in the commercial area.



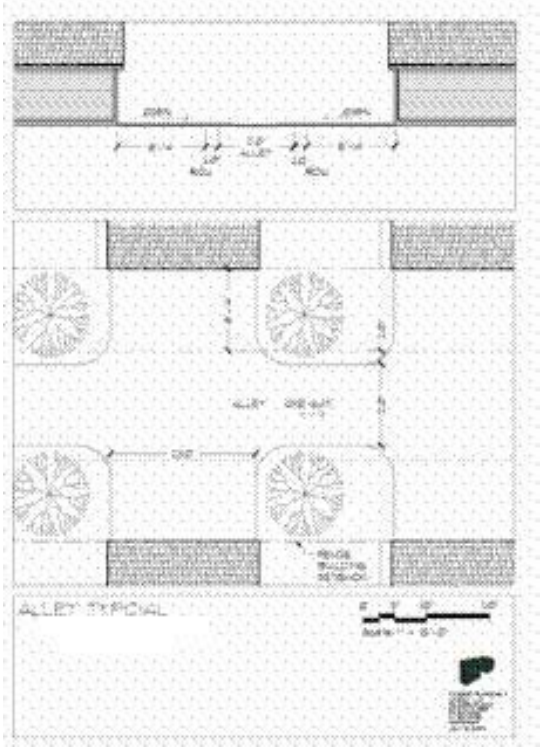
In the Village Center both galleries and arcades extend over the sidewalk. Residential housing is above the first floor retail.



- One-way alleys, illustrated to the right, are 12-foot inverted pavement with 15-foot right-of-ways. The minimum pitch on the alleys is .035% allowing storm water to flow in the alley before entering the storm water system.

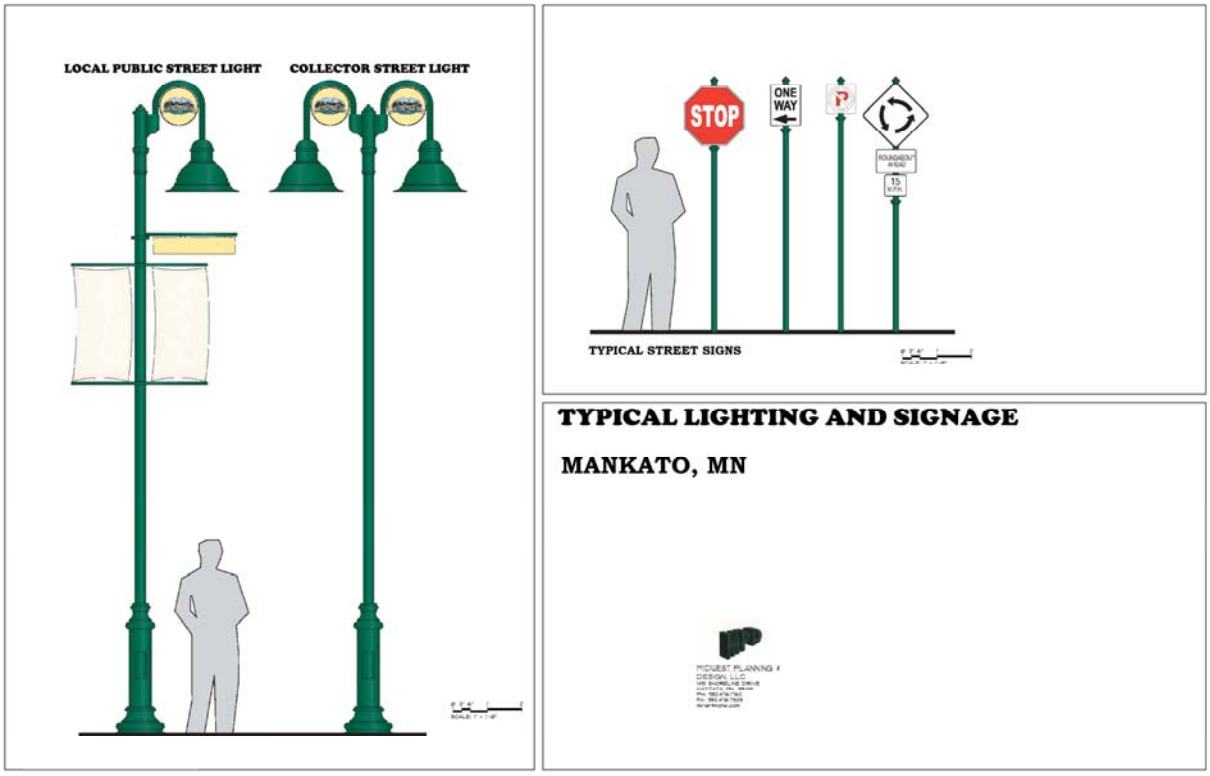
There is an 8-foot to 10-foot tree planting and utility easement along both sides of the alley. Underground electric telephone and cable are provided in each alley.

The homes adjacent to the river face the river and are provided access of a “way”. A way is a 28 foot private street.



Street lighting and street signs:
Street lights and street signs function to extend the “river community” feeling as and also act as safety devices and as way finders, helping people find where they are going. As safety devices, they clearly label the public realm so that emergency personnel can easily find a specific place. The street light design adds to the sense of a tranquil neighborhood and promotes the “dark sky” goal by limiting glare while washing the intersection in soft light .

Emergency and passive way finding will be further enhanced by the street sign identifying the nature of the street .



Street lights were designed to be used on all streets including the existing streets. The double fixture light is located in the median along Sibley Parkway and Park Boulevard. The single fixture is located on residential street corners and at the entrance to the neighborhood parks. Shorter versions of the same lights (12 feet tall) are located along the Sakatah Regional Trail and in the Mall that is part of the Village Center. The same lighting should be used in private development parking lots and on private drives in commercial areas as will as along Riverfront Drive commercial area.

Sidewalks and Trails:
Sidewalks and trails have “network activities” along their paths providing a diversity of interest to users. This intricate mutual support of functional mixture provides an incentive for pedestrians to use the sidewalks and trails as destinations.

These activities may be a passive area for sitting, a community garden, a tot lot or the other recreation areas. The network activities include the Village Center, Sibley Park with access to the river and neighborhood parks accessible by trails or sidewalks. The internal pedestrian system also ties to the regional trails with destination to nearby restaurants, downtown as well as other area destinations.

The trail and sidewalk system design goals are:

- To create human scale design,
- To lead to specific destinations so that walking has a functional as well as enjoyable and recreational goal,
- To create a balance of function and amenity along the way created by a hierarchy of networked activities such as social gathering places, convenient shopping places (Village Center), active and passive recreation places.
- To lead to a network of activities that are unique, convenient, and worthwhile so that “walking is perceived as a gain rather than a sacrifice”.

The rather bleak existing trail along the river is made useable by:

- Connecting it to the neighborhood and regional trails,
- Street lighting and landscaping,
- Removal of the fence,
- Creating access points to the River,
- Providing a pedestrian Bridge over the Blue Earth River connecting it to Land of Memories Camp Ground.





Storm Water Management (Bio Retention and Movement to the River):

The need to protect river from pollutants and sediments carried by storm water run-offs prove ideal for a storm water system that enhances the ecology of the area by introducing a natural system of storm water management.

Storm water flows across yards and alleys to a series of rain garden and infiltration basin treatment areas. These connected rain gardens include both native and European plants to create colorful low maintenance gardens that clean and retain storm water.

From these bio retention areas the cleaner storm water is routed to the City's storm water system and is pumped into the river.



The bio retention system illustrated above:

- Filters surface water before it reaches the river; chemicals, fertilizers, and salts carried in storm water run off from lawns and streets flow into rain gardens that act as filters and sedimentation areas for chemicals and sediments.
- Provides holding capacity for surface water runoff so that the rate of run off does not exceed the predevelopment rate of surface water run off.

Parks and Open Space:
Sibley Park:
The jewel of the park system is Sibley Park. Its functions are both passive and active with the type uses separated by a large hill. It is also the primary community gathering area for a variety of possible neighborhood social functions such as summer community picnics, an ice cream festival, Fourth of July Kid's Parade, Winter snow daze, concerts, a hardinger festival, Octoberfest, Easter egg roll, haunted forest festival, monthly potlucks in the summer and ice skating festivals and bondfires in the winter.

A new entrance to the Park is created at Riverfront Drive. This impressive stone entrance extends the park's identity. A new boulevard is created from the rail road underpass to the senior facility with access points to the neighborhood. There is a second entrance with a stone entrance monument created at the west end of Sibley Parkway.



Access from Riverfront Drive to Sibley Park is enhanced by monuments signing and decorative street lights.



Sibley Park Boulevard, with access points to the neighborhood, extends the park to the neighborhood and improves the access to the neighborhood.

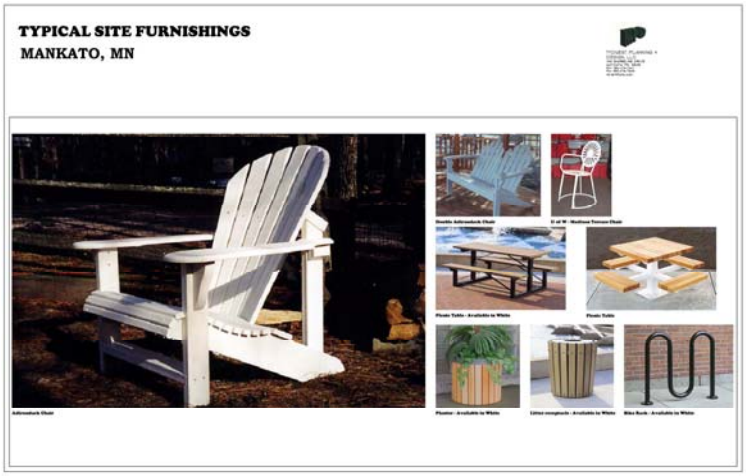
Neighborhood Parks and Tot Lots:
A large neighborhood park is provided in the middle neighborhood with a connection to a smaller park in the south neighborhood. These parks provide places for children to play as well as a limited sports area.



At the end of each street leading to the river is a small park area big enough for limited play ground equipment as well as sitting areas. Beyond these tot lots is the regional trail system and the River.

Other Public Realm Design Elements:
As discussed earlier, one of the primary design objectives is to make the neighborhood into a "river community." Sibley Park and River Green Recreation Area, both with access to the river, are key design elements to accomplish this design objective. The River Green Recreation Area is a new area adjacent to the Minnesota River. The area is dedicated to river type recreational uses and features a new lake to replace the historic lake lost many years ago.

The "river community" essence is further enhanced by several features. Neighborhood river community design elements are illustrated below and on the next few pages.



At least one gazebo will be located in the River Green Recreation Area. Gazebos will be located in the smaller parks. In addition, play equipment and community gardens will be located in the central neighborhood parks and the parks adjacent to the Minnesota River.



Typical Gazebo

Part Three: The Private Realm - Residential Home Patterns

Introduction

The previous section discussed the public realm patterns for lighting, trees and public spaces. This section provides a design guide for the private realm patterns consisting of buildings and their lots. The most memorable towns and neighborhoods are composed of recognizable buildings. This section sets the patterns to create a memorable neighborhood.

The Sibley Park neighborhood takes its inspiration from the styles of homes prevalent in the neighborhood and Mankato. These styles are actually a mix of Craftsman and Victorian type homes, and buildings carefully composed to create attractive neighborhoods, and focus points.

The homes and town homes are categorized by “Cottage Style “. The style developed “naturally” in this area in response to climate, social, and economic factors over time. This architecture is typically less formal and found in numerous Mankato homes. The cottage style creates an asymmetrical composition, but exhibits less refined details. Cottage lots are specifically designed for this style home. These lots are designed for homes with two car garages.

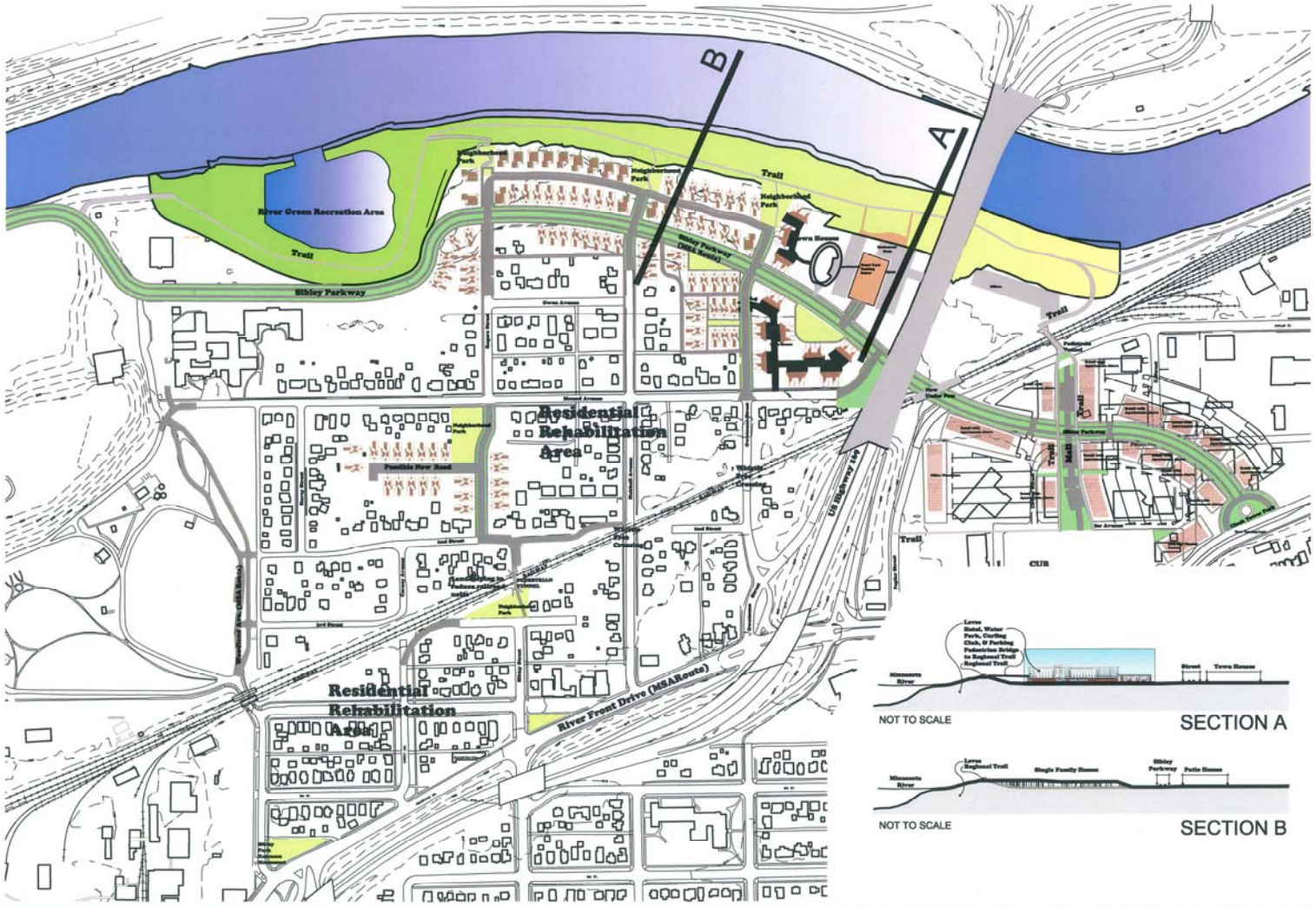
The neighborhood Center “river style” ties the neighborhood to the river by pulling the river’s essence into the neighborhood. The river style also distinguishes the neighborhood center highlighting it as a destination point.

The use of these styles will ensure that there is a consistent architectural content while still allowing for variety based upon an overarching traditional and “river community” design strategy. The various styles are located to create an overall neighborhood character and unique places.

Style Patterns

Style and Locations

In general, buildings along the river are a variety of larger more expensive Cottage Style homes. Three types of town homes, twin homes, triplexes and green let homes as well accessory homes will provide traditional styles, sizes, and prices to create a more inclusive community. The illustrative development plan on the next page shows the possible location of the various style homes.



SIBLEY PARKWAY REDEVELOPMENT PROJECT

Mankato EDA Mankato, Minnesota 12.06.05

TYPICAL DEVELOPMENT

Cottage Style Single family Home Patterns

Cottage style homes characterize elements in each of the neighborhoods.
One style of cottage home characterizes the neighborhood clustered around a "green let" or an open court yard. Service to these homes is from an alley.

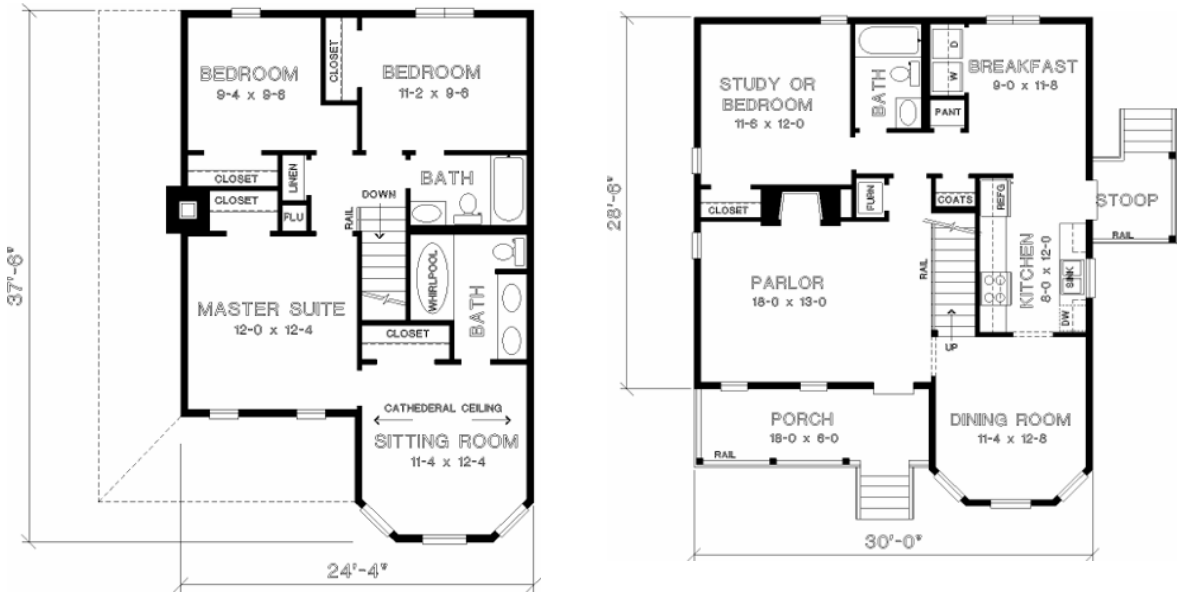
Another style home is designed for the larger cottage lot. This home has service from the public street or alley. The accessory studio and one bedroom apartments and live to work offices are above the garages with separate access to the structure and additional parking provided. These cottage areas also allow twin homes and triplexes on designated corner lots.

The following pages provide typical patterns for cottage home styles. Each plan was obtained from an independent source. Builders need to contact the source that prepared the plan to obtain construction plans and to obtain permission to use the plan.



1. Cottage Queen Anne

- 1737 SF
- Attached or Detached Two Car Garage
- Optional, Attached Garage, Accessory Unit Above the Detached Garage
- Alley or Street Access



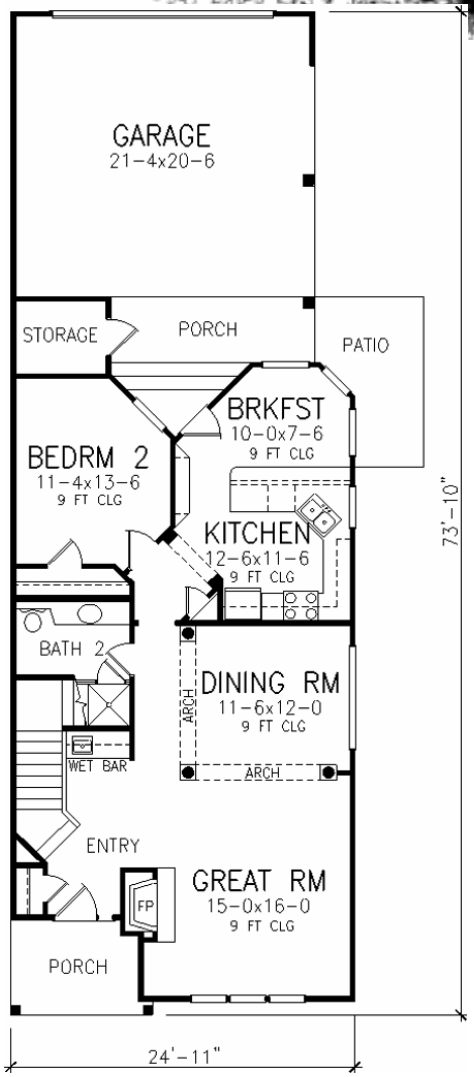
Source: TND Homes .Com

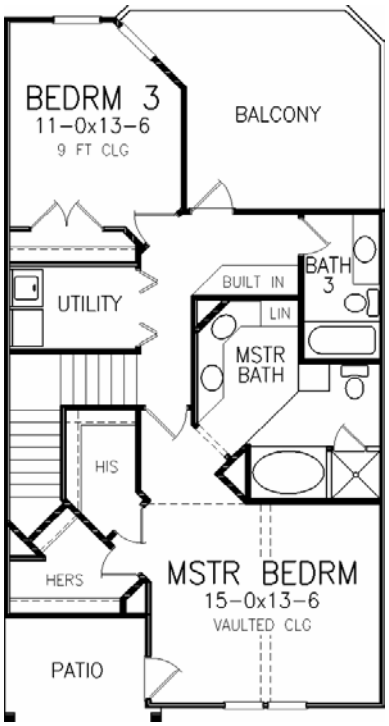


2. Cottage Queen Anne

- 1999 SF
- Attached rear or side loaded two car garage
- Bay Window and Trellis Entrance Option
- Alley or Street Access

Source: TND Homes. COM

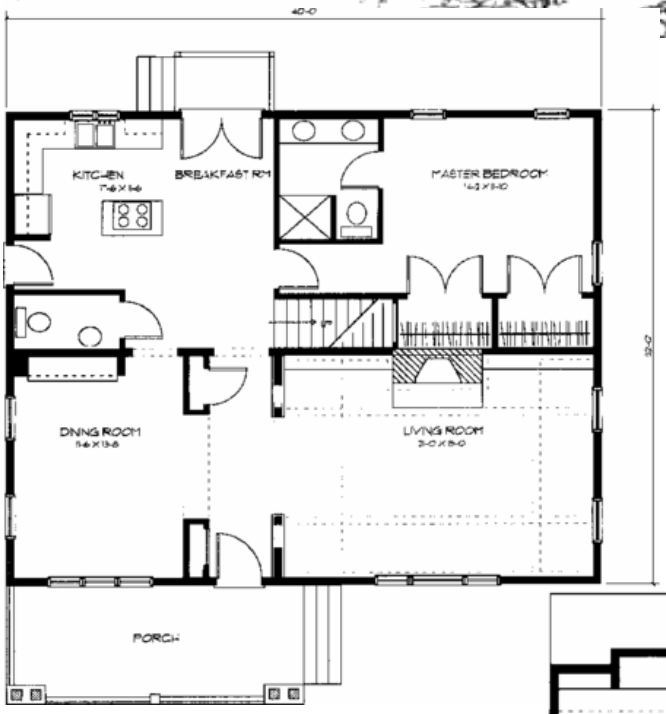


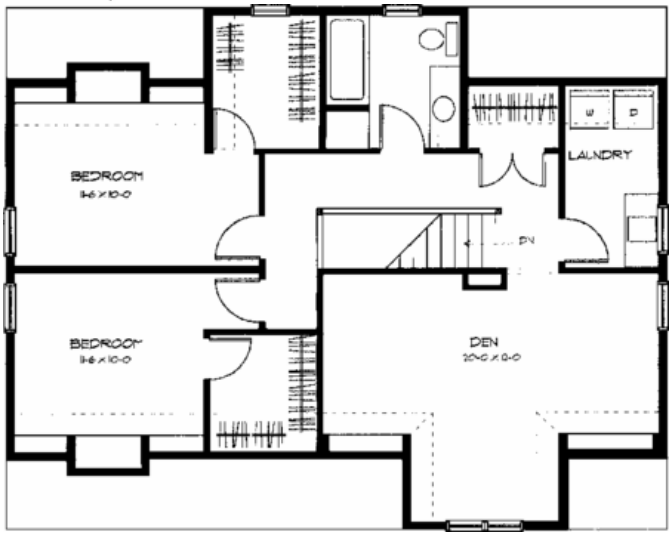


3. Cottage Bungalow

- 2240 SF
- Detached Garage







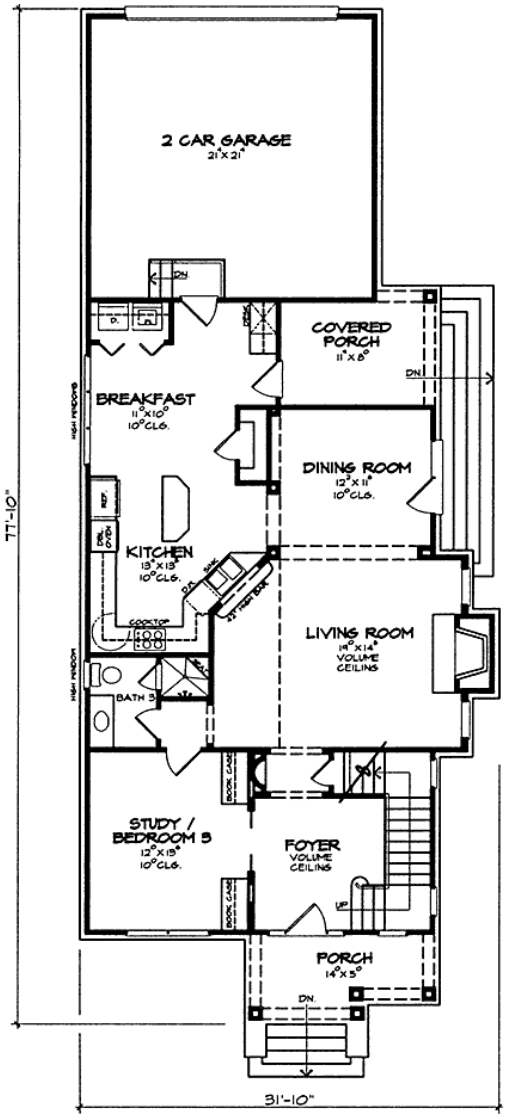
Source: TND Homes .Com

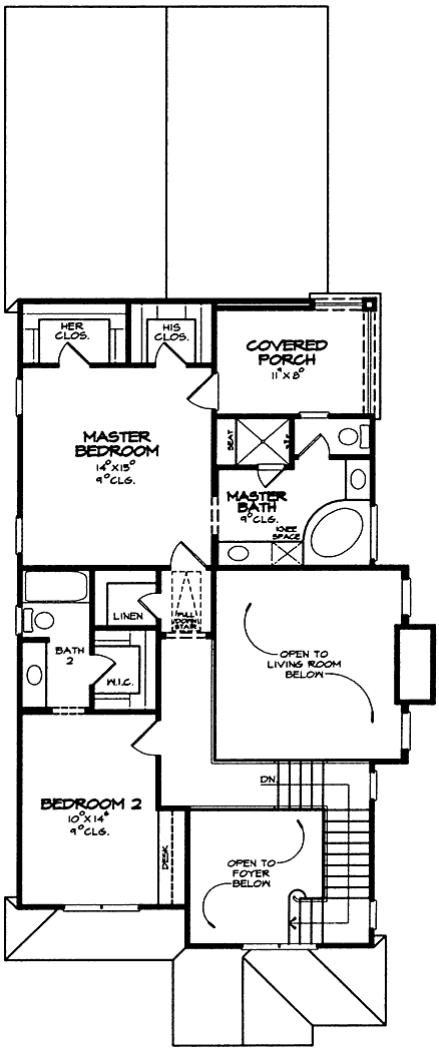


4. Cottage Colonial

- **2057 Square Feet**
- **Attached Garage**
- **Alley Access**

Source: TND Homes .Com

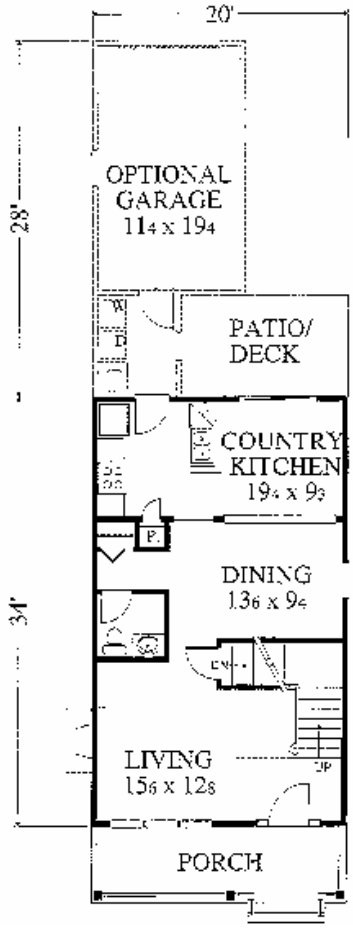


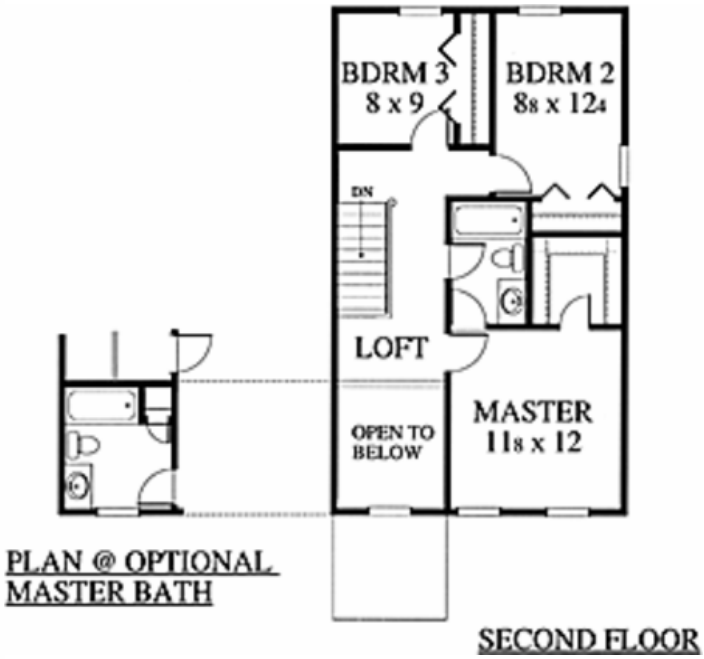




5. Cottage Queen Anne

- 1219 SF
- Two Car Garage
- For narrow lot
- Street or Alley Access



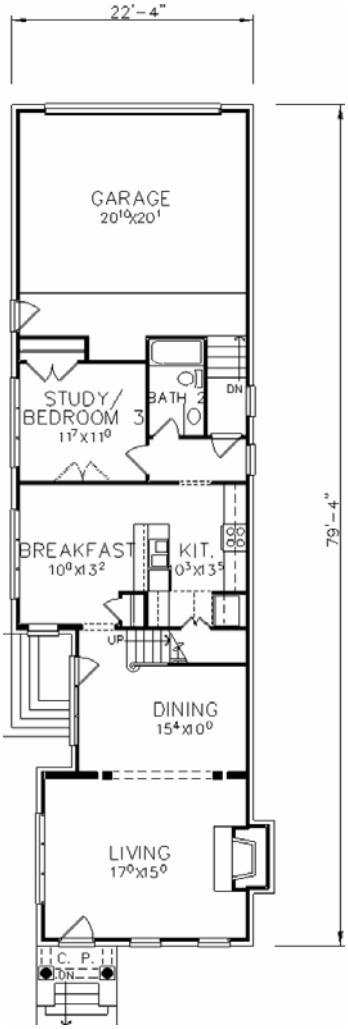


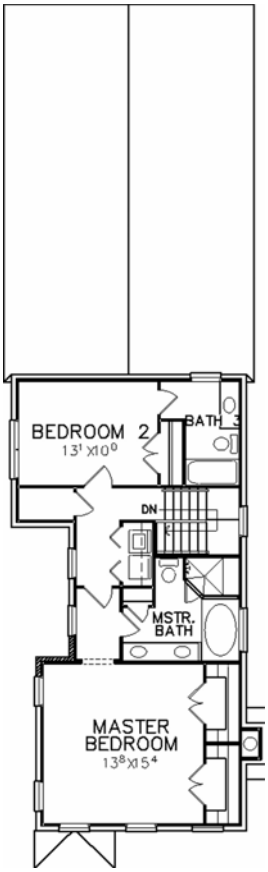
Source: TND Homes .Com



6. Cottage Georgian

- 1959 SF
- Attached Garage





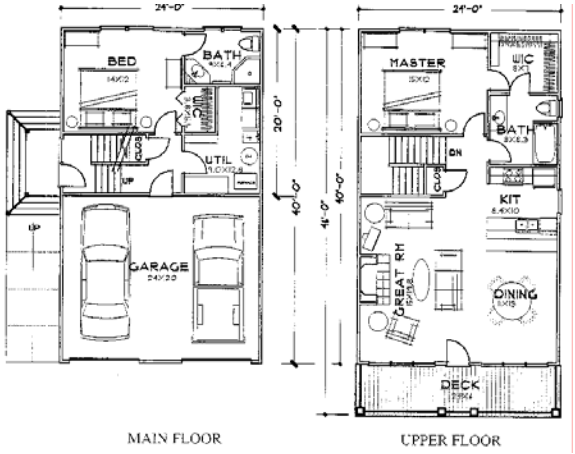
Source: TND Homes .Com

Accessory Living or Working Units

The neighborhoods allow mixed residential uses in that accessory apartments and work places can be provided on the same lot as the home. This is a consumer option that increases affordability for many consumers because the income from the accessory housing can be used as part of the mortgage payment. The Accessory unit can also be an office with a limited number of employees.

The accessory studio, one or two bedroom apartments and live to work offices are above the garages with separate access to the structure and additional parking provided. The following are examples of two types of accessory units with detached garages:

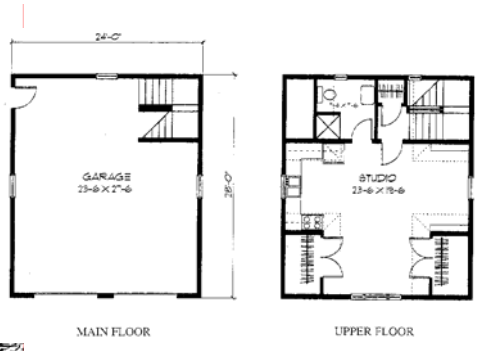




Two bed room accessory unit can also be made into a work

Source: TND





672 SF Accessory Unit with Studio Apartment above a two car garage

Green Let Lot Single Family Cottage Home Patterns

Although there are several homes that will fit on the smaller 40 foot “green let” lots many of them are too deep. For this reason a number of homes have been chosen that will fit on these lots. These homes are, of course, smaller and they have both detached and attached garages.



Example of a green let pattern adjacent to the public street. Automobile access is gained from the alley. The open space in front of the dense single family homes acts a common space and also creates a open area between the home and the street.

Green let lots: These 30 foot to 40 foot wide lots are 100 feet deep. The homes on these lots may have attached or detached garages all serviced from a 15 foot wide alley (12 foot pavement width). The homes front is on a pedestrian green space called a green let that is about 30 feet wide. The green let has sidewalks on both sides adjacent to the home. Besides common green space the green let serves as a rain retention basin.

The side yards are 5 feet and 8 feet for a total building separation of 13 feet. The alley Build to Line is 8 feet and the front Build to Line fronting on the “green let” is 8 feet. The green let has a front utility easement and a 8-foot rear utility easement. An 8-foot utility easement is adjacent to the public street.

Additional landscaping is required for these lots.

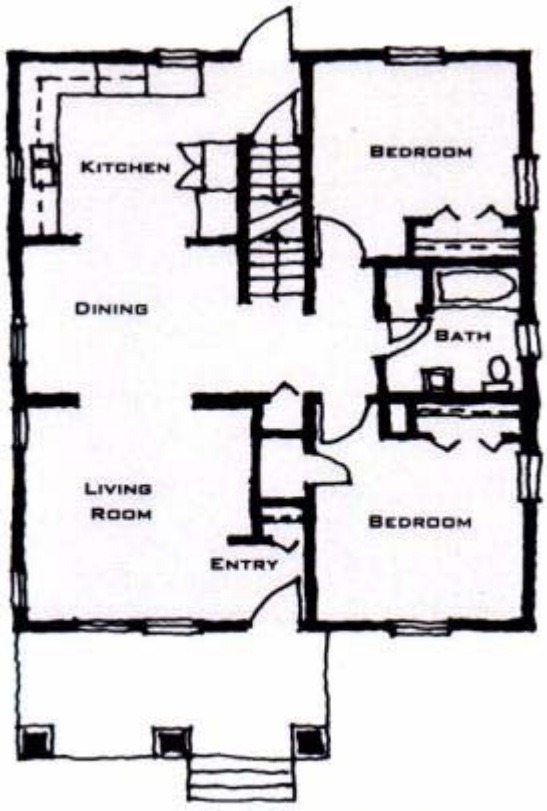


“Green let” example with 30 foot wide “green let” and side walks on both sides.
Encroachments: Stairs, stoops, bay windows, roof eves, fireplace chimneys are an allowed extension in front of the Build to Line.

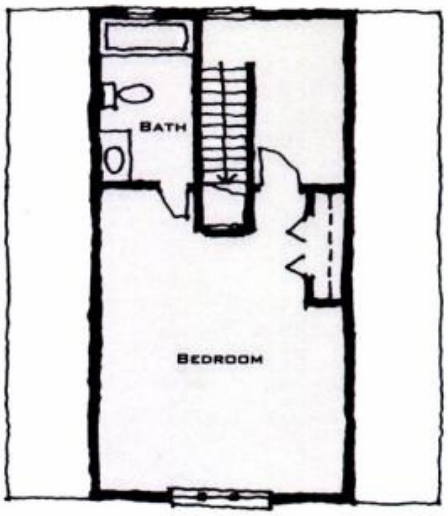


1. Small Cottage Bungalow

- 1300 SF
- Detached Garage
- Size = 24 ft by 50 ft



1ST FLOOR

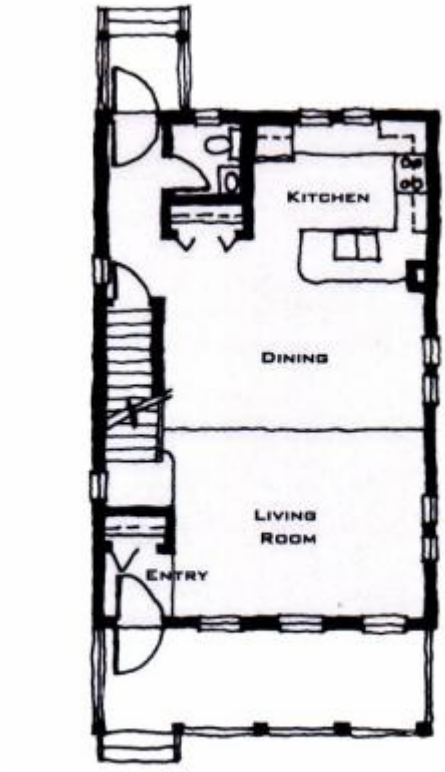


2ND FLOOR

2. Small Cottage American Four Square

- 1500 SF
- Detached Garage
- Size = 18 ft by 42 ft





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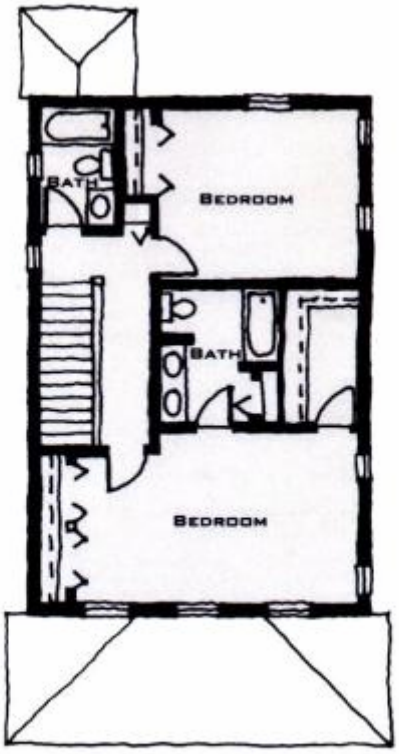
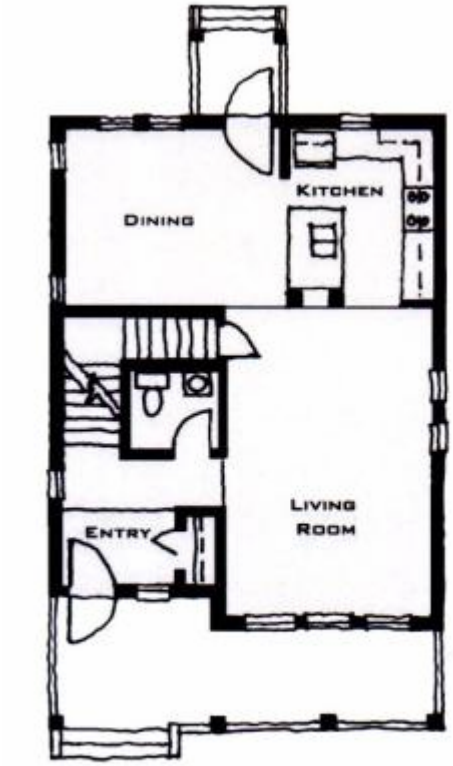


2ND FLOOR



3. **Small Cottage Queen Anne**

- 1400 SF
- Detached garage
- Size = 26 ft by 32 ft



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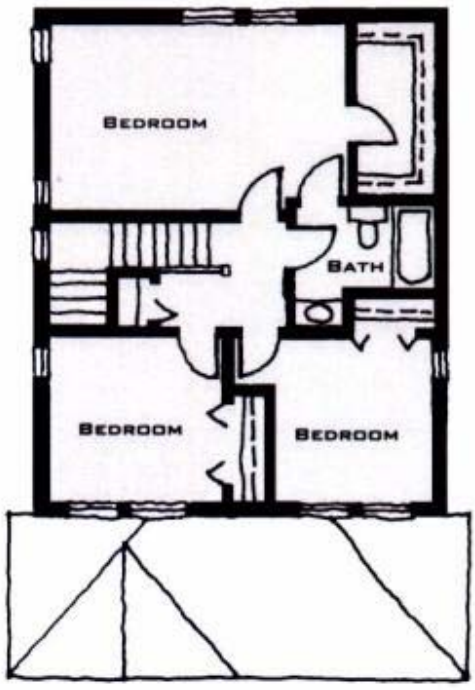
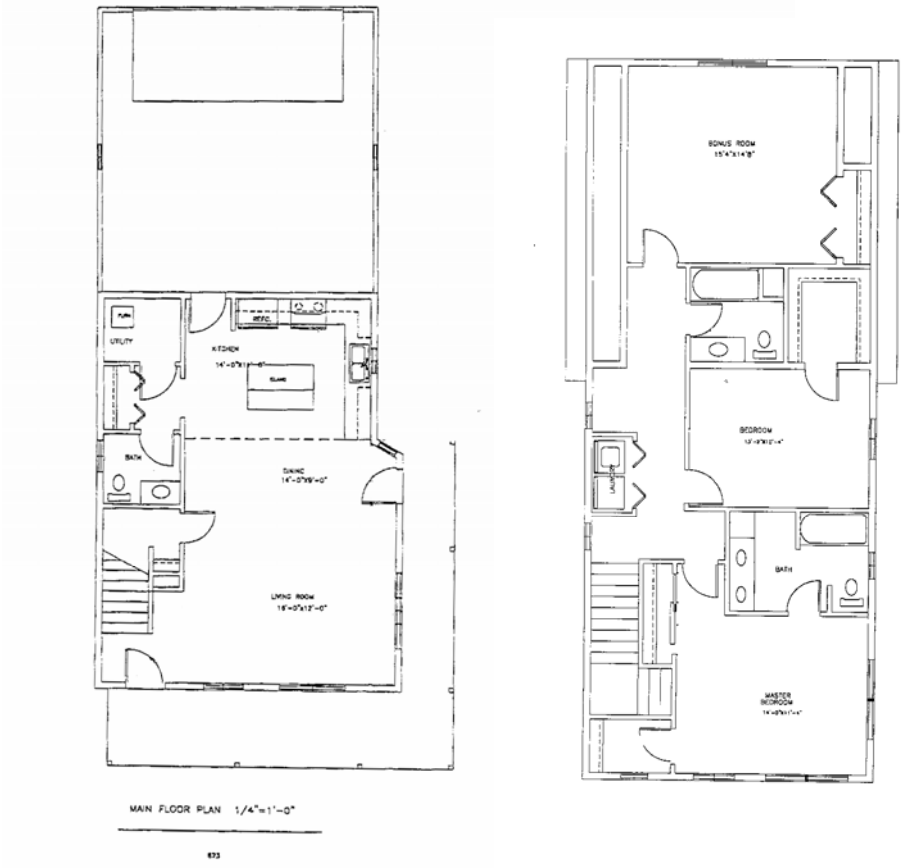


2ND FLOOR

4. Small Cottage Victorian

- 1365 SF
- Attached Garage





MAIN FLOOR PLAN 1/4"=1'-0"

873

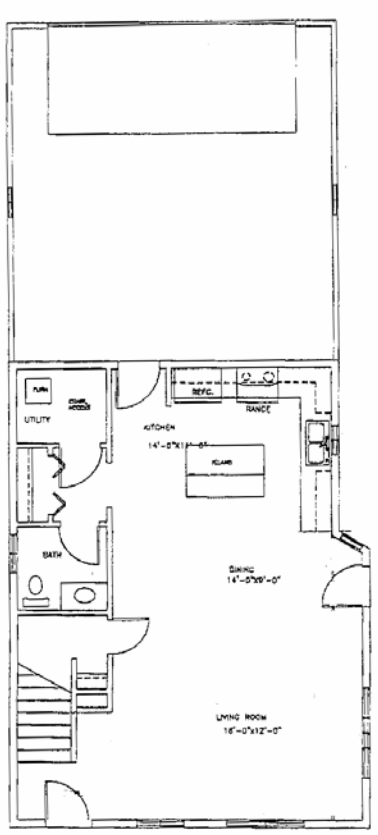
SECOND FLOOR PLAN 1/4"=1'-0"

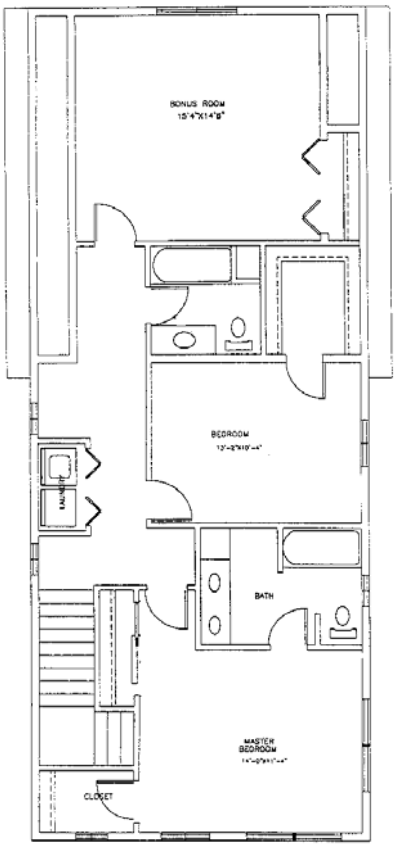
1050 SQUARE FEET



5. Small Cottage Queen Anne

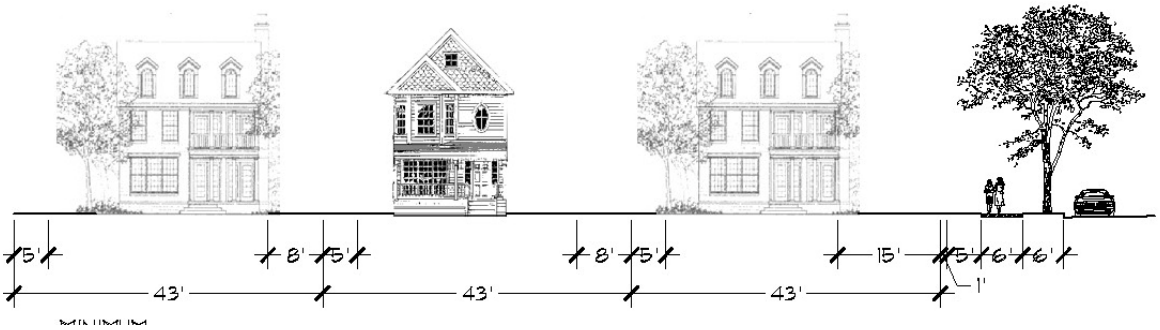
- 1365 SF
- Attached Garage





Lots with Garage Access from the Alley
These lots are 40 feet to 45 feet wide. The Build to Line is 15 feet from the public right-of-way and 10 feet from the alley. The side yards are 15 feet on corner lots and 8 feet on one side and 5 feet on the opposite side. The total side separation between homes is 13 feet or about 80% the structures vertical height. Lot choices depend on the home style chosen by the consumer with a variety of homes suitable for each lot width. Side yard privacy is maintained where necessary depending on the house choice. The home wall facing a side veranda is designed with minimal windows to increase privacy . The garage location also increases privacy with this style home.

The Build to Line is both a minimum and maximum set back line. Buildings need to be set back at least to the Build to Line and should not be any further back from the property line then 3 feet behind the Build to Line.
Except for bungalows on corner lots, the build up line requires one third of the building height above the two story height. This means that the Cottage homes should be 2 1/2 stories with the 1/2 story being within the roof system. As illustrated below, dormers and gables are encouraged as part of this pattern .



Encroachments: Porches, stairs, stoops, bay windows, roof eves, fire place chimneys are an allowed extension in front of the Build to Line.

Lots with alleys have a 10-foot utility easement on both sides of the alley. Occasionally a larger side lot line utility easement is necessary to accommodate storm water drainage or other utilities.

Street and Alley trees are located at the side lot line or about 40 feet off center.

Cottage Twin and Triplex Home Styles
These traditional multifamily homes are located on corner lots

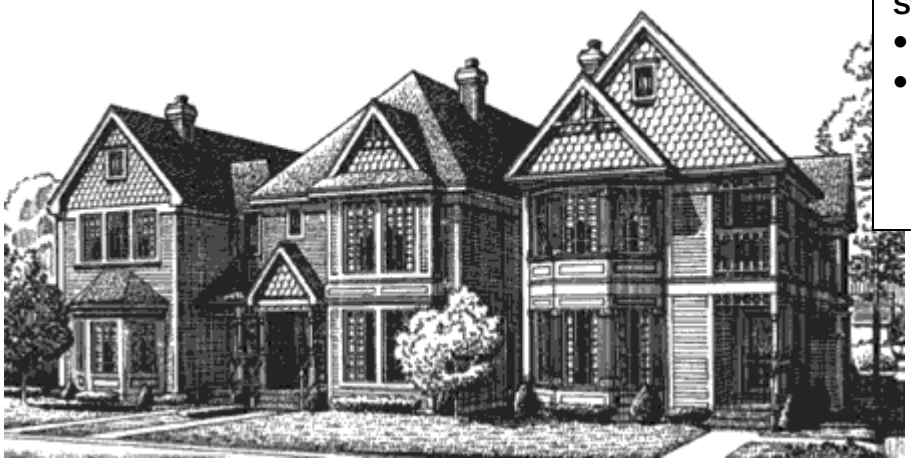
Triplexes:
Style 1: a 1641 square foot row house triplex with a two car attached garage. Service is from the alley. The 3 unit building fits on a 68-foot wide lot. (TND Homes)
Style 2: has a variety of unit sizes with attached single car garage. Service is from the alley. This 3 unit building fits on a 79-foot wide lot

Twin Homes:
Style 1: a 1200 square foot home with a detached garage. This two unit building fits on a 56-foot wide lot.
Style 2: a 1946 square foot home with a detached garage.

Build to Line and Build Up Line
The Build to Line is both a minimum and maximum set back line. Buildings need to be set back at least to the Build to Line and should not be any further back from the property line then 3 feet behind the Build to Line.

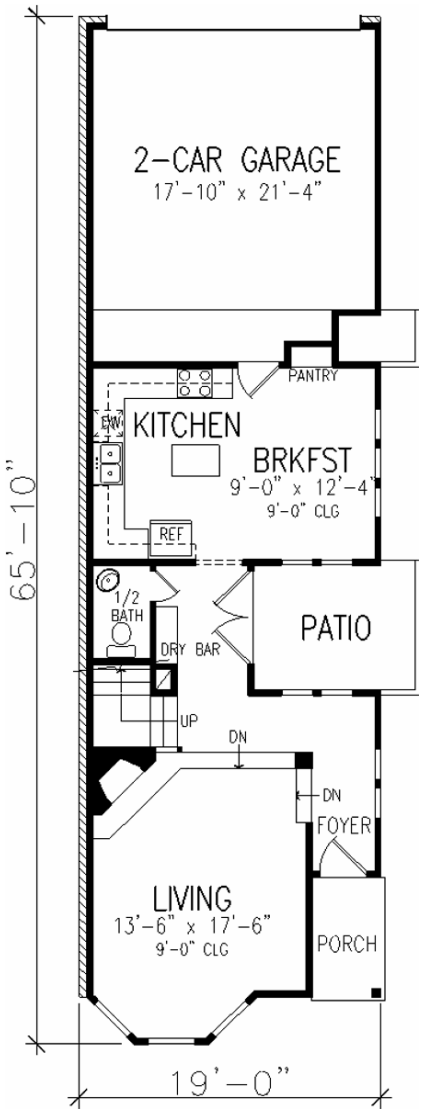
Except for bungalows on corner lots, the Build Up Line requires one third of the building height above the two story height. This means that the Cottage Homes should be 2 1/2 stories with the 1/2 story being within the roof system. Dormers and gables are part of this pattern.

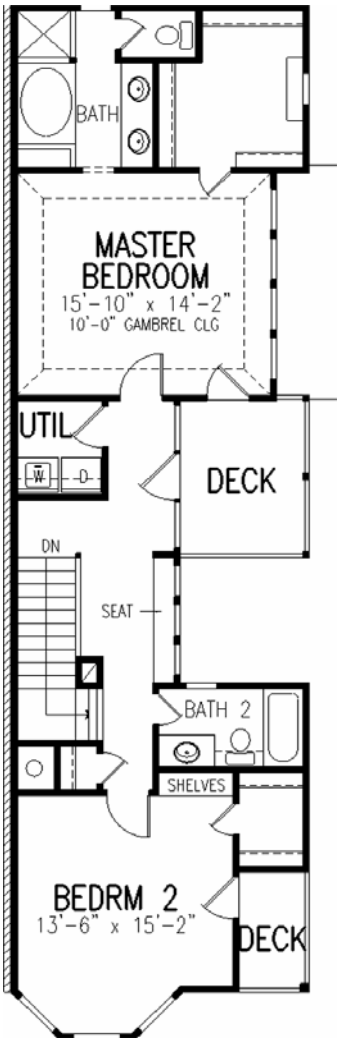
Encroachments: Stairs, stoops, bay windows, roof eves, fire place chimneys are an allowed extension in front of the Build to Line and the City's required set back .



Style 1: Cottage Triplex

- 1641 SF
- Two Car Attached Garage



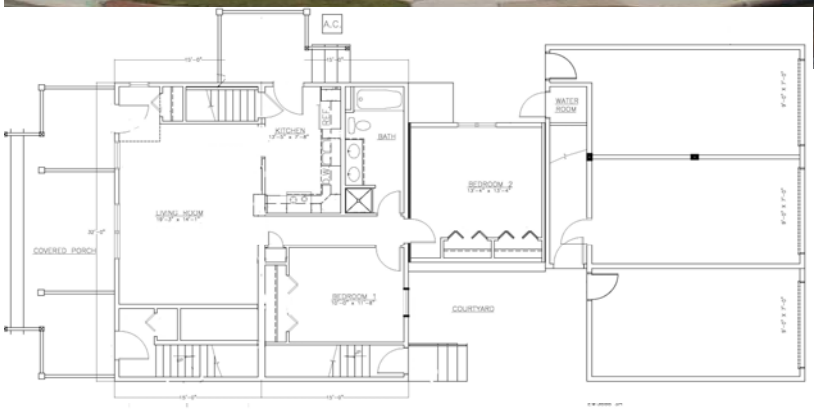


Source: TND

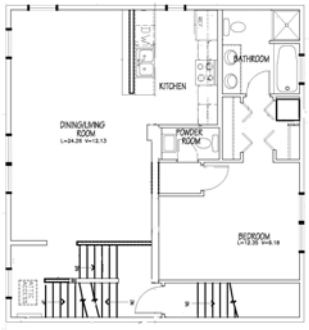


Style 2: Cottage Triplex

- Single Garages

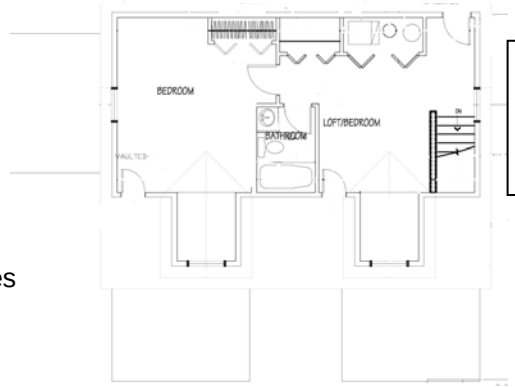


First floor with single garages and 1200 SF living unit





Second floor with two living units. Front living unit is largest with 1200 SF in two stories.



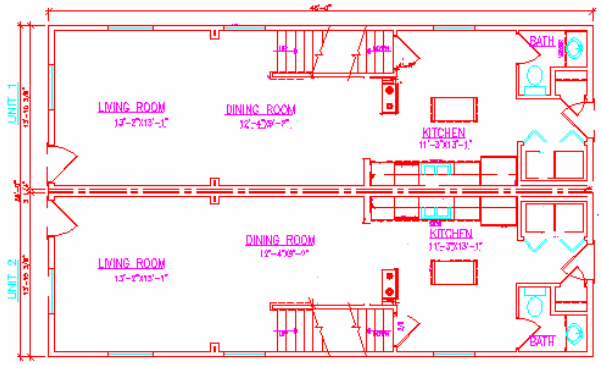
Third Floor with second story for front living unit.

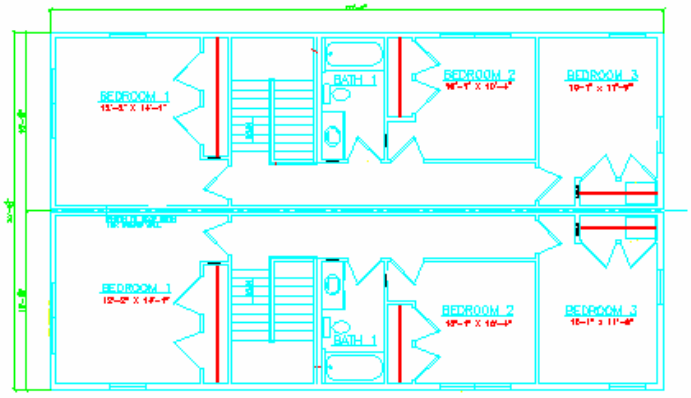
Source: Norse Homes



Style 1: Cottage Twin Home

- Detached Garage Accessory living unit garage shown here



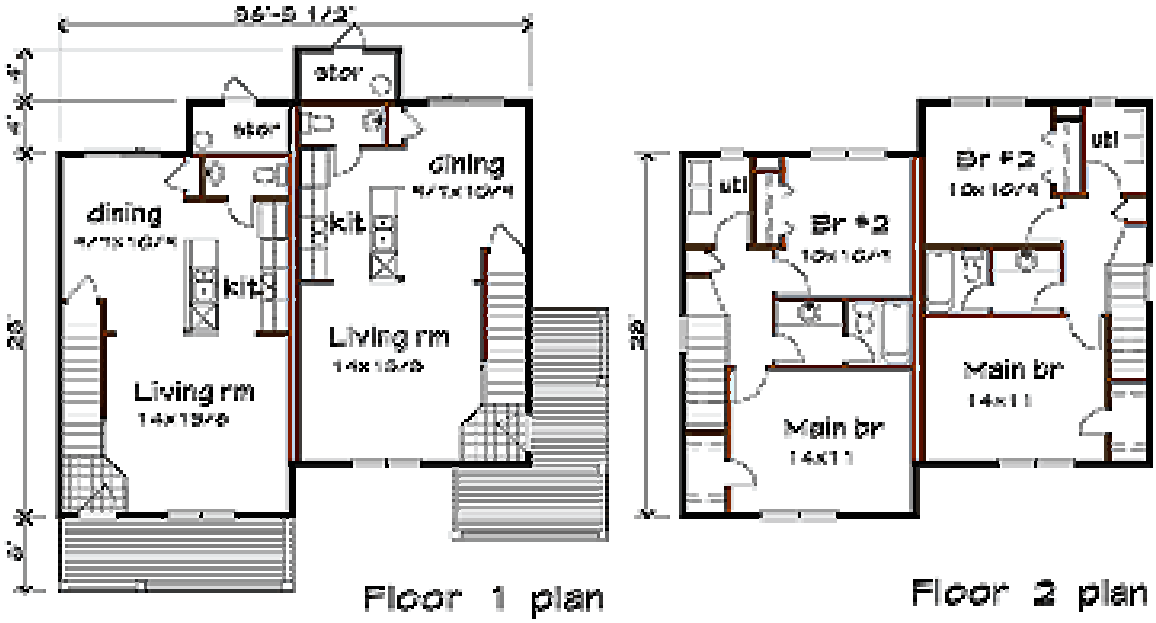


Source: Norse Homes

Style 2 Cottage Twin Home

- 1946 Square Feet
- Detached Garage
- Corner lot required





Source: RTA

Multifamily Housing/ Mixed Use
Town Home Styles

Cottage Town Homes
Style 1: These three bedroom, two level, 1300 square foot homes have a loft. The two car attached garage is accessed from a private alley. (Town and County Homes)

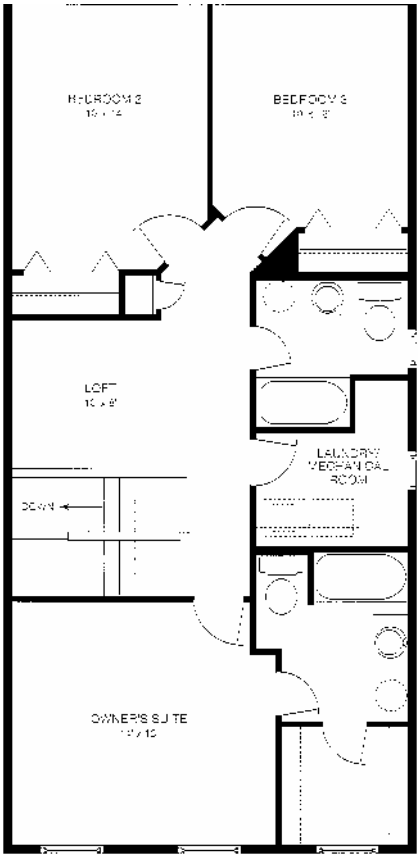
Style 2: The 1300 square foot, three level town home with two bedrooms and a study /optional bedroom in the lower level has a two-car tuck under alley accessed garage. (Rottlund Homes)

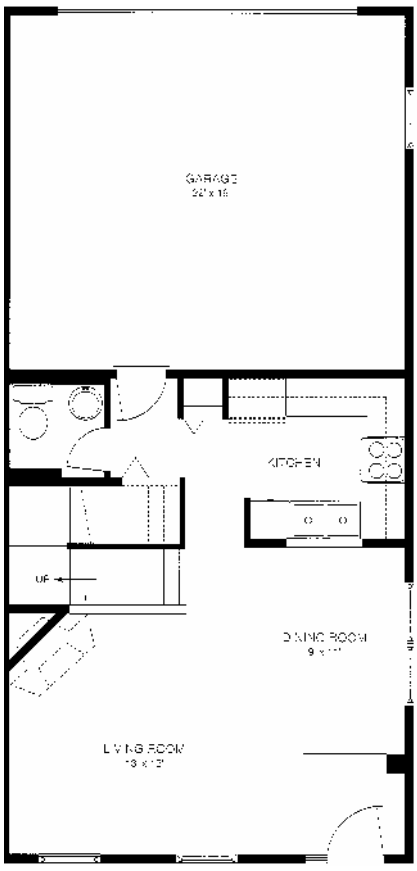
The following pages provide typical patterns for town home styles. Each plan was obtained from an independent source. Builders need to contact the source that prepared the plan to obtain construction plans and to obtain permission to use the plan



Style1: **Cottage Town Home**

- 1300 SF
- Attached two car garage





Source: Town and Country



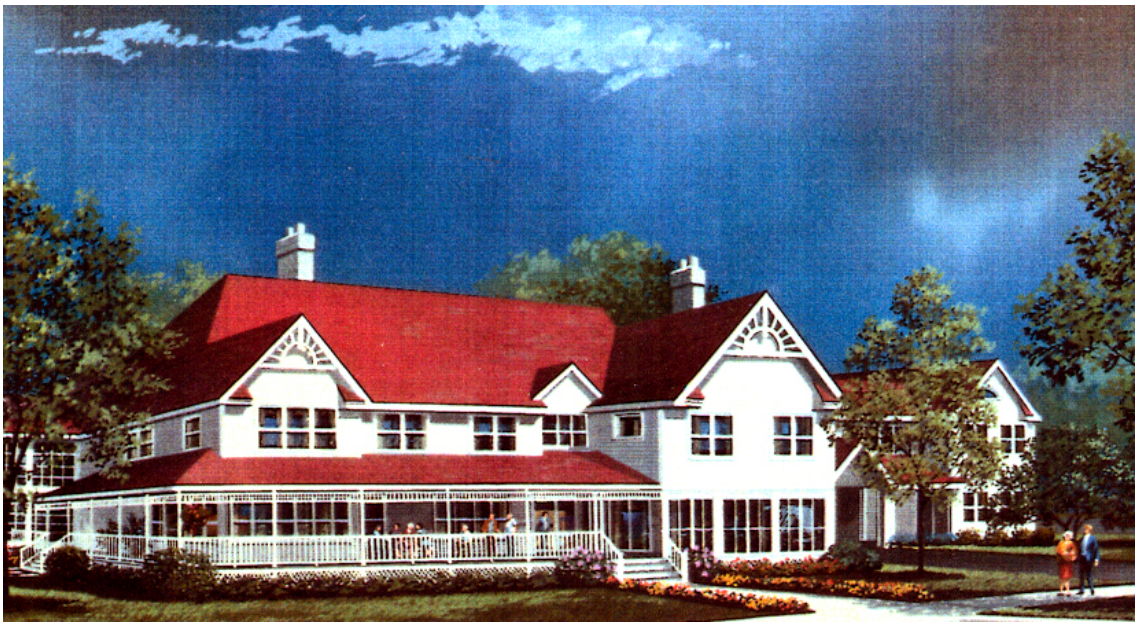
Style 2:
Cottage Town Home

- 1200 SF
- Two car tuck under rear garage
- Two or three bedroom



Source: Rottlund

Senior Housing:



Proposed senior expansion on the redevelopment project's west end will have the same design characteristics as the single family housing. These multi family buildings should be typified by steeper roofs, front porches, and proportionally closer to the street. A minimum of two stories and a maximum of 3 stories should be allowed.

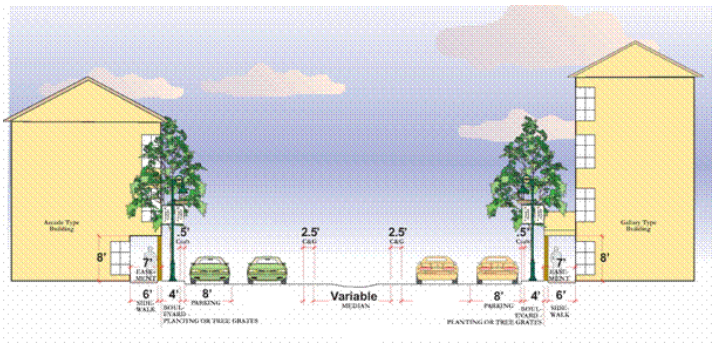
Part Four Village Center
Mixed Use Retail/ Entertainment



The Village Center design, including the apartment and hotel area west of TH 169 will influence the character of the neighborhood. The design east and west of TH 169 will have river town character depicted above with flat roofs, a mixture of façade materials including brick and stucco with architectural treatments.

The design characteristics in the village center will have retail or entertainment on the first floor with at least two stories but not more than 3 stories of housing above. Each store will have access directly to the 6 foot wide sidewalk.

Parking will be behind the building for the retail and under the building for the housing. Galleries and Arcades as depicted in the next picture will be encouraged.

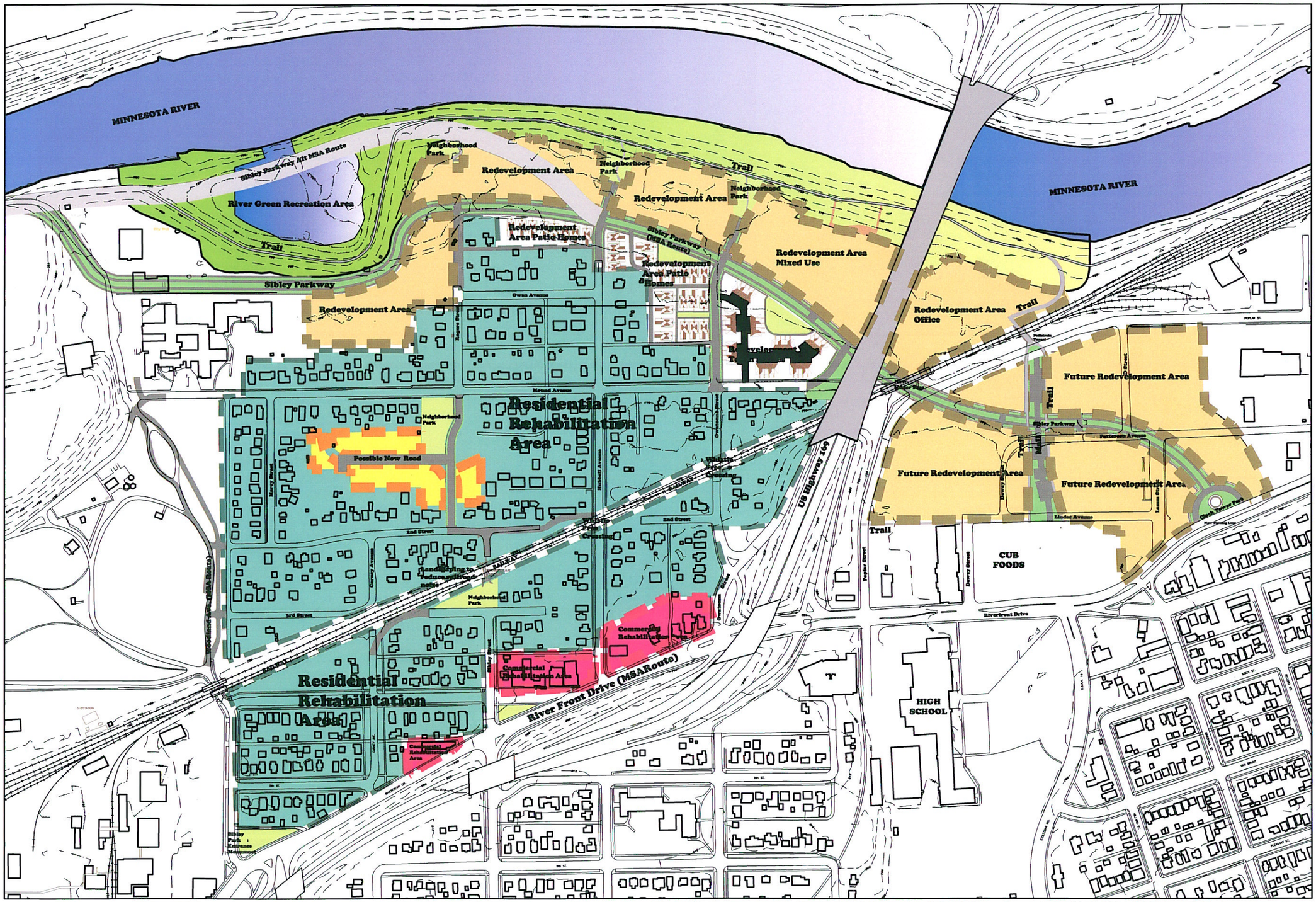


Arts and Theater Center



The facility would include a theater; a visual arts gallery; multipurpose spaces for rehearsals, community activities and small performances; a visual arts classroom; a dance studio; and kitchen facilities for serving catered food.

This facility could be done in conjunction with the university and is a key to creating this area as a regional entertainment center with nearby movie theater and restaurants.



SIBLEY PARKWAY REDEVELOPMENT PROJECT

Mankato EDA Mankato, Minnesota 1.9.06

REDEVELOPMENT PLAN

0 30' 60' 120' 240'

NORTH

MIDWEST PLANNING & DESIGN, LLC
1491 SHORELINE DRIVE
WAYZATA, MN 55391
PH: 952.476.1792
FX: 952.476.7839
rbrier@mchsi.com

P:\2515-Midwest Planning- Mankato\AutoCAD\Drawings\12&25_mpd for city\3562_Mankato_12&25_REDEVEL.dwg