



Next Steps/Implementation

Timeline

Fall 2008	Master planning of the four sites begins
2009	Design begins on the Portland North Site Acquisition of properties for Portland South and Chicago Avenue Sites Design begins on the 24th Street and Park Avenue Site
2010	Construction begins on the Portland North Site Construction begins on the 24th Street and Park Avenue Site Design begins on the Chicago Avenue and Portland South Site
2011	Occupancy on the Portland North Site Dedication of the 24th Street and Park Avenue Site Construction begins on the Chicago Avenue and Portland Avenue South Sites
2012	Occupancy on Chicago Avenue and Portland South Sites



Phase III The Phillips Park Initiative: Phase III

After completing Phases I and II, the Phillips Park Initiative is planning for redevelopment of the remaining sites within the original four block area bounded by Chicago and Portland Avenues and 24th and 25th Streets. Phases I and II very successfully created a variety of affordable housing opportunities for people with a range of income levels. The task now is to stabilize the remaining sites, and complete the redevelopment vision of a quality mix of new and rehabilitated homes for families with design and amenities that capture the historic homes of the area and are family friendly.



Phases I & II

History

In 1994, Lutheran Social Service of Minnesota initiated the idea to work collaboratively with the Phillips community to develop strategies for meeting housing needs. The Phillips Park Initiative now involves many local institutions, neighborhood organizations, and residents committed to preserving and improving the Phillips Neighborhood.

The Phillips Park Initiative is an innovative model for partnering among community, business, and non-profit organizations to improve a neighborhood to benefit those who work and live there. The continual open dialogue among participants has yielded a plan that everyone is supporting.

The Phillips Park Initiative is a non-profit, tax-exempt organization made up of collaborative community residents and organizations, Lutheran Social Service of Minnesota, and Phillips Eye Institute.



Phase I

- 29 new home ownership opportunities
- Renovation and conversion of three mansions into seven, owner occupied condominium units.
- Creation of 22 new townhome structures and carriage homes above garages.
- Rehabilitation and / or improvement of existing, adjacent properties.



Phase II

- Twelve new three bedroom rental townhomes called Courtyard Townhomes, on 24th and Oakland, in Minneapolis, provides affordable housing for families moving from welfare to work.
- Rehabilitation of Twelve units on 24th and Portland Avenue, in Minneapolis, will provide permanent rental housing opportunities for people with special housing needs.



LSS's Center for Changing Lives

The Center for Changing Lives recently opened, and includes an array of programs and life enriching services for people across the community. The facility also includes Park Avenue Apartments, featuring 48 units of very affordable rental homes for families and individuals, as well as the new home of Messiah Lutheran Church. The Center for Changing Lives and Park Avenue Apartments are seeking LEED certification for energy efficiency and green design and technology.



Phase III

Goals & Values

The Phillips Park Initiative was created to plan and direct a comprehensive redevelopment effort consistent with neighborhood housing and improvement goals. The redevelopment includes:

- Residential improvements
- New housing units
- Enhanced landscaping and other site amenities that recapture the gracious and historic character of Park and Portland Avenues.

The goal is to provide quality housing opportunities for a mixed-income population and to create a model for neighborhood planning and revitalization.

Response to Key Issues

- Addressing vacant, boarded, and foreclosed properties in the four block area
- Planning for affordable and sustainable home ownership opportunities
- Neighborhood engagement is central to the planning process
- Design principles will feature the latest energy efficiency and "green" building technologies
- The finished site will complement the surrounding neighborhood, and will be family friendly



Portland North Site

Located in the southeast corner of 24th Street and Portland Avenue. This existing parking lot would be developed into eighteen to twenty new housing units for first time home-owners. The development would include an integrated open space system with play area and enclosed auto parking.



Portland South Site

Located in the northeast corner of 24th Street and Portland Avenue. The existing eight structures would be acquired and redeveloped into new housing for first time home buyers. The development would include an integrated open space system with play area and enclosed auto parking.



Park Avenue Site

Located in the southeast corner of 24th Street and Park Avenue. The existing open space will be developed as a public space to define the intersection and improve the pedestrian environment.



Chicago Avenue Site

Located along the west side of Chicago Avenue from 24th Street to 25th Street. The existing structures would be acquired and redeveloped as a mixed-use project to provide additional home-ownership opportunities and respond to the future vision of Chicago Avenue as a medical technology corridor.