

CEDAR ISLES DEAN NEIGHBORHOOD ASSOCIATION
COMMERCIAL AND MULTI-FAMILY
REAL ESTATE DEVELOPMENT GUIDELINES

December 7, 2004

CIDNA supports real estate development in the community that respects the character and livability of the surrounding neighborhood and respects the following guidelines in a balanced manner.

- ***Aesthetics:*** Projects should be architecturally appealing. All buildings should have physical relief and attractive detail. The aesthetics should be consistent with the character of the neighborhood.
- ***Zoning:*** Existing zoning should be respected including those set forth in the Shoreland Overlay District.
- ***Sight Lines:*** Sight lines of existing residents should not be hindered.
- ***Parking:*** Adequate parking should be provided within the project so that parking will not be forced onto neighborhood streets.
- ***Shading:*** No project should shade residential units at any time of the year.
- ***Character of the Surrounding Neighborhood:*** When a project abuts both single-family and higher-density real estate, respect for the single-family units shall take priority. Height of buildings shall represent an integral element of neighborhood character.
- ***Sound:*** All mechanical units such as fans, air conditioning units, emergency generators must completely respect the surrounding neighborhood. Performance of mechanical installations should exceed requirements of Minneapolis zoning code, as the code does not adequately protect the neighborhood from invasive sound. Zoning variances and conditional use permits should not be granted without addressing this issue to the satisfaction of the neighborhood.
- ***Traffic Infrastructure:*** Ingress and egress should be sufficient to eliminate increased pressure on our traffic system. Projects that would create significantly increased traffic should be avoided without the addition of public infrastructure.
- ***Screening:*** All service and mechanical features of the project such as garage fans, air conditioning units, trash receptacles, etc. should be attractively screened with landscaping or aesthetically pleasing construction materials.
- ***Water Quality:*** Water quality should be addressed in all projects. Exceptions to the runoff requirements should not be granted.
- ***Midtown Greenway and Kenilworth Trail:*** These corridors should be addressed as parkways rather than back alleys. The trails should not be shaded by projects.
- ***Environmental Mitigation:*** The developer and the neighborhood agree to a plan to minimize the environmental impact of the project during construction including parking, noise, traffic, etc., including a plan for mitigation.