

EXHIBIT A

Capri Block Development Objectives

1. New development should complement the character of the surrounding neighborhoods. See the *West Broadway Alive! Small Area Plan* for guidance on the inclusion of public art, color, façade design and quality of building materials.
2. Residential development over ground floor commercial space is preferred for new development at this location. Rental is preferred with an emphasis on market rate housing.
3. The development must include a shared parking component to serve the various uses on the block including, but not limited to The Capri Theater and the businesses included in the 5 Points Building.
4. Amenities are highly desirable. These include, but are not limited to underground parking, outdoor bicycle racks and indoor bicycle parking, plazas, green spaces and play areas.
5. When considering building height at this location, refer to the policy guidance in the *West Broadway Alive! Small Area Plan*. Pay special attention to the rear elevations as they face established neighborhoods. Special consideration for views and sunlight should be given to homes adjacent and in the rear of new development. This site is in the Pedestrian Overlay, which indicates that structures must be a minimum of two floors. It is also subject to a minimum Floor Area Ratio (FAR) of 1.0.
6. New development should incorporate Crime Prevention Through Environmental Design (CPTED) principles including, active first floor uses, large front windows, porches and balconies, exterior lighting, landscaping, public art and minimal use of surface parking lots.
7. Innovative and sustainable design is encouraged. Consider elements such as geo-thermal heating and/or cooling, green roof design, wind source power, storm water management with bioretention, tree box filters, permeable pavers and native plant landscaping design. B-3 State of Minnesota Sustainable Building Guidelines and LEED Certification is encouraged.
8. Commercial space is strongly desired on this property for new business expansion, with a preference for a sit-down restaurant.

The following are taken from the West Broadway Alive! small area plan, Case Study #5. For more information and a complete list please see:

http://www.ci.minneapolis.mn.us/cped/docs/08_Case_Studies_WBA.pdf

- Development and future redevelopment should celebrate, build upon and enhance the neighborhood-chosen design elements and assets of Penn-West Broadway and the surrounding community.
- The community welcomes new businesses, but any new commercial use should complement the existing neighborhood while increasing the diversity of products and services available in North Minneapolis.
- New and redeveloped buildings should balance, enhance or complement the existing character of the West Broadway community.
- New housing units should complement and supplement the existing housing types found in the surrounding neighborhood.
- Public art awareness is encouraged in design(s) and planning, especially for public spaces and uses.