

building

BUILDER NOTES

First phase of Humboldt Greenway is complete; more homes planned

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The first phase of the Humboldt Greenway, an award-winning project helping to revitalize part of north-west Minneapolis, is complete.

The initial step includes 100 single-family homes and townhomes, a senior apartment complex, a park, trails and a landscaped greenway modeled after the Minneapolis parkway system.

Phase Two will include 100 additional homes.

Bridging the Shingle Creek and Lind-Bohanan neighborhoods, the Humboldt Greenway covers eight city blocks along Humboldt Avenue N., from Victory Memorial Parkway on the south to 53rd Avenue N. on the north.

Ross Fefercorn, chief manager with Humboldt Greenway Development, said that five years ago, Humboldt Avenue N., past 47th Avenue N., was predominantly commercial structures and rundown homes.

"Now, we've built a beautiful, family-friendly community with market-rate residences that ... are a great value," he said.

Fefercorn grew up in north Minneapolis and often rode his bike to the Victory Memorial flagpole monument. It was those trips along the parkway that gave him inspiration for the project. In fact, before planning began, he returned to the site on his bike and documented the styles of homes.

The first 100 homes in the first phase are nearly sold out. Phase Two calls for an additional 60 single-family detached homes and 40 townhomes, with no two alike.

Tudor, foursquare and craftsman styles, with brick, stone, stucco and low-maintenance siding, will help the homes mesh architectural-



ly with homes on Victory Memorial Parkway. At a June 1 open house and neighborhood barbecue, residents, Minneapolis city officials and project developers celebrated the completion of the first phase and the start of the second phase of the Humboldt Greenway.

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Floor plans range from 1,500 to more than 1,900 square feet, with single-family homes priced from \$259,900 and townhouses starting at \$229,000. CountryHome Builders of St. Paul is building the units.

Humboldt Greenway is part of the Hennepin Community Works (HCW) program, which seeks to build long-term value and enhance the tax base via park investment and improved countywide infrastructure.

HCW worked closely with neighborhood organizations and public agencies. Hennepin County is the project's lead agency and its largest financial supporter, with additional support from federal, state and Minneapolis government and the Metropolitan Council.