

SOUTHWEST

Green Line LRT Extension



Business Advisory Committee

April 29, 2015



Today's Topics

- Welcome
- Hennepin County Community Works Update
- Summary of Station Design Open House
- Project Update
- St. Louis Park Activities Update
- Video Visualization
- Member and Committee Reports/Public Forum



Hennepin County Community Works Update



SOUTHWEST LRT
community works

green means go.

connecting people to jobs, housing, shopping, and fun

Corridor-wide Housing Strategy

Southwest Corridor Community Advisory Committee

April 28, 2015

Kerri Pearce Ruch, Hennepin County



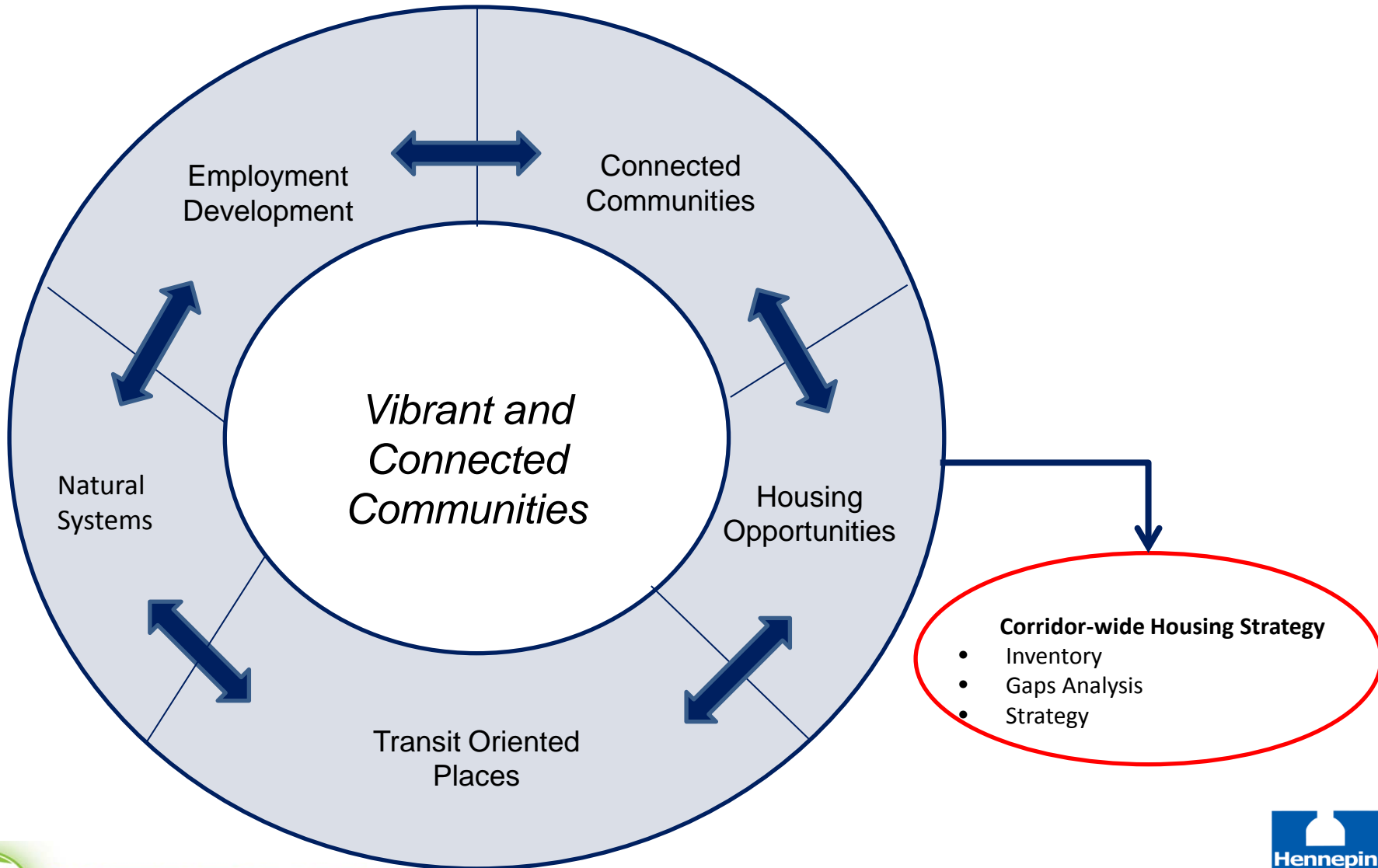
St. Louis Park
MINNESOTA



MINNEHAHA CREEK
WATERSHED DISTRICT



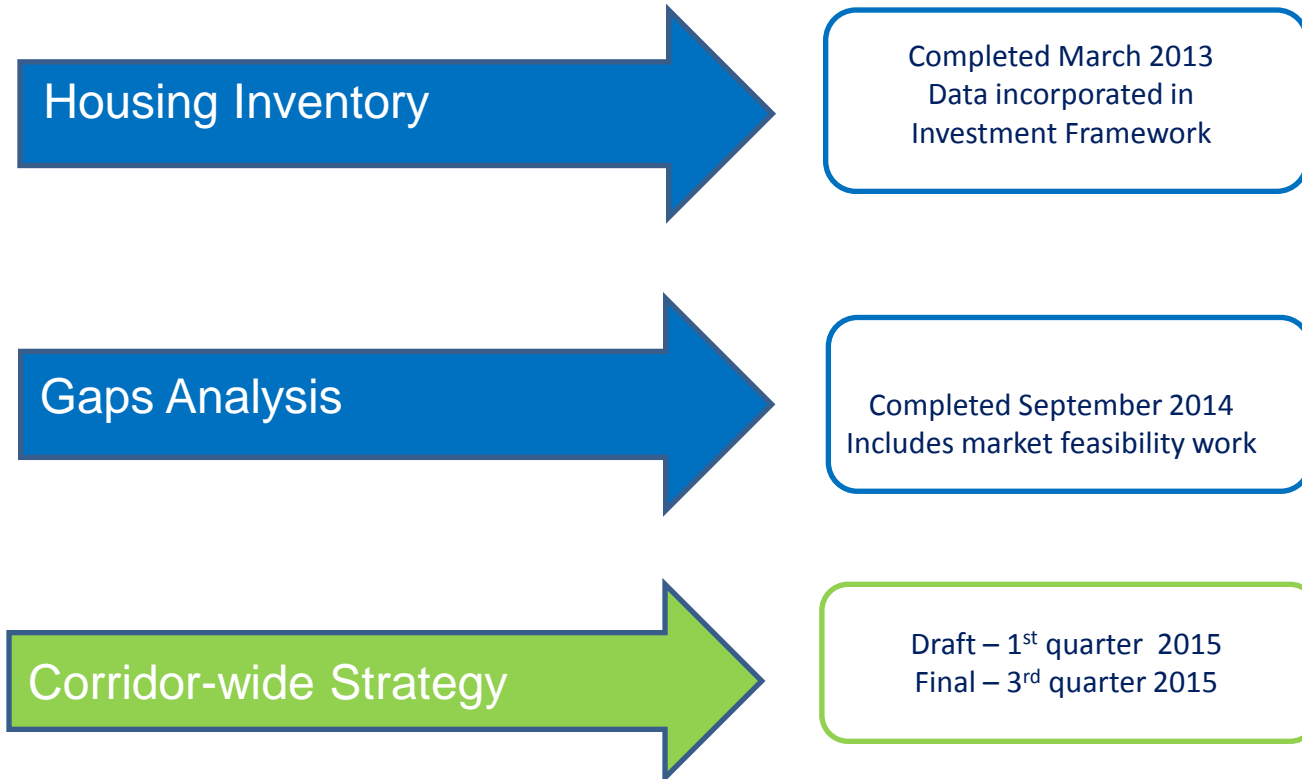
Southwest Community Works



Southwest Corridor-wide Housing Strategy Workplan

endorsed by Southwest Community Works Steering Committee, May 2012

Workplan Components



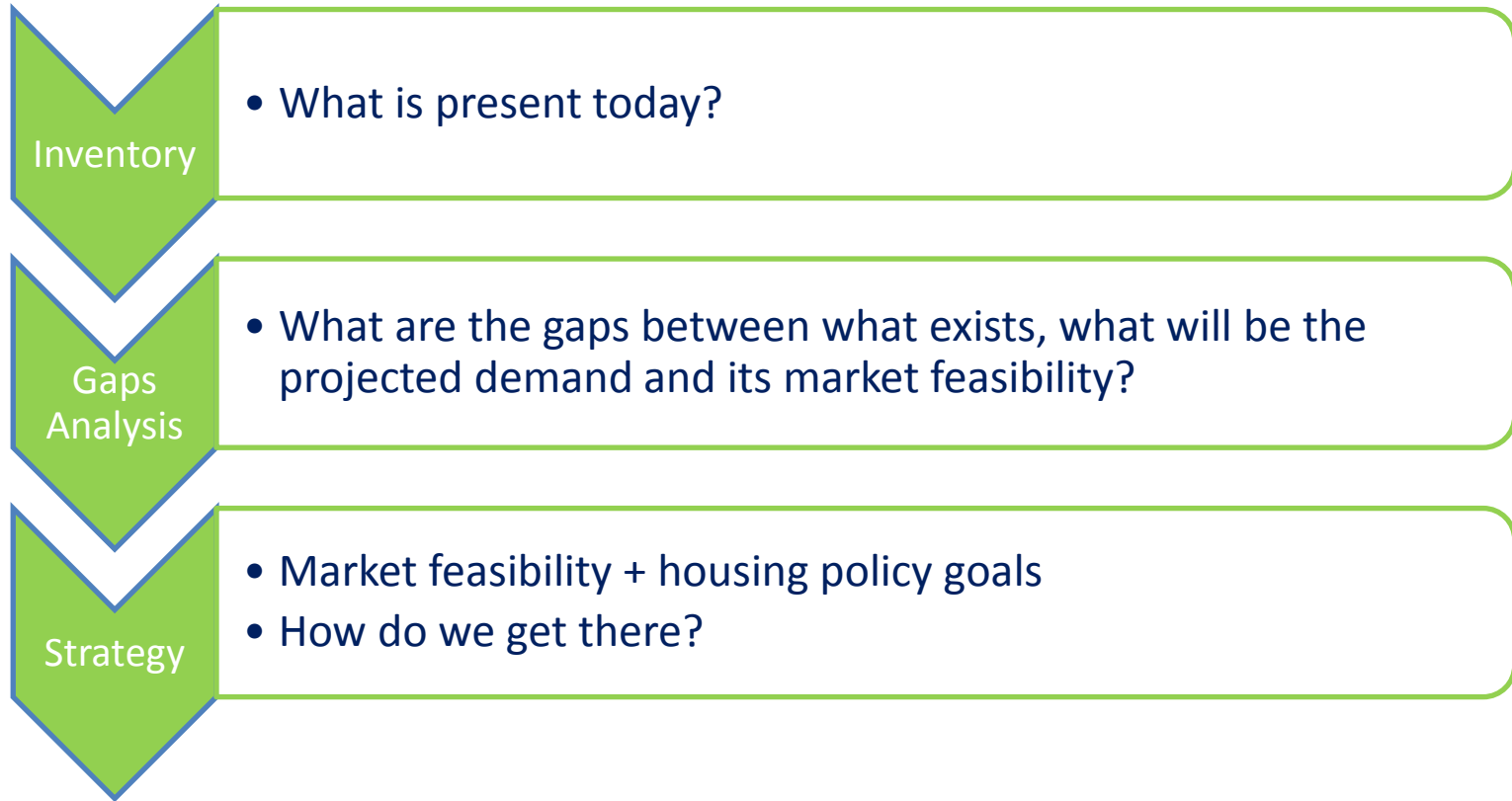
Housing Workgroup

- City of Eden Prairie*
- City of Edina*
- City of Hopkins*
- City of Minneapolis*
- City of Minnetonka*
- City of St. Louis Park*
- Family Housing Fund*
- Hennepin County*
- Metropolitan Council
- Minnesota Housing
- Southwest Project Office
- Twin Cities LISC*
- ULI-Minnesota



** Funding partners for the Southwest Corridor-wide Housing Gaps Analysis, 2014*

Provide a full range of housing choices



Corridor-wide Collaboration

Successful collaboration creates shared benefits and enables cities to do more – better – together than they can do alone.

- **Create and sustain healthy communities**
- **Provide lifecycle housing for existing residents**
- **Achieve individual city goals**
- **Leverage resources**
- **Increase economic competitiveness**
- **Provide consistency of approach**
- **Sustain and improve the Southwest LRT New Starts score**



Corridor-wide Housing Goal:

Provide a full range of housing choices

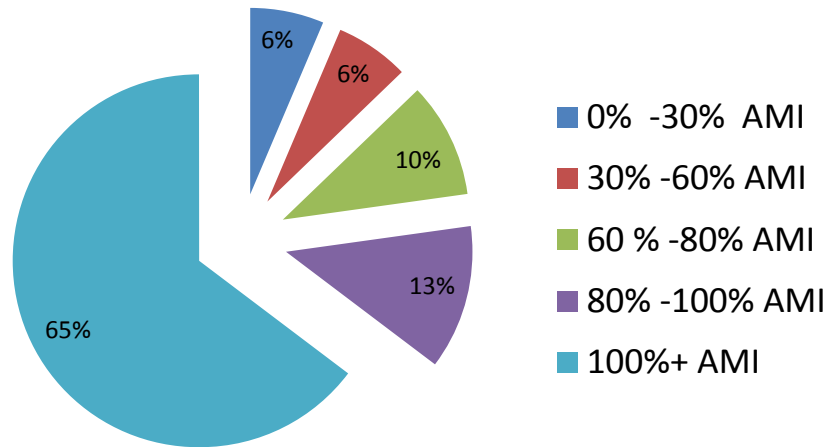
New Construction: Add 11, 200 new units within ½ mile of the Corridor, including 3520 that are affordable to lower (<60% AMI) to moderate income (60% - 80% AMI) households by 2030.

Preservation: Preserve 3800 unsubsidized affordable (<60% AMI) rental units by 2030, out of 6700 unsubsidized units within ½ mile of the Corridor.

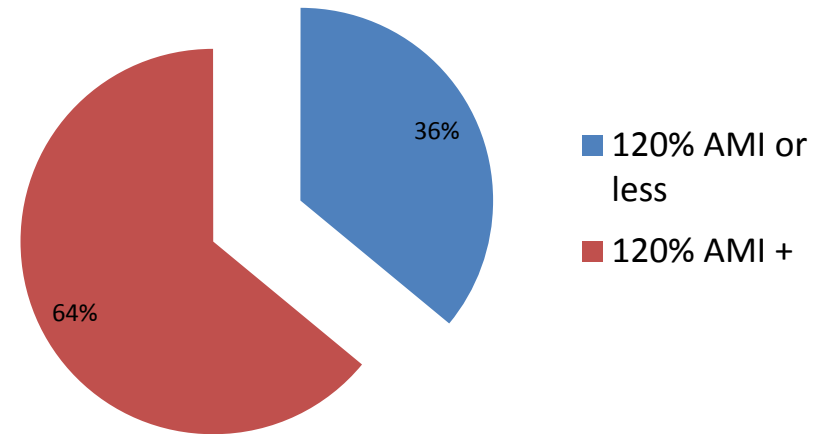
% of Area Median Income (AMI)	Median salary for a family of four <i>(HUD, 2014)</i>	Affordable monthly housing payment <i>(30% of income)</i>
30% AMI	\$24,850	\$621
60% AMI	\$49,740	\$1244
80% AMI	\$63,900	\$1598
100% AMI	\$82,833	\$2071
120% AMI	\$99,400	\$2485

Corridor-wide Affordability Targets

New Construction - Rental Affordability Targets



New Construction - Homeownership Affordability Targets



Targets are for new housing construction within ½ mile of station areas. The target percentages are based on development scenarios outlined Southwest Corridor-wide Housing Gaps Analysis, 2014.

Corridor-wide Affordability Targets

- Respond to regional and federal funders
 - HUD Sustainable Communities Grant.
 - Corridors of Opportunity Transit Recipients need to address Fair and Affordable Housing
- Compete for FTA New Starts funding
- Align with Metropolitan Council Housing Policies
- Align development policies and resources throughout the corridor
- Track progress over time



Gallery Flats rendering, Downtown Hopkins Station

Corridor-wide Objectives

1) Develop of new housing opportunities

- mix of unit types with values and rents

2) Preserve existing housing opportunities

- existing subsidized and unsubsidized housing stock
- maintain opportunities to use Section 8 vouchers in corridor units.

3) Enhance resources: technical, financial and regulatory tools

- Utilize existing and develop new
- Modify regulatory tools

4) Market the Corridor - "Tell our Story to the World"



Pocket Neighborhood design



Mixed income townhomes

Corridor-wide Implementation Strategies

- **Develop Coordinated Mixed Income (Inclusionary Housing) policy language**
- **Evaluate existing agreements (subsidized properties)**
- **Maintain and improve the quality of existing aging rental and ownership housing stock**
- **Leverage private and philanthropic investments locally, regionally and nationally, along the corridor through a TOD Housing Fund.**



The Cliffs, Minnetonka



Naturally occurring affordable housing, St. Louis Park

Corridor-wide Implementation Strategies



United Health Group campus

- Engage large corridor employers in the preservation and production of housing for employees.
- Exploring the cost/benefits, mechanics and legislative authority for joint financing mechanisms.
- Provide marketing resources and expertise to promote the Corridor.
- Develop metrics to track progress.

City/County Implementation Strategies

- **Develop and adopt a clear and consistent vision, goals and affordability targets for housing development within ½ mile of station areas.**
- **Maintain and enhance policies around station areas to promote increased density and a mix of uses.**
- **Implement infrastructure recommendations from the Investment Framework.**



Action Steps

- **Seek city/county support for the four key Corridor-wide Objectives**
- **Determine mix of unit types and affordability for the corridor**
- **Seek city goals for preservation and new construction at various affordability levels.**
- **Develop Housing Workgroup work plan to track progress.**
- **Engage regularly with policymakers and stakeholders.**



Stakeholder Outreach

- 3-5 outreach meetings, co-hosted hosted by cities, Community Works and stakeholder groups

Invitees:

- Equity stakeholders
- Funders
- Developers
- CAC/BAC

General public is welcome

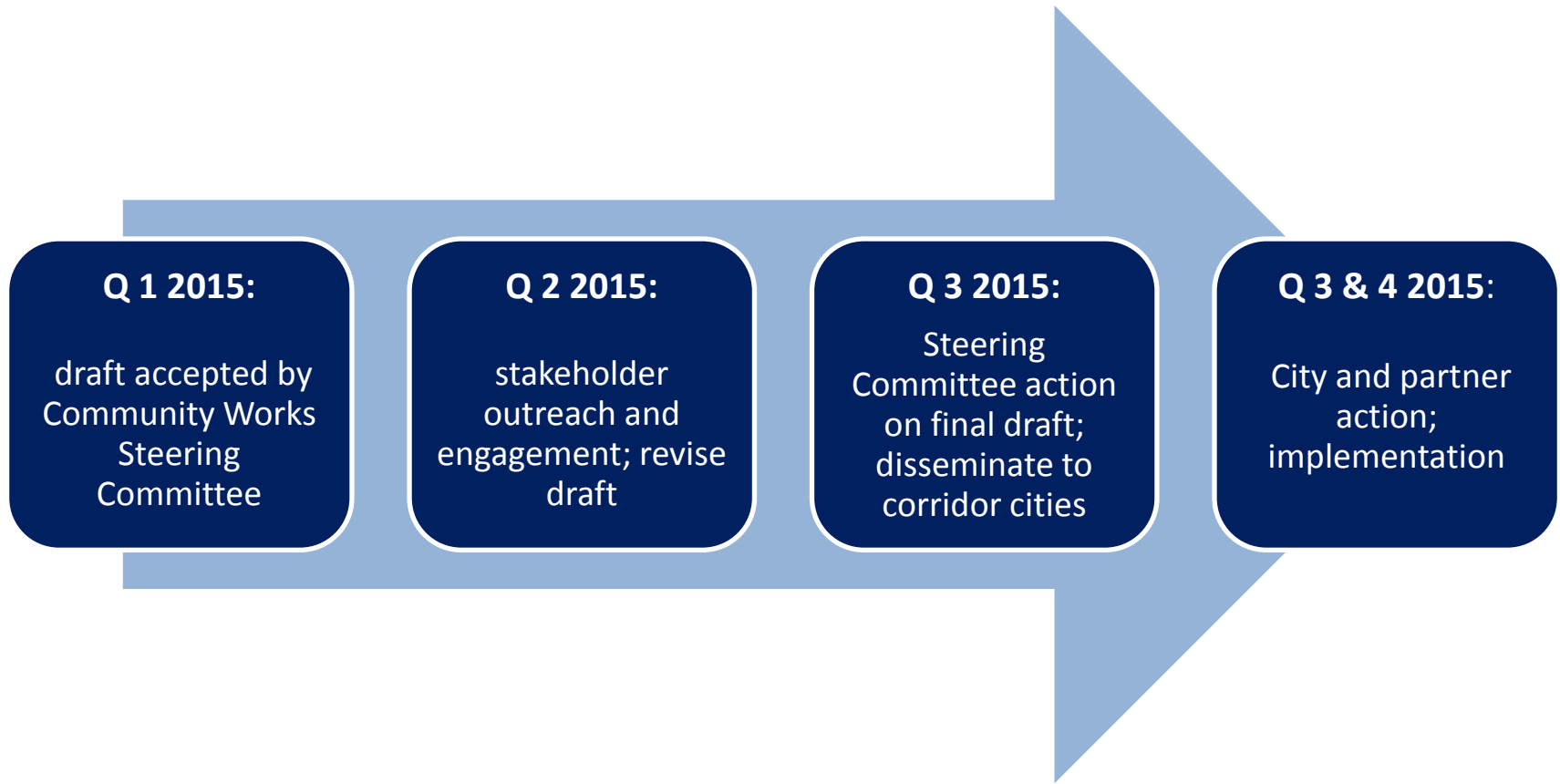
Goals of outreach:

- Inform stakeholders
- Gather input
- Inform elected officials



www.swlrcommunityworks.org

2015 Corridor-wide Housing Strategy Activities

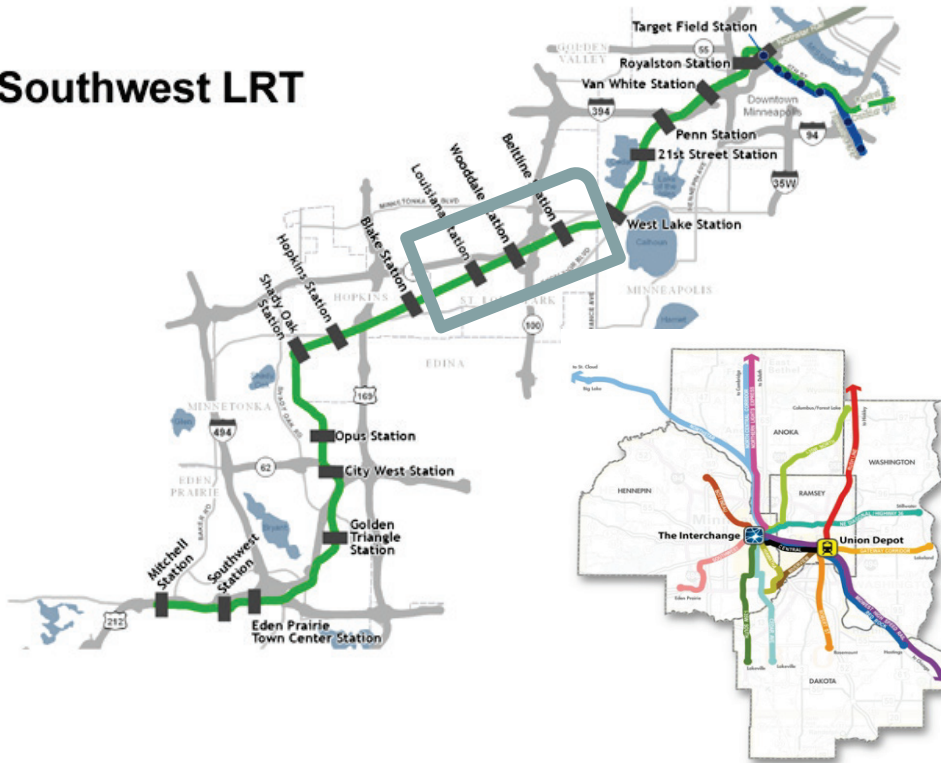


Questions/Discussion

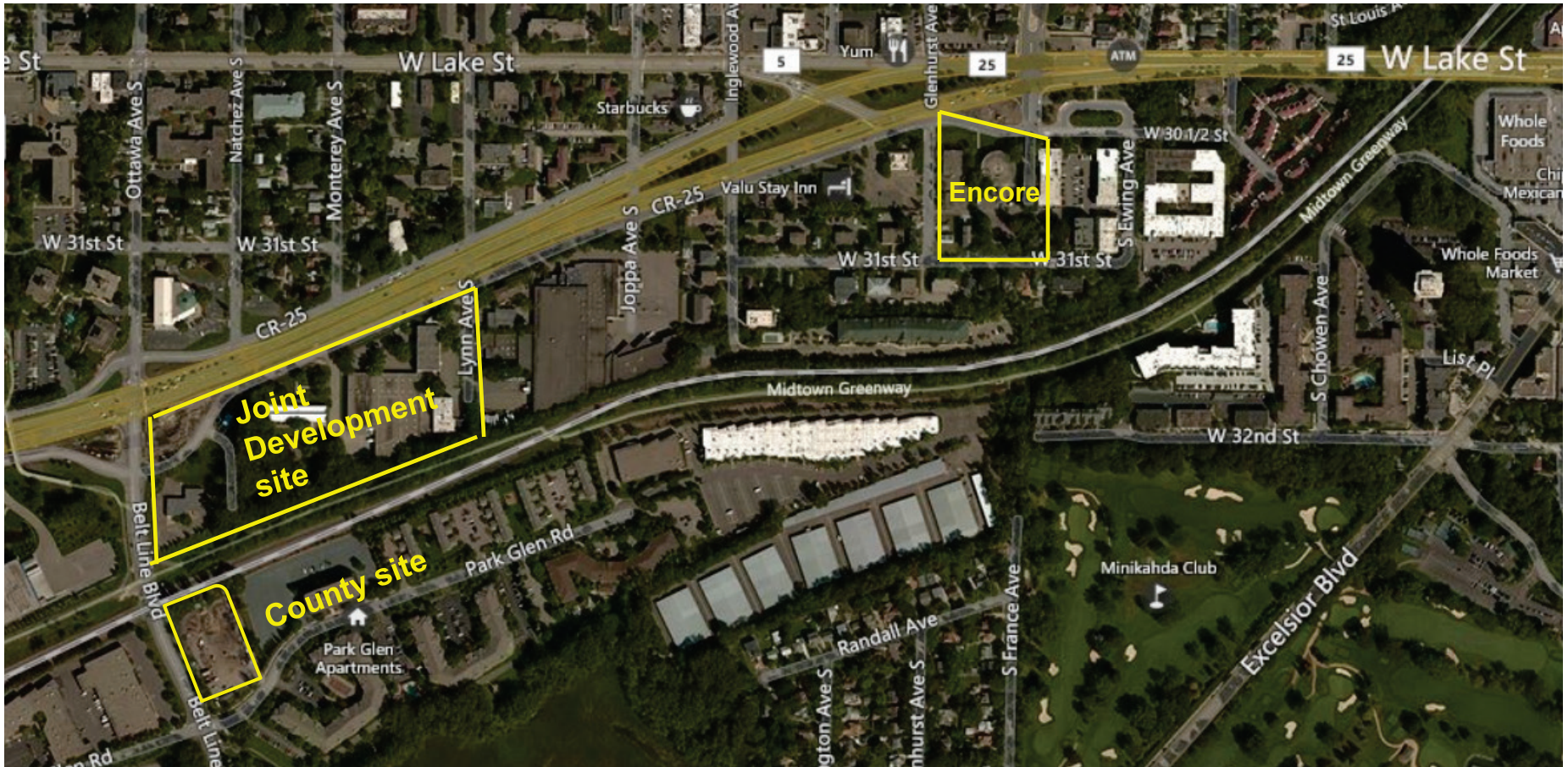
St. Louis Park Activities Update

Connecting Our Community: SWLRT

Southwest LRT



Beltline Station Area



Beltline Joint Development Site



- 6.9 acres
- Mixed Use
 - Residential
 - Office
 - Small retail
- Park and ride in ramp

Beltline Station Area Development

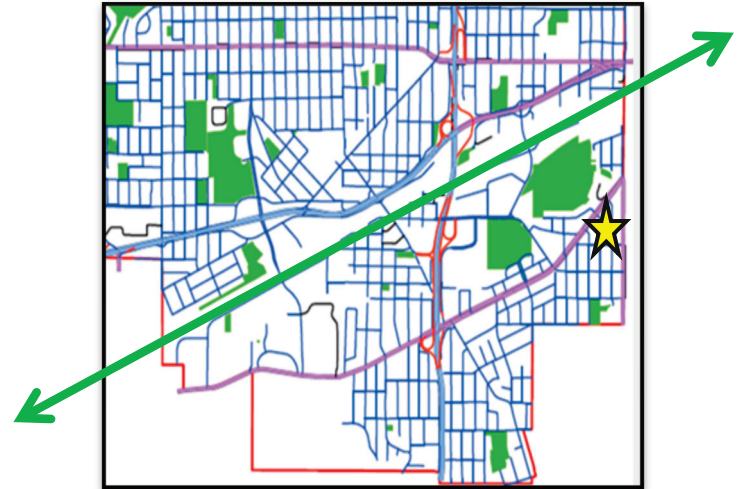


Proposed Encore Development
147 residential units and 20,000 sf office

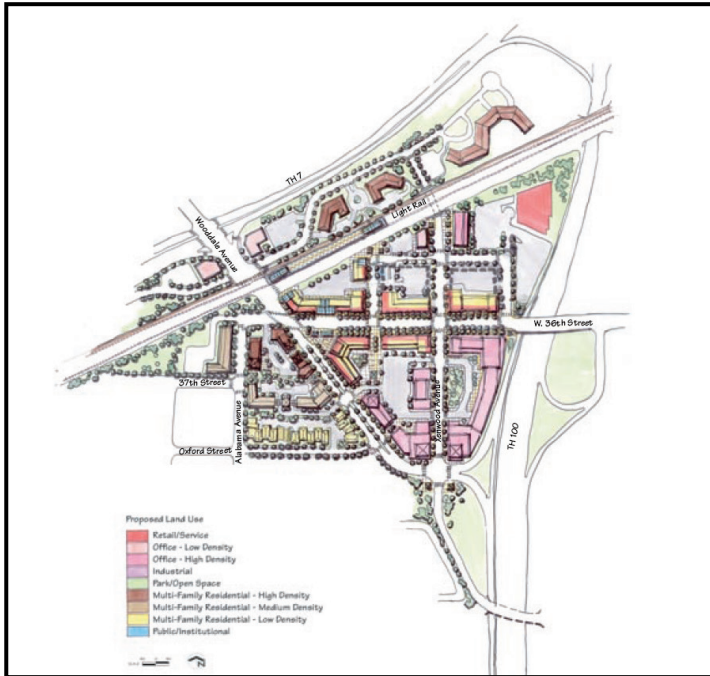
Beltline Station Area Investments



Ellipse and e2 – 2010 & 2013
190 units and 15,000 commercial



Wooddale Station Area



Elmwood Study 2003



Historic Depot

Village in the Park



2004

78 Townhomes
66 Condos
60 Senior



Tower Light on Wooddale Avenue



36th Street and Wooddale Avenue - 2012
115 Senior Units and 26,000 sf Commercial

Hoigaard Village



2006 - 2013



St. Louis Park
MINNESOTA

Harmony Vista at Hoigaard Village



74 condo / apartment units
25,000 sf commercial space

Adaigo Apartments at Hoigaard Village



100 apartment units

Medley Row Townhomes



22 townhomes

Camerata Apartments



220 apartments

Harmony Vista	74
Camerata	220
Adagio	100
<u>Medley Row</u>	<u>22</u>
Total	416

36 Park Apartments



192 units - 2013

36th Street and Park Center Drive

Community Investments/Needs



Hoigaard Pond



New sidewalks & lighting



Wooddale Bridge



Public Art – 36th Street



Future Development Wooddale Station Area



Former McGarvey Coffee Property

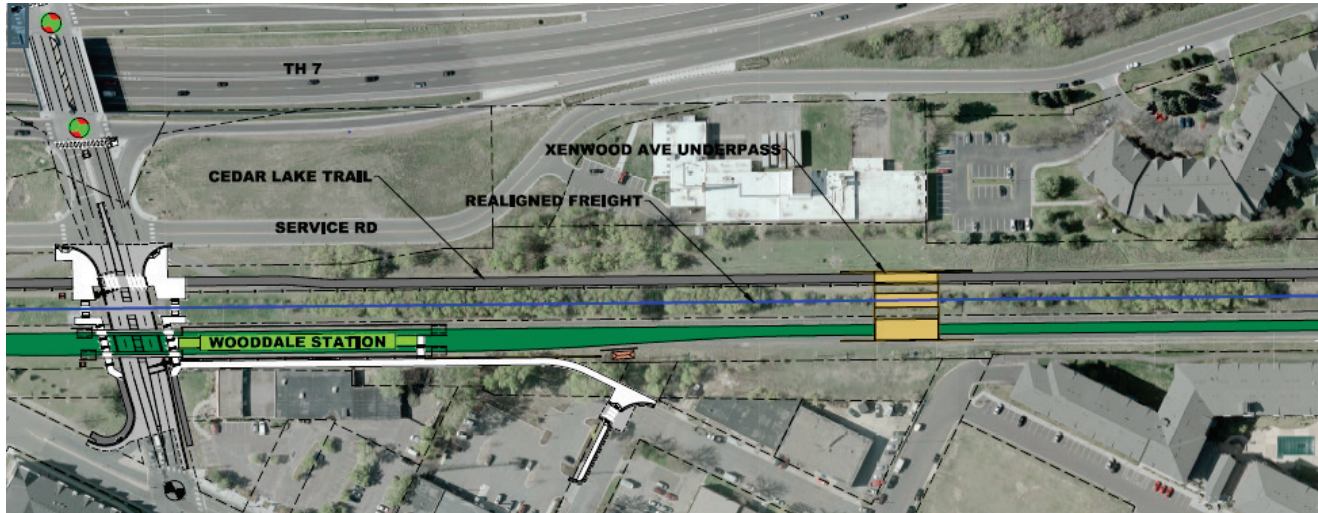


Mixed Use development

- Variety of residential
 - Live work
 - Affordable
 - Market
- Small commercial
- Sustainable elements



Future Needs/Investments



- Signal Xenwood/36th
- Xenwood underpass
- Trail underpass at Wooddale
- Connect the Park!

Connect the Park!

The City's 10-year plan to add sidewalks, trails, bike lanes and bikeways throughout the community

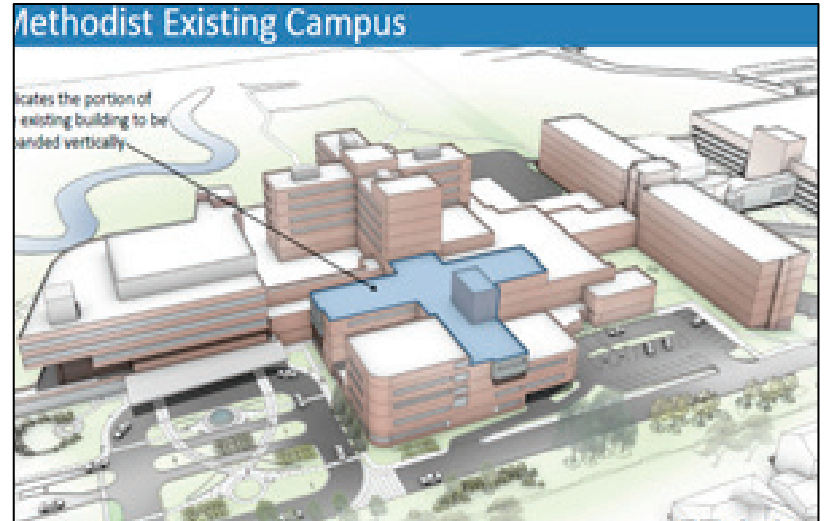
- *Develop an interconnected network of pedestrian and bicycle routes linked to transit systems, providing options to automobile dependence.*
 - *Sidewalks every ¼-mile*
 - *Bicycle facilities every ½-mile*
 - *Close gaps in neighborhoods' existing sidewalk networks*
- *Estimated cost is \$24 million.*



Louisiana Station Area



Louisiana / Hwy 7 interchange



\$140 m. Hospital expansion



The Shoppes at Knollwood renovation

4900 Excelsior Blvd



Mixed Use

- 1st floor retail – 28,000 sf
- Upper floors residential – 177 units



Bridgewater - Excelsior & Monterey



Mixed Use

- 1st floor commercial
- Upper floors residential



Residential at West End



Flats at West End

Flats at West End
2013 – 119 units

Millenium at West End
Under construction
158 units



West End – Central Park West



Hotel – 120-150 rooms
Residential – 363 units
Office – 706,000 sf

Connecting Our Community: SWLRT

Thank you!



Meg McMonigal, Planning and Zoning Supervisor

Greg Hunt, Economic Development Coordinator

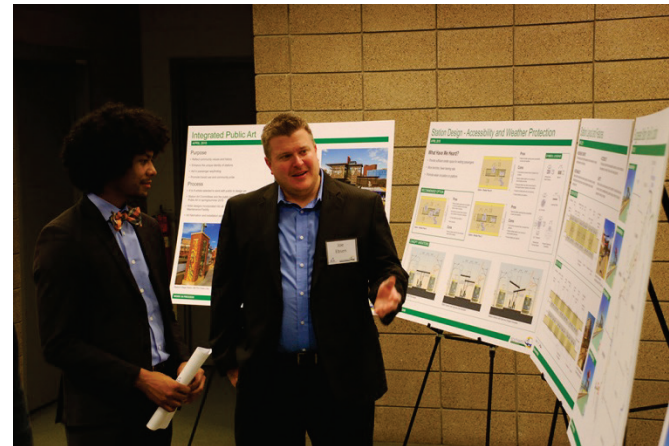
Summary of Station Design Open Houses/Discussion

Minneapolis Open Houses

- PM: 45 attendees
- AM: 25 attendees
- Comments included:
 - Access to station
 - Seating not leaning rails
 - Safety
 - Minimize bell usage
 - Bike storage at stations



April 2 Open House



April 8 Open House

St. Louis Park Station Open House

- 60 attendees
- Comments included:
 - More seating at stations
 - Minimize sound
 - Radiant heating
 - Large displays for student's to display art work



April 8 Open House

Eden Prairie Open House

- 20 attendees
- Comments included:
 - Protection from wind
 - Location, use, sustainability, cost
 - More parking

Hopkins & Minnetonka Open House

- 90 attendees
- Comments included:
 - Like consistency in the stations
 - Temporary bike storage
 - Bus route from north Hopkins down 17th Ave to Shady Oak Station
 - Stop at Smetana



April 14 Open House

Station Feedback/Discussion

Project Update

Project Updates:

- Budget: Updated cost estimate above \$1.653 billion
- Schedule: Updated revenue service beyond 2019

Questions to be Addressed:

- What are the primary reasons for the cost estimate increase?
- What are the primary reasons for the schedule delay?

Updated Project Budget Overview

- Updated cost estimate: \$1.994 billion
- Contributing factors include:
 - Refined design:
 - Environmental requirements (wetlands, floodplains)
 - Engineering requirements (soft soil conditions and contamination)
 - Operational and safety requirements (light rail, freight rail)
 - Identified additional property acquisitions and business relocations
 - Added retaining walls, bridges and connecting roads
 - Delayed revenue service date

Updated Project Budget

Budget Category (in \$ millions, Year of Expenditure)	Approved Budget 7/2014	Updated Est. 4/2015	Change
Construction Subtotal	\$881	\$1,088	\$207
Non Construction Subtotal	\$772	\$906	\$134
Total Project Costs	\$1,653	\$1,994	\$341

Additional Local Funding Needed	\$121	\$292
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Primary Cost Drivers: Construction

- Over 80% more required retaining wall area and associated piles, excavation
- Operations and Maintenance Facility:
 - Contaminated soils and vapor mitigation; additional light rail vehicle storage capacity
- Kenilworth tunnel foundation, waterproofing and systems/ventilation
- Operational and system requirements such as gates for train crossings, signals and interlockings

Primary Cost Drivers: Non Construction

- Established construction limits; identified additional 11 acres of property acquisition
 - 126 to 137 acres
- Confirmed building occupancy; increased relocations by 99
 - 47 to 146 relocations (43 are mini-storage units)
- Added 3 light rail vehicles to meet operational requirements
 - 29 to 32 vehicles
- Updated professional services
- Delayed revenue service date

Updated Project Schedule Overview

- Revised revenue service date 2020
- Contributing factors include:
 - Additional studies followed by more public meetings on study results
 - Extension of municipal consent process
 - Additional time to prepare the SDEIS to incorporate changes as a result of additional studies, tests and municipal consent
 - Addition of more detailed park impact analysis into the SDEIS

Updated Project Schedule

	Schedule as of 7/2014	Schedule as of 4/2015
Publish SDEIS	Nov 2014	May 2015
Publish FEIS and Issue ROD	Q4 2015	Q1/Q2 2016
Full Funding Grant Agmt.	Q3 2016	Q4 2016
Heavy Construction	2016-2018	2017-2019
Revenue Service Date	2019	2020

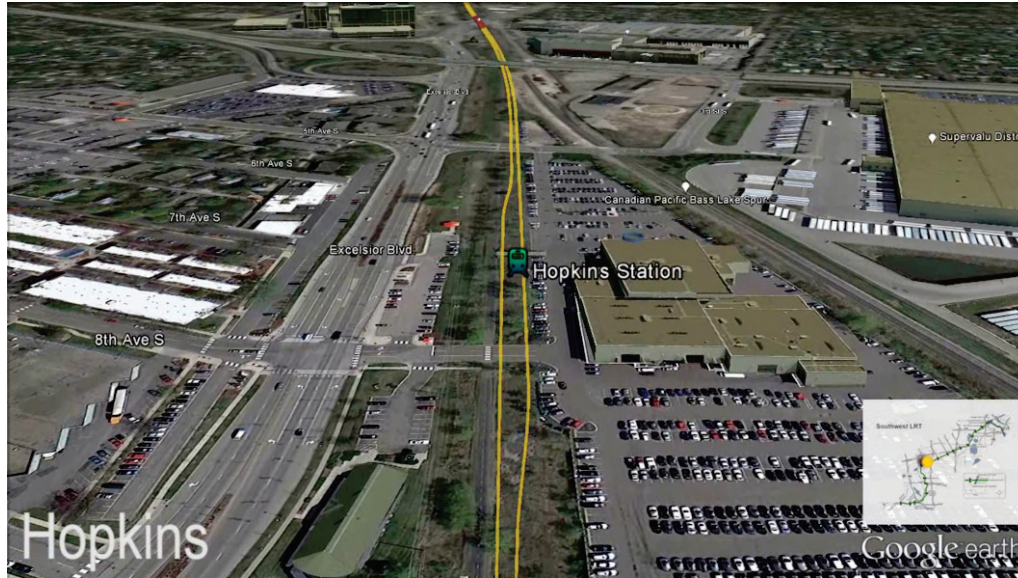
Video Visualization

2015 Alignment Video Update

- Alignment based on Q3 2014 design plans
- Incorporates updated high-resolution Google Earth imagery
- Highlights LRT, freight rail and trail infrastructure
- Includes park-and-rides' building massing and footprint

2012 Video vs. Draft 2015

2012



Draft 2015

Member and Committee Reports / Public Forum

Next Meeting

- Wednesday, May 27, 2015 at 7:30 AM

More Information

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Twitter:

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