

SOUTHWEST

Green Line LRT Extension



# Corridor Management Committee

April 1, 2015



# Today's Topics

- Community Works Update
- Development Update
- Public Involvement Update
  - Station Design Open Houses
  - Flyover Video



# Hennepin County Community Works Update

# Southwest LRT Community Works



Experience LIFE in the Park.



MINNEHAHA CREEK WATERSHED DISTRICT



[www.swlrtcommunityworks.org](http://www.swlrtcommunityworks.org)

# Hennepin Community Works

## Mission

To enhance how the communities of Hennepin County work together to create good jobs, provide access to employment, and build the long term value of communities by investing in infrastructure, public works, parks, and the natural environment and by improving the existing implementation systems.

## Principles

- Stimulate employment development
- Build bridges for effective planning and implementation
- Maintain and improve natural systems
- Strengthen communities through connections
- Enhance the tax base

## Results

- \$883 million in public & private investment
- Average property values 17% +
- 13 acres of green space, 3 miles of waterways, 50 acres of developable land & 19.5 miles of sidewalks/trails



# Southwest LRT Community Works Vision

**connecting people to jobs, housing, shopping, and fun.**

The Southwest Community Works Initiative collaborates with citizens, businesses, and government to align land use and transit planning so that the Southwest LRT Corridor is a premiere destination that is

**· accessible · livable · vibrant**

## **Economic competitiveness and job growth**

*Promoting opportunities for business and employment growth*

## **Housing choices**

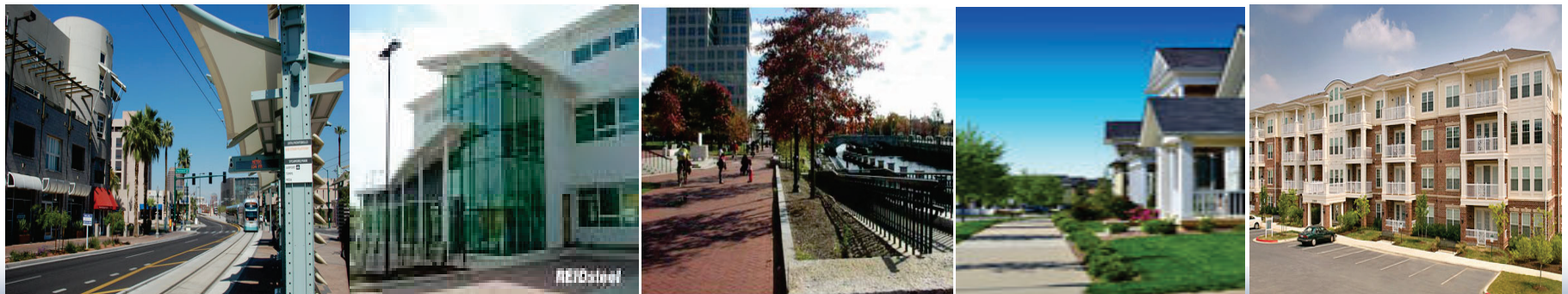
*Positioning the Southwest LRT communities as a place for all to live*

## **Quality neighborhoods**

*Creating unique, vibrant, safe, beautiful, and walkable station areas*

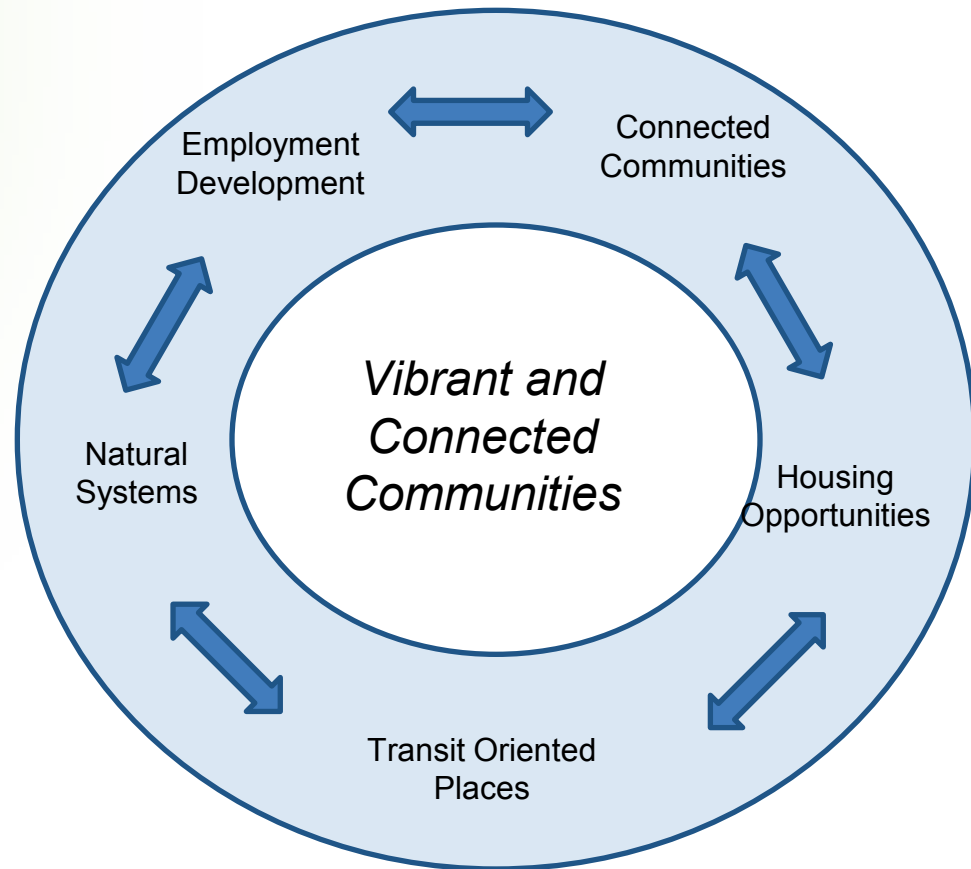
## **Critical connections**

*Improving affordable regional mobility for all users*

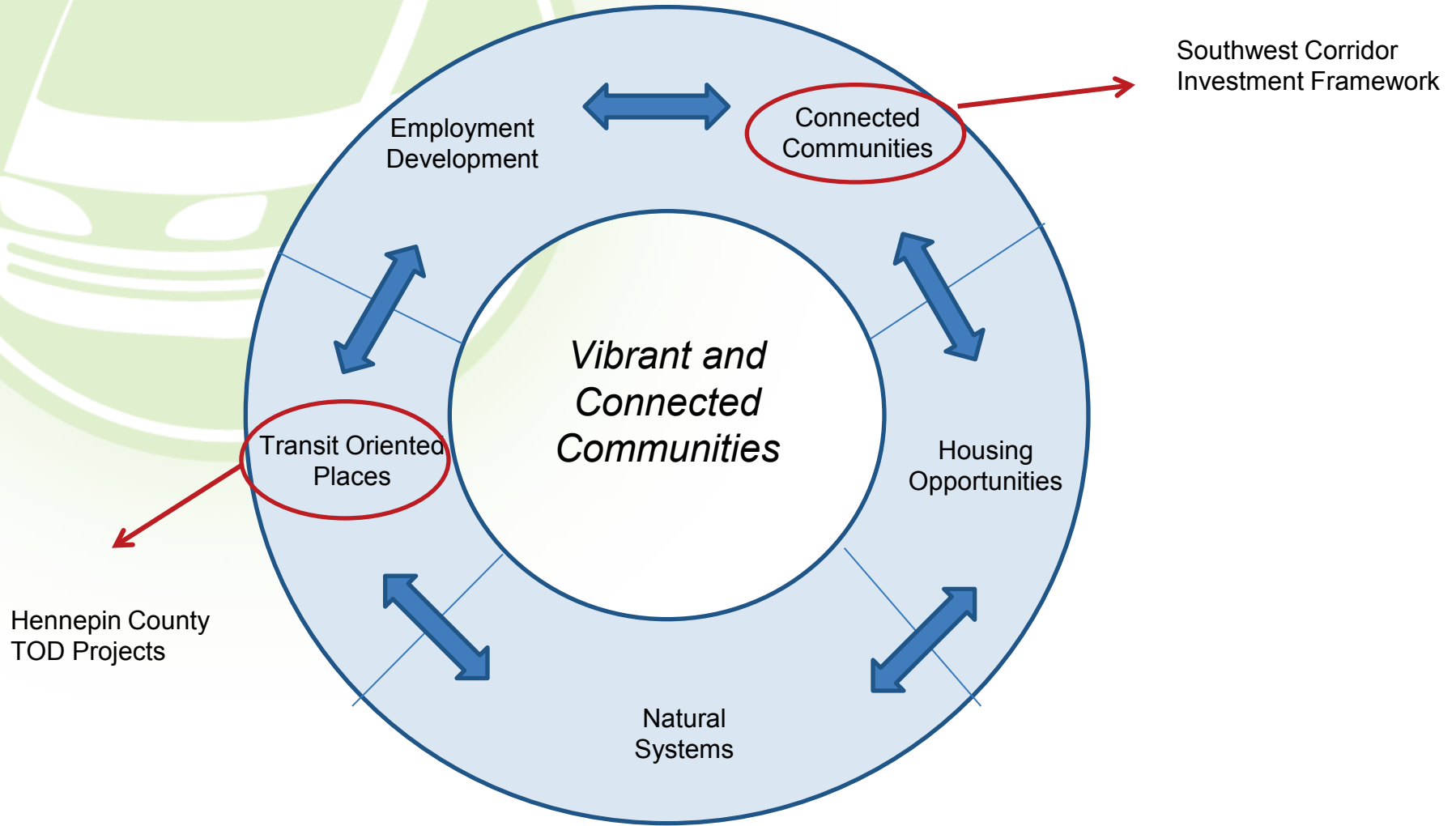


# Southwest Community Works

- ❑ Partner for Effective Planning and Implementation
- ❑ Create Great Quality Transit Oriented Development and Achieve Unique, Vibrant Places
- ❑ Stimulate Employment and Economic Development
- ❑ Provide a Full Range of Housing Choices
- ❑ Strengthen Communities through Connections and Access to Opportunity
- ❑ Maintain and Improve Natural Systems
- ❑ Build Healthy Communities
- ❑ Enhance Tax Base



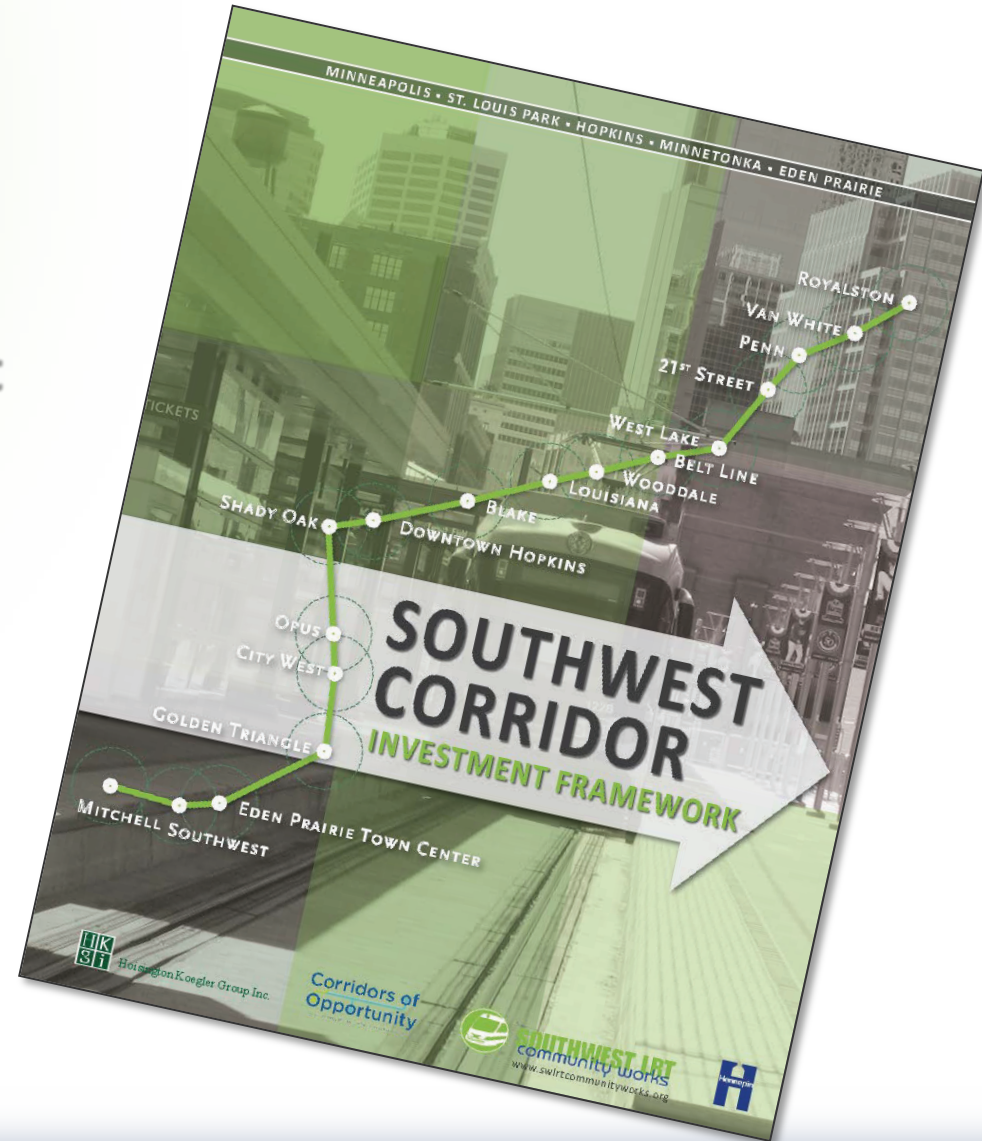
# Building Communities “Beyond the Rails”





# Southwest Corridor Investment Framework

Creating a framework for **public investment** to attract, shape, accelerate and maximize **private investment** at the Southwest LRT stations.



**SOUTHWEST LRT**  
community works

# Royalston

*Grab a Beer, a Brat or a Beet*

Royalston Station brings you to the edge of everything downtown has to offer.

The station is located within walking distance of the [Minneapolis Farmer's Market](#), [Target Field](#) and [Fulton Brewery](#), as well as the [Hennepin Theater District](#).

The surrounding area includes various government facilities and educational campuses, including [Minneapolis Community and Technical College](#) and [Metropolitan State University](#). The sprawling mixed-income neighborhood Heritage Park is also nearby.

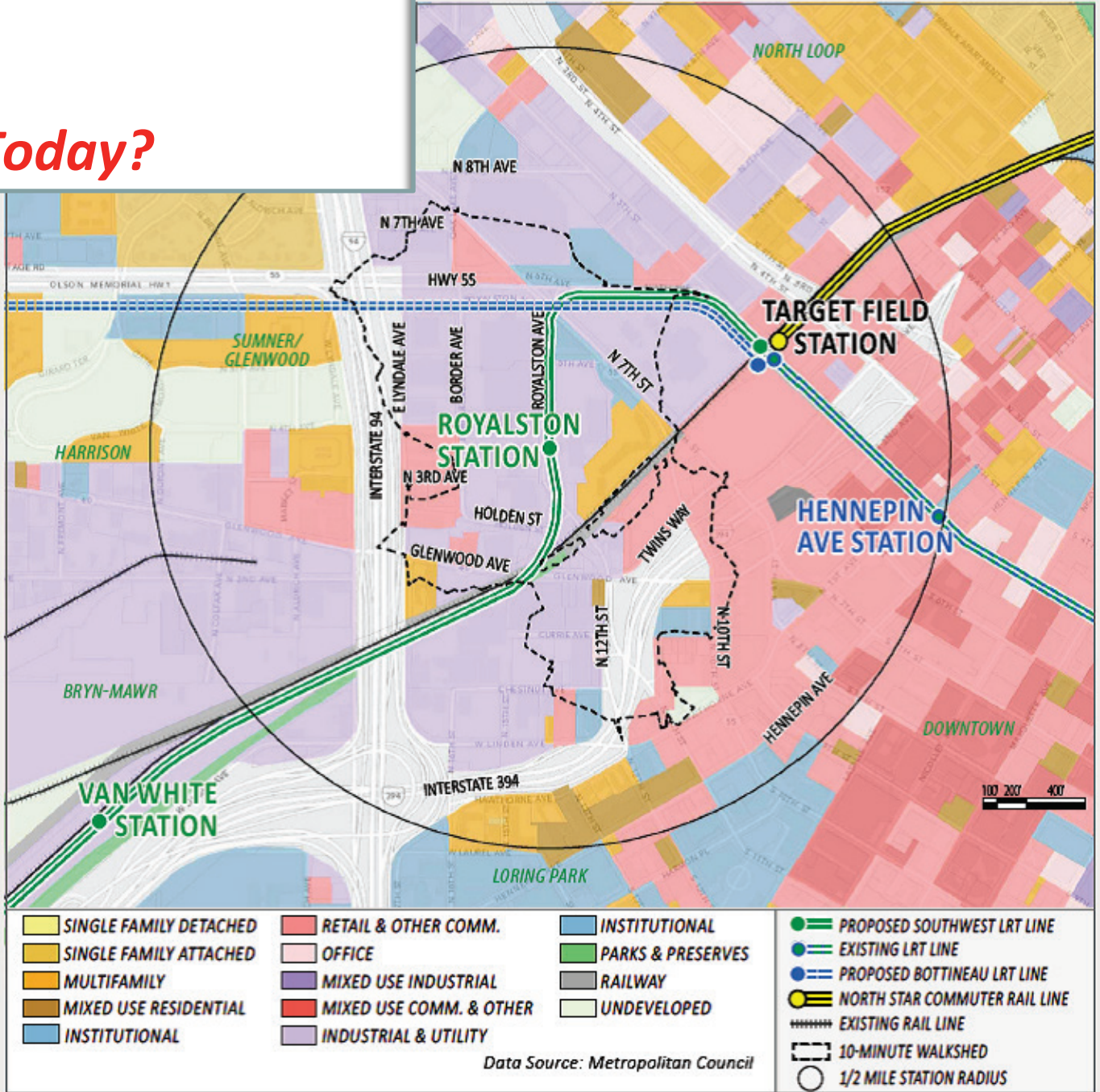
[Future development](#) makes this a prime location for [downtown-style residential](#) and [commercial](#) developments with an [industrial backdrop](#).



# Royalston

## Where are We Today?

- ❖ Industrial/commercial
- ❖ Low-rise buildings (1-2 stories)
- ❖ Large block sizes
- ❖ Limited access to North Loop & Loring Park
- ❖ Roadway network
- ❖ Transit facilities/service
- ❖ Limited bike/ped facilities
- ❖ Proximity to downtown
- ❖ Farmers Market, Target Field, Target Center & IMS



# Royalston

*The Royalston station will transition from primarily industrial uses to a major urban center with a transit oriented mix of commercial, residential and industrial uses.*

## Station Assessts/Opportunities

- Farmers Mkt, Target Field, Target Center & IMS
- Industrial uses for potential redevelopment

## Station Area Challenges

- Large block sizes limit mobility & redevelopment
- Limited east/west connectivity affect mobility & access
- Lack of a direct pedestrian connection to the Farmers Market

## Strategies to Build on Assets & Overcome Challenges

- Introduce higher density commercial development on local streets
- Orient new buildings to street with minimal setbacks
- Higher density commercial/retail, office, residential, and lt. industrial
- Active Street level Uses
- Restrict outdoor storage
- Implement streetscape and lighting
- Explore “bended street” concept for 3<sup>rd</sup> & Cesar Chavez
- Create smaller blocks and connected street pattern
- Implement sidewalk & on-street bike facilities
- Improve transit access & safety between station and bus stops



*Higher density office and light industrial uses*



*Green infrastructure*



*Blended street that can be closed to traffic*



*Extend Farmers Market activity to the station*

# Royalston

STATION AREA IMPROVEMENTS  
(by 2018)

## How will we get There?

### Pedestrian/Bike

- Farmers Mkt connection
- Improve ped/bike crossings (Royalston, Holden, 12<sup>th</sup>, 5<sup>th</sup>, 7<sup>th</sup>, Hwy 55, Border & Glenwood)
- Bike parking & facilities
- Bike share program

### Transit

- Traffic signal at 7<sup>th</sup>/5<sup>th</sup> intersection
- Traffic signal at Royalston/Holden

### Roads

- Create Border "Loop" – extension to Glenwood
- Convert Border to 2-way
- Streetscape, on-street parking, lighting, sidewalks on Border

### LRT Station Amenities

- Off platform wayfinding, lighting, & public art



# Royalston

## *How will we get There?*

## STATION AREA IMPROVEMENTS (beyond 2018)

### Roadways

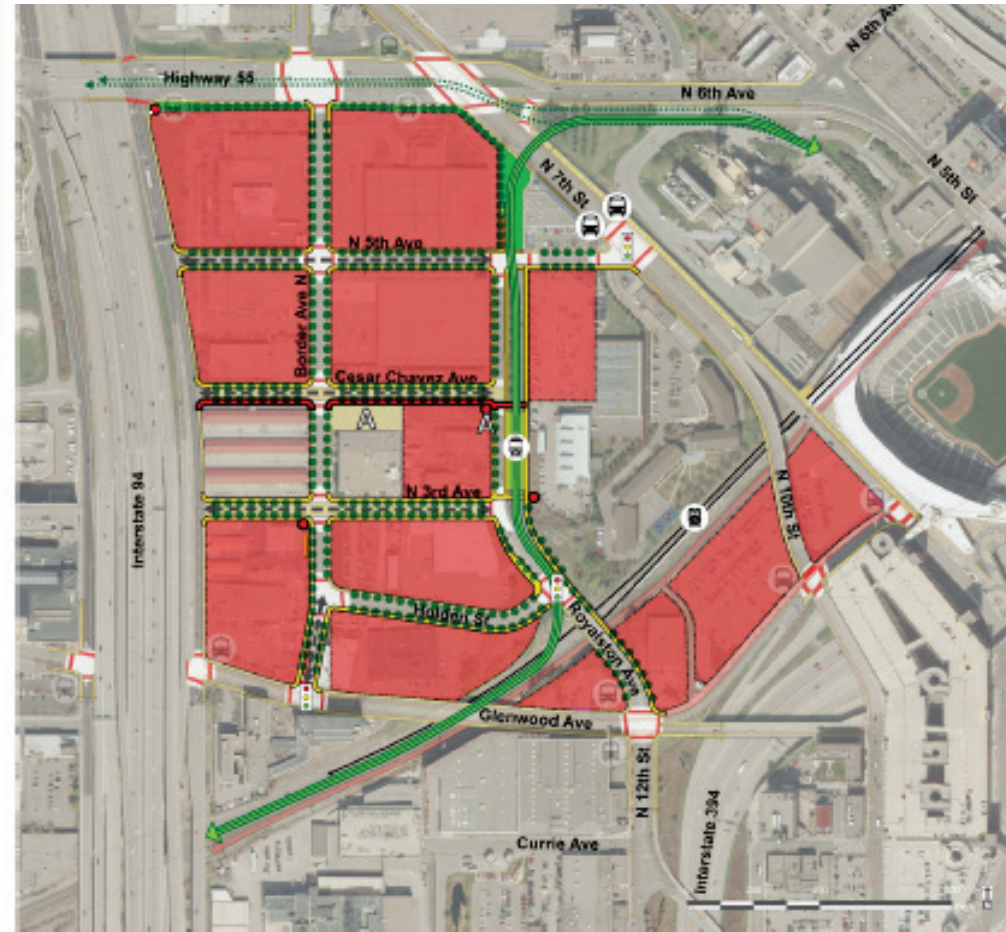
- Build new east/west roadways to create smaller blocks & a connected street network
- Close Hwy 55 frontage road (Royalston) & reconfigure Border intersection to improve safety & circulation

### Pedestrian/Bike

- Provide on-street bike facilities on local streets to improve connectivity/access
- Provide bike connections to Cedar Lake LRT trail at Royalston/Glenwood
- Explore off-street bike facility between Cedar Lake LRT trail & the station
- Include streetscape & pedestrian facilities on new east/west roadways

### LRT Station Area Amenities

- Explore transit plaza between LRT station & Farmers Mkt by Cesar Chavez Ave



**SOUTHWEST LRT**  
community works

[www.swlrtccommunityworks.org](http://www.swlrtccommunityworks.org)

# Transit Oriented Development



# Transit Oriented Development





# Transit Oriented Development



# Transit Oriented Development



# Marketing the Opportunities



## Downtown Hopkins Station

# Development Update

# **Government Accountability Office Report: Factors that influence Transit Oriented Development**

# GAO Report Overview

- Evaluated the following:
  - Extent to which TOD has occurred near transit stations and factors that affect TOD
  - Extent to which FTA considers relevant factors in evaluating TOD through the New Starts application
- Published report *Public Transportation – Multiple Factors Influence Extent of TOD* in Nov, 2014

# GAO Report Methodology

- Conducted case studies of six transit lines
  - Analyzed local land-use data
  - Conducted field visits
  - Interviewed local planning officials, developers and other stakeholders

# Case Study Findings

- Washington, DC  
(Green Line Metrorail Ext.)
  - National model for TOD in the District
  - Actively pursuing Joint Development in suburban Prince George's County
  
- San Francisco, CA  
(Third Street LRT)
  - Strong TOD due to Caltrain commuter service proximity and growth in technology industry





# Case Study Findings

- Charlotte, NC (South Corridor LRT)
  - 20% of recent development occurred within South End (3% of Charlotte's land area) near LRT
  - Suburban stations have been less successful
- Baltimore, MD (Central Corridor LRT)
  - Lack of TOD attributed to weak market, low ridership and lack of TOD planning



# Case Study Findings

- Houston, TX  
(Red Line Extension)
  - TOD unlikely because of deed restrictions on land use changes
- Santa Clara County, CA  
(Tasman West LRT)
  - Limited TOD due to poor station access and poor job center access



# Report Findings: Key Conditions That Support TOD Near Station Areas

- Demand for real estate
  - Market demand is primary factor for developers when considering TOD
- Available land for development
  - Many transit agencies view surface parking near stations as opportunities for TOD
- Supportive local residents
  - Dense development patterns
  - 18-34 year olds tend to be more supportive of TOD
- Efficient access to jobs and activity centers
  - Transit needs to move residents from residential areas to job centers as directly as possible

# Report Findings: FTA New Starts Assessments Consistent with Future TOD

- FTA assesses many of the criteria the report identifies as important
- New Starts factors include existing and future:
  - Proximity to dense employment and housing areas
  - Pedestrian infrastructure
  - Mixed uses
  - Parking availability
  - Zoning and TOD policies

# TOD-Supportive Conditions in SWLRT Corridor

# Real Estate Demand

- Market demand is cyclical: patience is key
- Cities actively preparing for opportunities
  - Station area planning
  - Infrastructure planning for multi-modal access to stations
  - Supportive comprehensive plans and zoning
- Cities identifying growth niches
  - Business expansion
  - Housing gaps analysis
- SWLRT Corridor demonstrates a strong “pre-LRT” market
  - Since 2004, 8.5 million sq ft of new development in or near corridor

# Real Estate Demand

Tower Light – City of Saint Louis Park



Nic on Fifth – City of Minneapolis



Gallery Flats – City of Hopkins

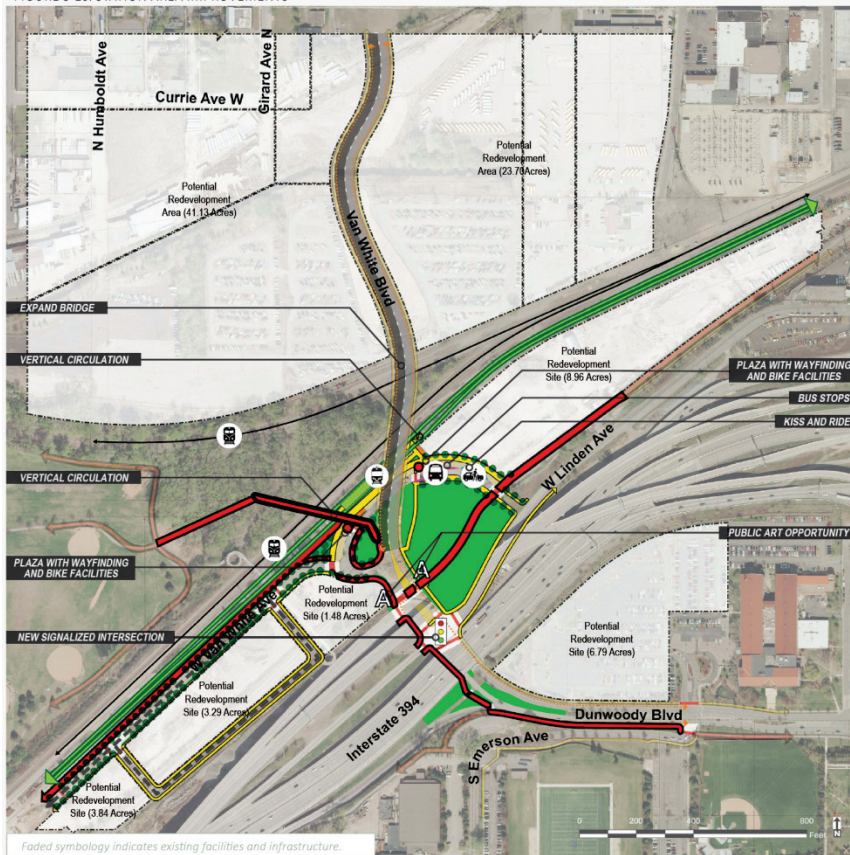
# Available Land for Development

- Transit-supportive densities adopted by cities
- Southwest Corridor Investment Framework (TSAAP) indentified “Potential Development Sites“ totaling 564 acres
- Large amount of underutilized surface parking and aging or obsolete structures
- Cities anticipating marketing of development opportunities after Record of Decision (ROD)

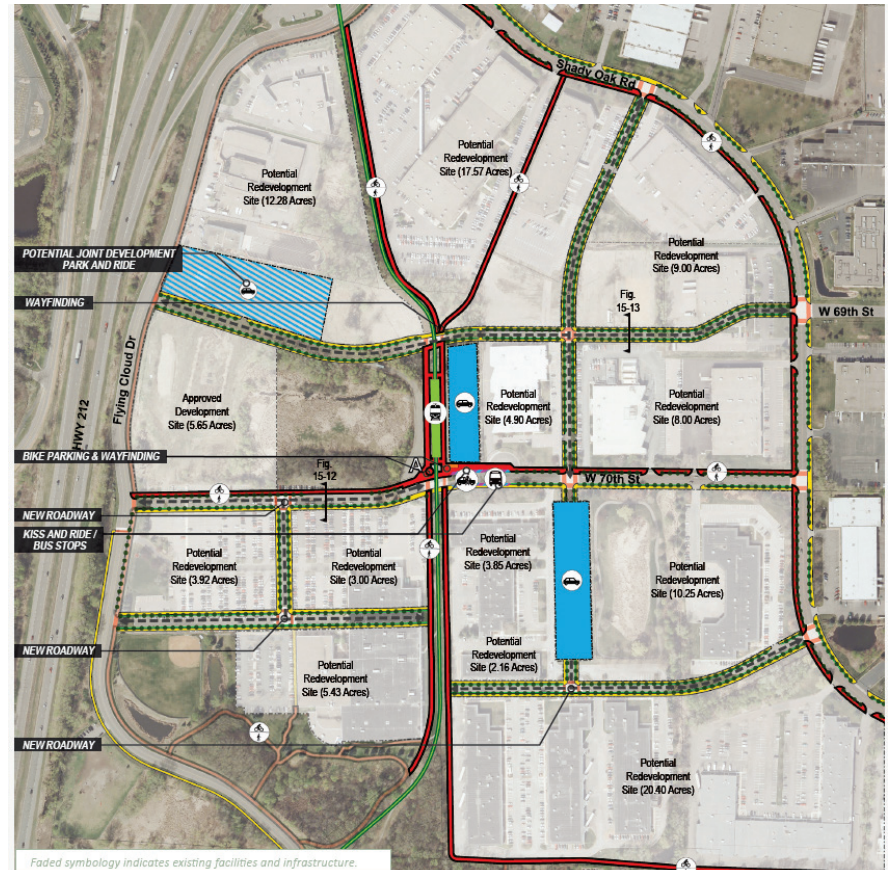


# Available Land for Development

Van White Station – City of Minneapolis  
Southwest Community Works Investment Framework



Golden Triangle Station – City of Eden Prairie  
Southwest Community Works Investment Framework



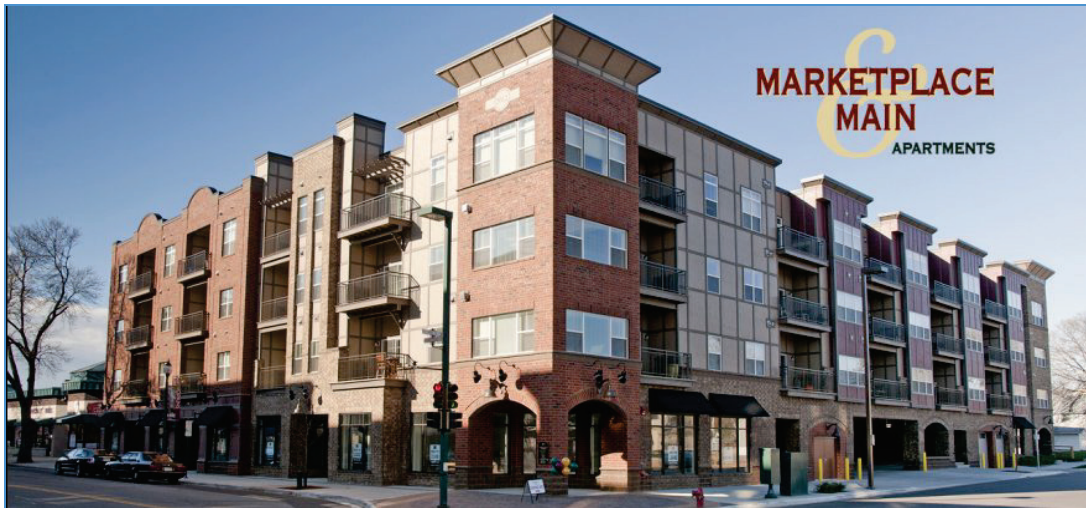
# Supportive Local Residents

- SWLRT corridor demographics support increased TOD
  - 40% more jobs along corridor (by 2030)
  - 20% more people along corridor (by 2030)
  - Corridor has higher percentage of 25-34 year olds than the region as a whole
  - Households in corridor more likely to rent
- Extensive stakeholder outreach
- Existing high density TOD projects successful

# Supportive Local Residents



Harmony Vista in the Hoigaard Village development  
City of Saint Louis Park



Marketplace & Main  
City of Hopkins

# Supportive Local Residents



Eden Prairie: Town Center Station

## LISC Corridor Development Initiative

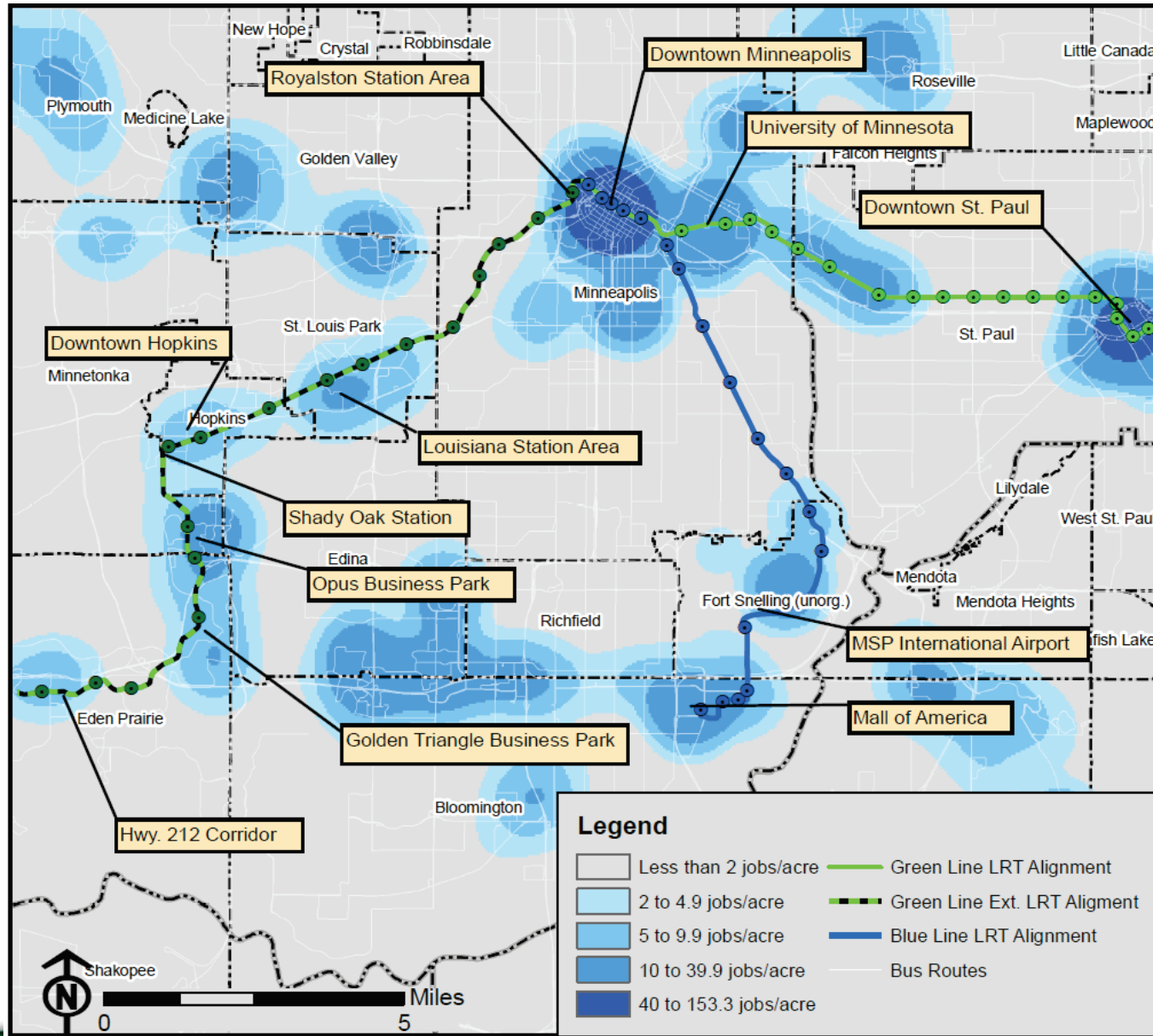


Saint Louis Park: Wooddale Station

# Efficient Access to Jobs and Activity Centers

- 25% of region's total employment will be reachable by METRO Blue (existing) and Green Line
- 83,000 additional jobs expected along SWLRT corridor by 2030
- Golden Triangle, City West, and Opus Station areas are major job centers with 10 million sq ft of office

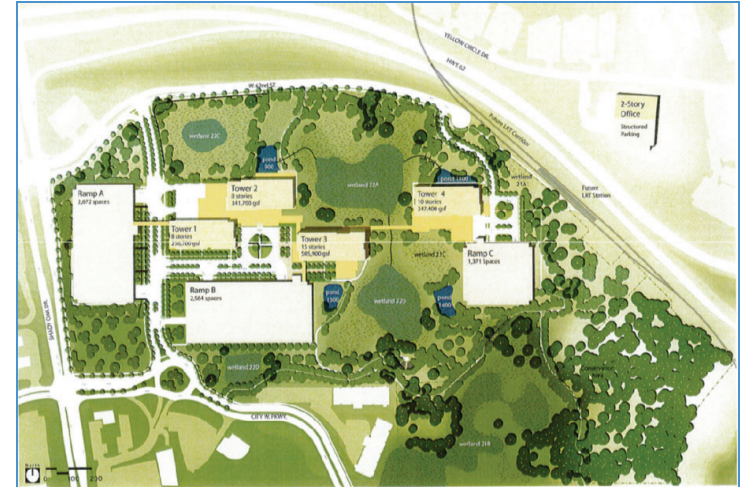
# Efficient Access to Jobs and Activity Centers



# Efficient Access to Jobs and Activity Centers



UnitedHealth Group campus at City West Station under construction



Plan of the new UnitedHealth Group campus at City West Station Eden Prairie





UnitedHealth Group data park expansion  
Opus Business Park -  
Minnetonka

# Public Involvement Update



# Station Design Open Houses

- Minneapolis Stations
  - April 2: 5:30 – 7:30 pm
  - April 8: 7:30 – 9:30 am
- St. Louis Park Stations
  - April 8: 5:30 – 7:30 pm
- Eden Prairie Stations
  - April 9: 5:30 – 7:30 pm
- Hopkins/Minnetonka Stations
  - April 14: 5:30 – 7:30 pm



Community Open Houses

## SOUTHWEST LRT STATION DESIGN


Come to a community open house to see LRT station architecture concepts and learn about what goes into designing a light rail station. Metropolitan Council project staff will be on hand to receive public input and answer questions.

The Southwest LRT Project has developed several different station architecture concepts to fit into different settings. This open house is an opportunity to learn about station design and give feedback to project staff. You can also hear a brief presentation on station design at the beginning of each open house.

If you can't come in person, meeting materials and a comment form will be available online at [www.swlrt.org](http://www.swlrt.org).

Anyone who requires assistance to participate should contact Southwest LRT Assistant Public Involvement Manager Dan Pfeiffer at least seven business days before the scheduled meeting:

Email: [Daniel.Pfeiffer@metrotransit.org](mailto:Daniel.Pfeiffer@metrotransit.org)  
Phone: 612-373-3897



One of four station design concepts developed for the Southwest LRT project.

[WWW.SWLRT.ORG](http://WWW.SWLRT.ORG)

### MINNEAPOLIS STATIONS

**Thursday, April 2, 2015, 5:30–7:30 P.M.**  
**Wednesday, April 8, 2015, 7:30–9:30 A.M.**  
Dunwoody College of Technology  
818 Dunwoody Blvd., Minneapolis  
Map: <https://goo.gl/maps/Vhs71>

### ST. LOUIS PARK STATIONS

**Wednesday, April 8, 2015, 5:30–7:30 P.M.**  
St. Louis Park City Hall  
5005 Minnetonka Blvd., St. Louis Park  
Map: <https://goo.gl/maps/j64JQ>

### EDEN PRAIRIE STATIONS

**Thursday, April 9, 2015, 5:30–7:30 P.M.**  
Eden Prairie City Center  
8080 Mitchell Road, Eden Prairie  
Map: <https://goo.gl/maps/w0rJX>

### HOPKINS & MINNETONKA STATIONS

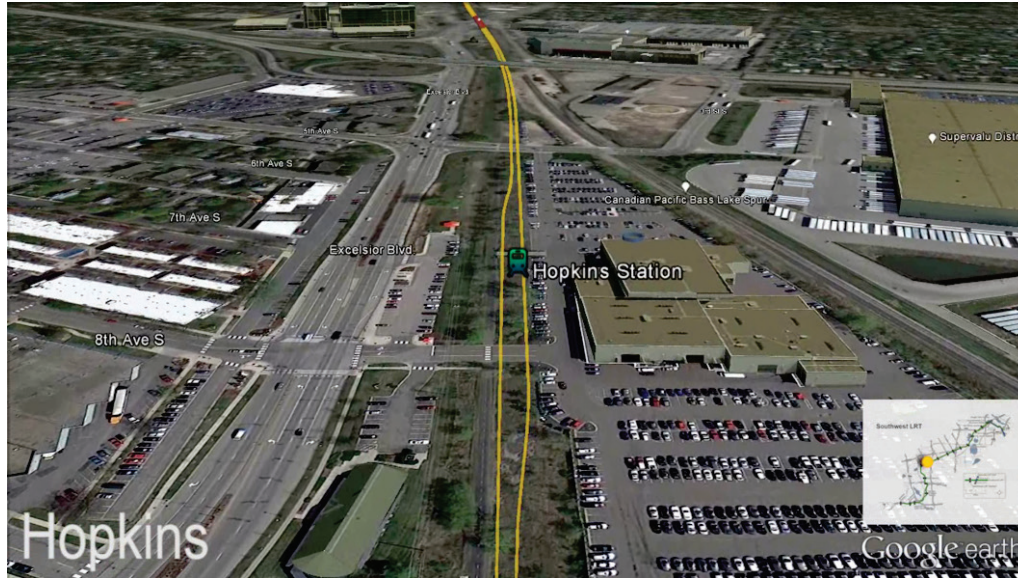
**Tuesday, April 14, 2015, 5:30–7:30 P.M.**  
Hopkins City Hall  
1010 First Street South, Hopkins  
Map: <https://goo.gl/maps/XdxGq>

# 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



# 2015 Alignment Video

- Next Steps
  - Receive comments on draft narration from city staff
  - Begin final edits and voice-overs
  - Final video produced early May

# May SWLRT CMC Meeting

# More Information

Online:

[www.SWLRT.org](http://www.SWLRT.org)

Email:

[SWLRT@metrotransit.org](mailto:SWLRT@metrotransit.org)

Twitter:

[www.twitter.com/southwestlrt](http://www.twitter.com/southwestlrt)

