

SOUTHWEST

Green Line LRT Extension



# SWLRT 6 i g]bYgg Advisory Committee Meeting

April 21 , 2013





## Today's Topics

- Approve March meeting minutes
- Southwest Corridor Investment Partnership Overview
- Hennepin County Community Works Update
- Technical Issues Discussions:
  - Operations and Maintenance Facility
  - Opus Hill
  - Stations: Opus, Shady Oak, Downtown Hopkins, Wooddale
- Member and Committee Reports
- Public Forum



# Southwest Corridor Investment Partnership Overview

Louis Smith, Smith Partners

# SWLRT Corridor-wide Housing Inventory



**Presented to: Southwest LRT Businesses Advisory Committee  
April 24, 2013**

**Presented by: Southwest Corridor Community Works**  
- Cathy Bennett, ULI MN/RCM  
- Katie Walker, Hennepin County





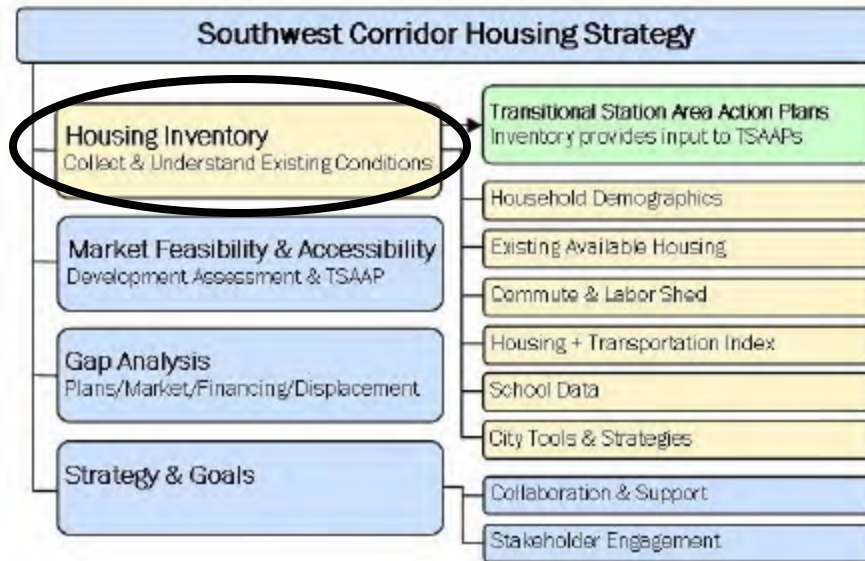


# SWLRT Corridor-wide Housing Inventory

**Southwest Corridor Community Works hired Maxfield Research Inc. to provide a housing inventory as the first step of the overall SWLRT Corridor Housing Strategy**

All research in this study supports the housing inventory section of the overall strategy:

- Demographics
- Employment
- School Data
- Housing Characteristics
- For-Sale Real Estate Market
- Multifamily Rental Inventory
- Housing Programs
- City Policies
- Financing Tools



*The CoO LIC grant covers the yellow highlighted tasks to the left and below. This strategy will be refined as the process continues.*

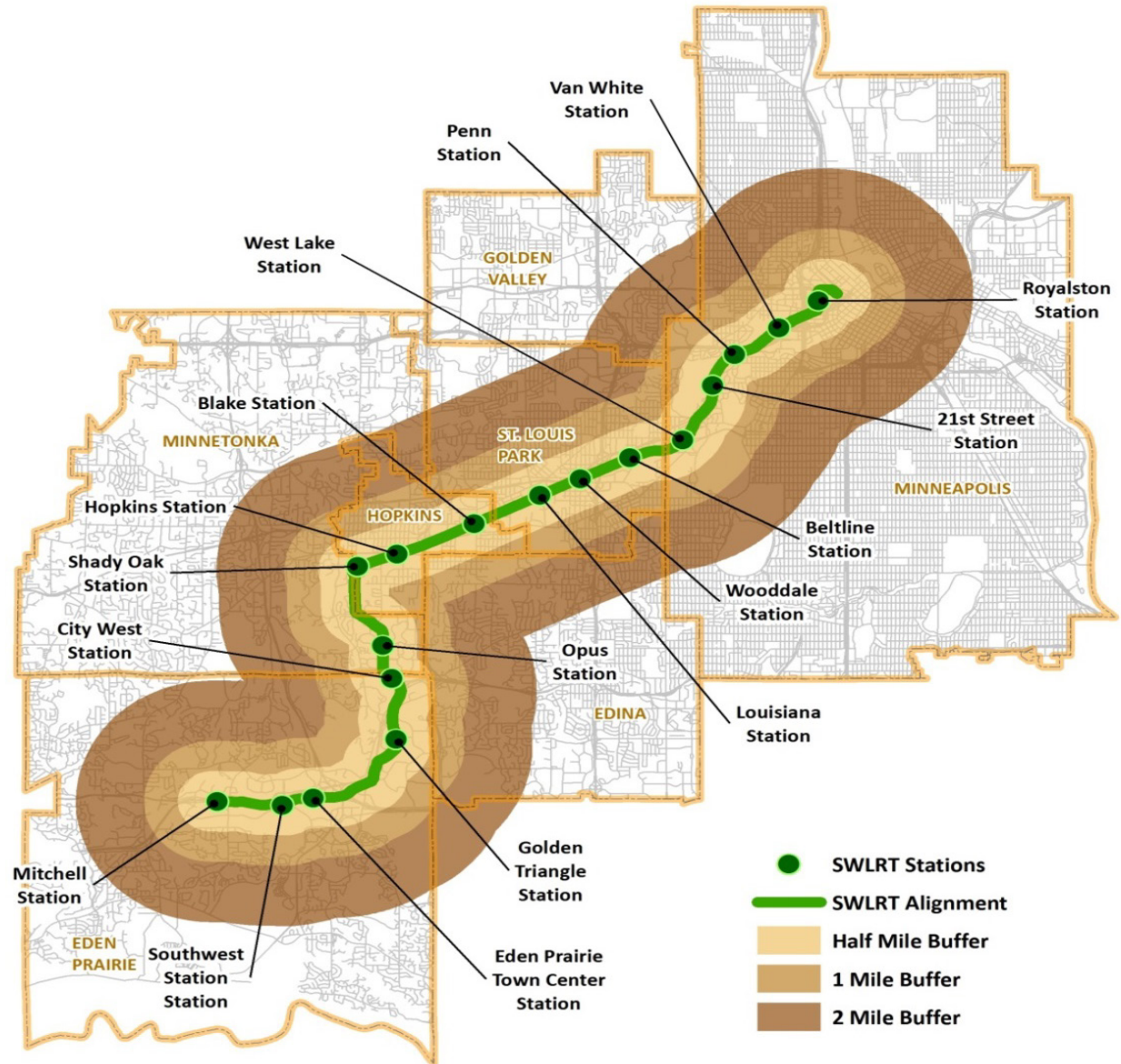


# SWLRT Corridor-wide Housing Inventory

17 stations along the SWLRT Corridor analyzed individually for a variety of factors including:

## Stations by City

- Minneapolis – 5
- St. Louis Park – 3
- Hopkins – 3
- Minnetonka – 1
- Eden Prairie – 5





# SWLRT Corridor-wide Housing Inventory

## Demographic ½-mile highlights...

- Corridor accounts for 4% of Hennepin Co's population and 5% of households
- Corridor-wide growth 2000-2010: +15% (pop) & +16% (hhds)
- Slower growth rate in the short-term...likely to increase with TOD
- Blake Rd. has the highest pop. (5,395) | West Lake has the most hhds. (2,685)
- Younger demographic: 52% of pop under age 35 (25-34 large cohort)
- Population density highest at Blake Road Station
- Minorities account for about 27% of Corridor population
- Small household sizes (avg. 1.83) – high % of hhds. living alone & 2-person hhds.
- 54% of hhds. in Corridor influence area rent (vs. 36% rent in Hennepin Co.)
- \$50,580 median income in 2012 (\$33,650 @ Royalston to \$131,220 @ 21<sup>st</sup> St.)



# SWLRT Corridor-wide Housing Inventory

## Employment ½-mile highlights...

- 107,200 corridor-wide jobs | 13% of all Hennepin County & 7% of all Metro Area
- Higher wages & educational attainment than Metro Area avg.
  - 52% earn more than \$40,000/year vs. 47% in Metro Area
  - 31% with a bachelor's degree or higher vs. 28% in Metro Area
  - Opus station has highest earners (78% earn more than \$40,000/year)
- Royalston has the most jobs (10K+) | Louisiana & City West also significant (7K+)
- Fewest jobs near the Penn & 21<sup>st</sup> St. Stations (<500)
- Job net inflow/outflows mirror stations with highest concentration of jobs
- About 45% of station area residents work in Minneapolis...but 25% of station area workers live in Minneapolis

## Employment 1-mile highlights...

- 243,400 corridor-wide jobs | 29% of all Hennepin County | 15.5% of all Metro Area







# SWLRT Corridor-wide Housing Inventory

## Education Highlights...

### Public School Districts:

- **Enrollment:** Minneapolis (31,750 students) | St. Louis Park (4,350 students)
- **Minority students:** Minneapolis (65%) | Minnetonka (11%)
- **Free/reduced lunches:** Minneapolis (64%) | Edina (9%)
- **4-year graduation rates:** Minnetonka (95%) | Minneapolis (47%)

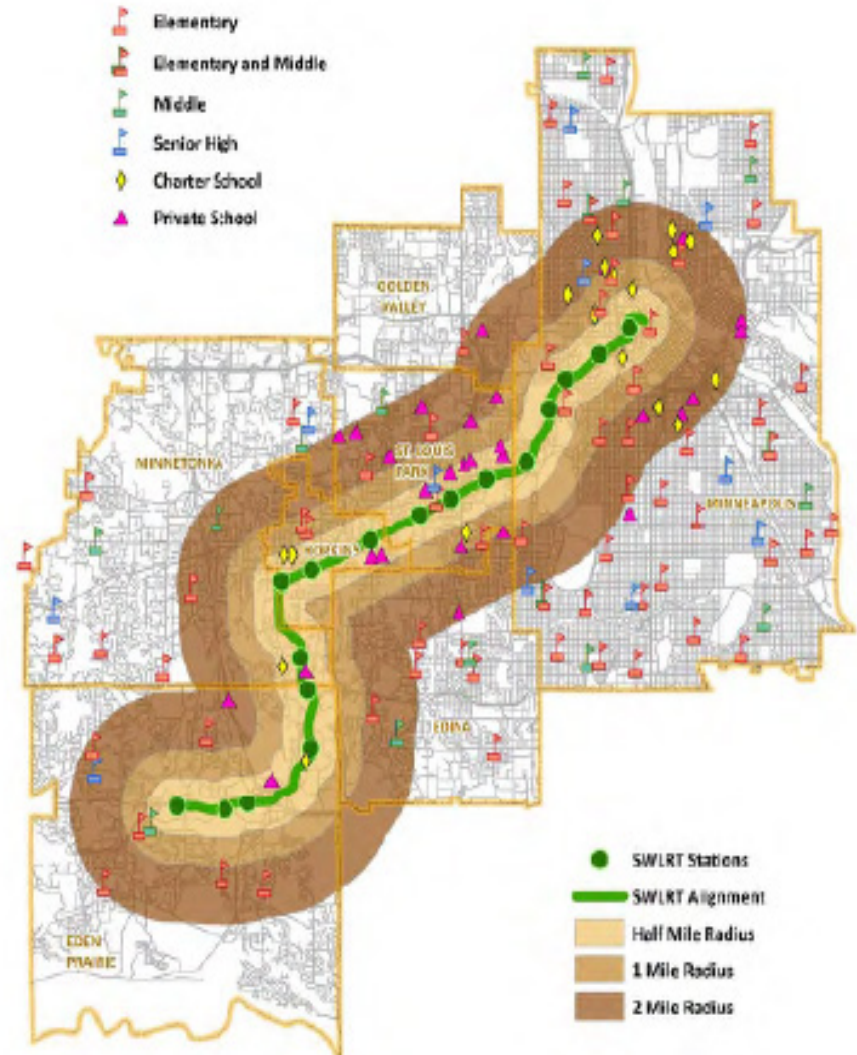
### Private and Charter Schools:

- 28 private schools with 7,900 students within 2-miles of transit stations

### Schools within ½-mile of stations...

- Public – 4
- Charter – 7
- Private – 10

SWLRT Schools

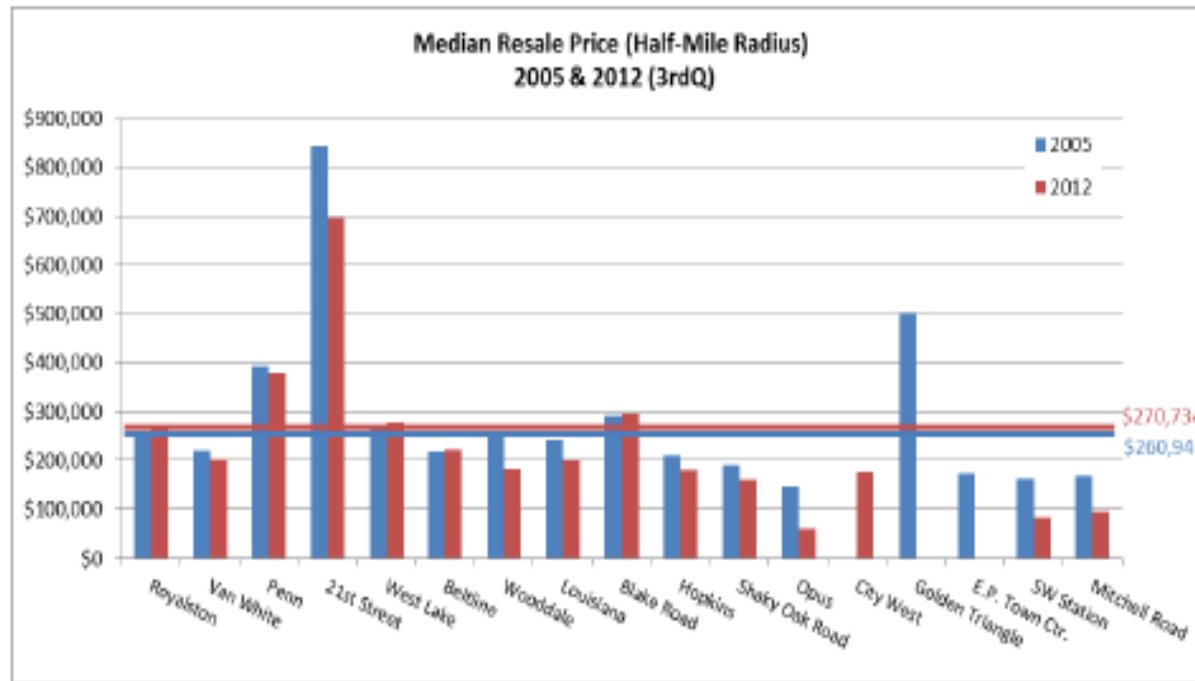




# SWLRT Corridor-wide Housing Inventory

## For-Sale highlights.....1/2 mile, 3<sup>rd</sup> Quarter 2012

- Between '05-'12, median sales price -17% (\$270,700 )
- Housing prices are highest at 21<sup>st</sup> St & Penn (\$380k+ ) (Cedar Lake/Kenwood)
- Opus, SW Station, & Mitchell Rd <\$100k - concentration of Condos/TH's
- 4<sup>th</sup> Quarter, 2012 - median list price \$430K vs. \$199.9K in Metro Area



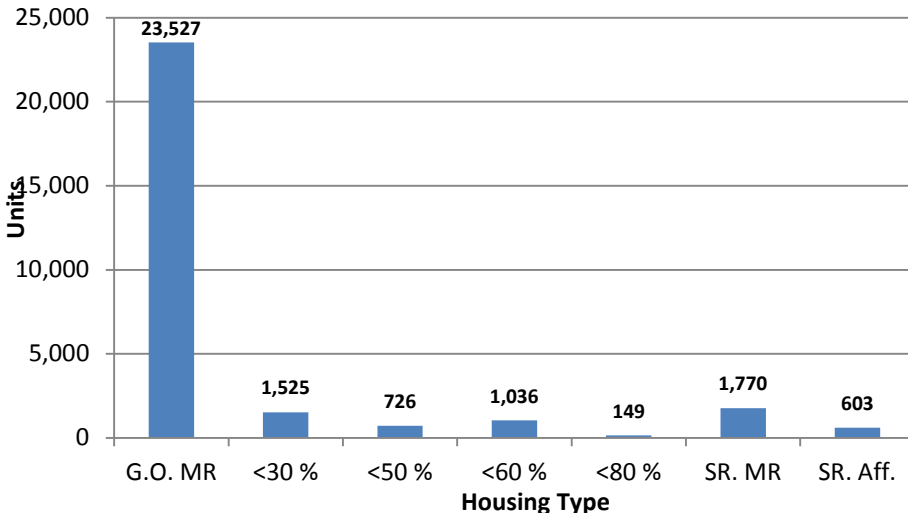


# SWLRT Corridor-wide Housing Inventory

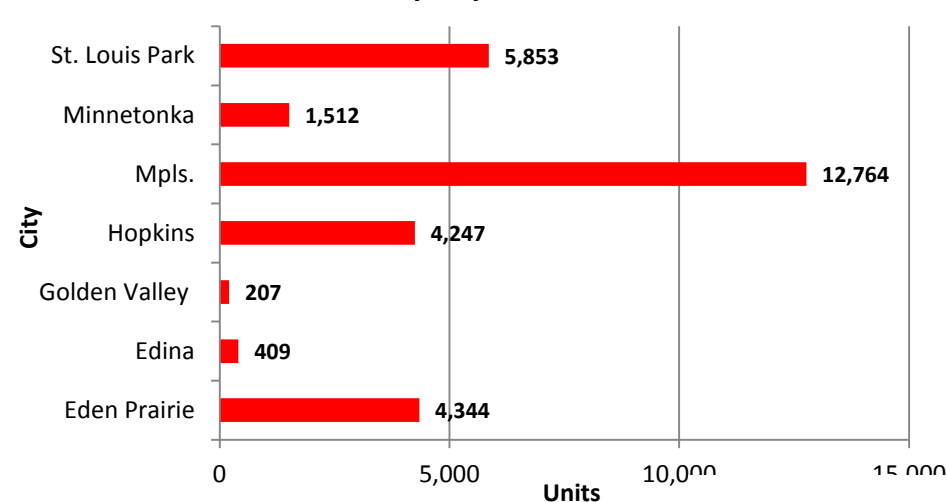
## Housing Inventory highlights...

- 29,300 rental units | 401 properties
- 80% of units are general occupancy market rate | 11.7% affordable | 8.1% senior
- Minneapolis accounts for 43.5% of all units (12,764 units)
- Over 4,500 units in Minneapolis are closer to existing LRT stations than the SWLRT

Corridor-wide Rental Units by Housing Type



Rental Units by City Within SWLRT Corridor



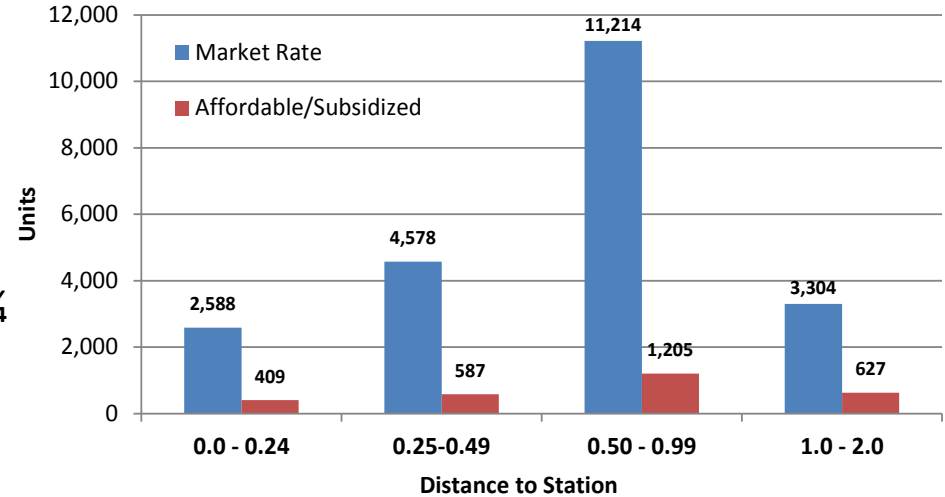


# SWLRT Corridor-wide Housing Inventory

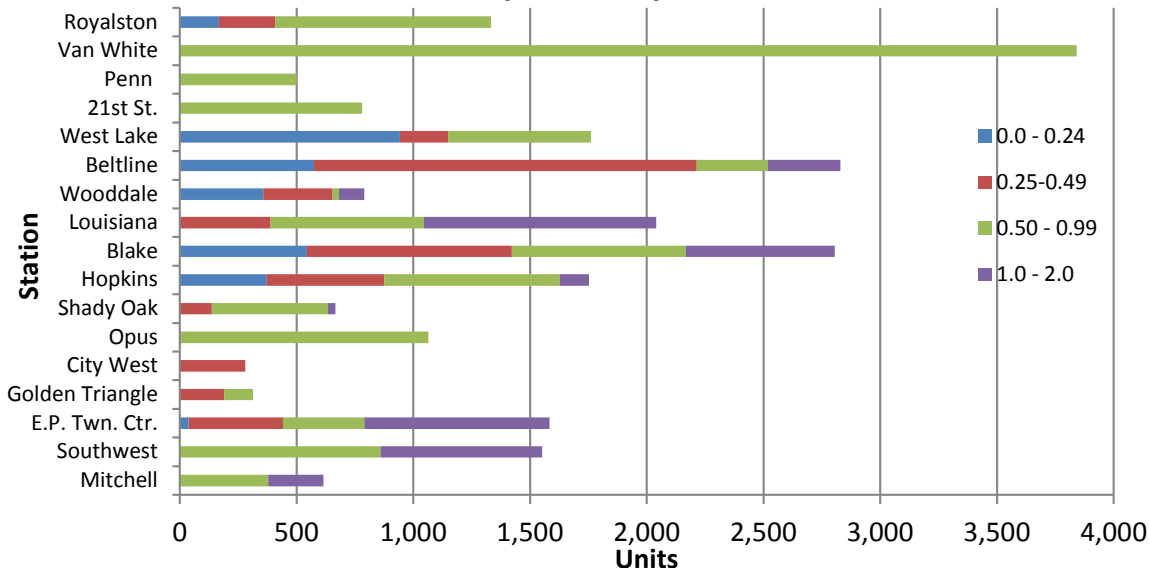
## Housing Inventory highlights...

- 12% of units | <0.25 miles of station
- 51% of units | 0.50 to 0.99 miles of station
- 84% of units | 1-mile or less of station
- Only 5 stations have rental housing within ¼ mile of the station
- 6 stations have no rental housing units within ½-mile of station

Corridor-wide Rental Units by Distance to SWLRT Station



Rental Units by Proximity to Station







# SWLRT Corridor-wide Housing Inventory

## Housing Inventory highlights...

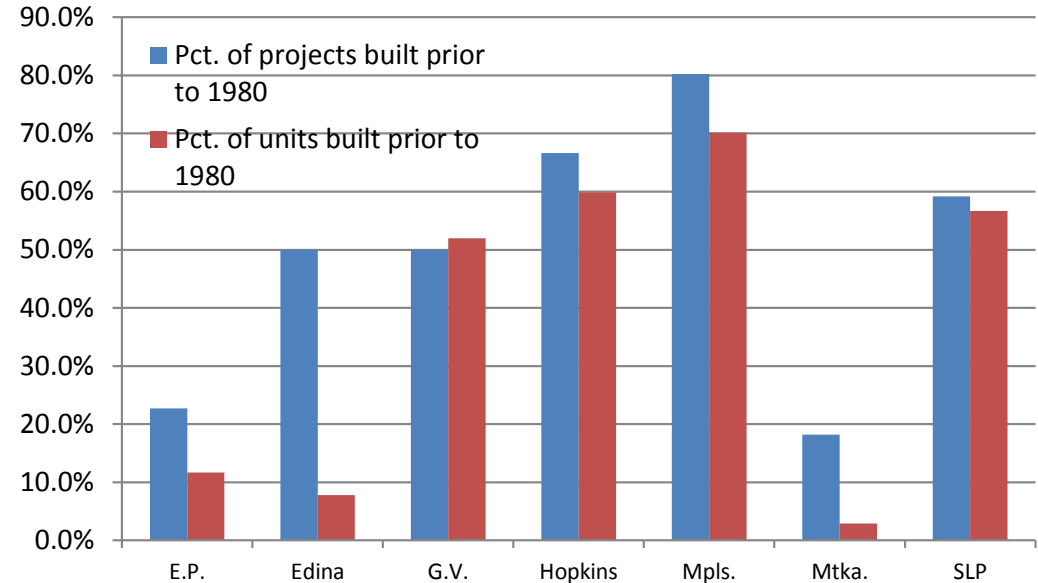
Corridor-wide Affordability (1/2-mile):

- 34% of HHDS < \$35k
- 50% of HHDS > \$50k

Naturally Occurring Affordable Housing:

- High proportion of market rate rentals have “affordable rents” primarily because they are older
- 71% of projects & 53% of total units were built prior to 1980

**SWLRT MR Rental Projects & Units Built Prior to 1980**





# SWLRT Corridor-wide Housing Inventory

## Housing Inventory highlights...

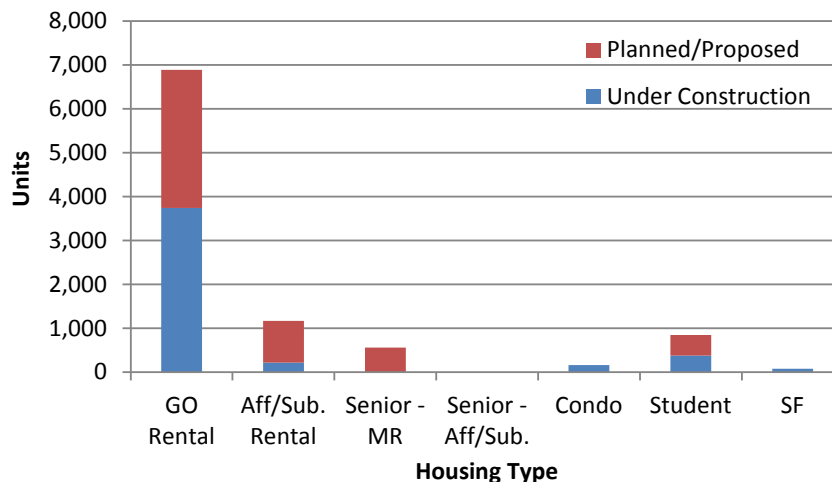
### Development Pipeline:

- 9,700 units in pipeline (4,200 units after excluding projects closer to other LRT stations)
- 70% is G.O. market rate rental | 12% affordable/subsidized
- 80% of units in Minneapolis
- Only 20% are within ½-mile of stations

### Other:

- Low vacancy rates across SWLRT Corridor
- 18,000 condos | 371 projects | 28% Non-homestead units; most in Minneapolis
- Non-homestead units comprise 21.5% of all units in SWLRT Corridor
- 11% of single-family homes are non-homesteaded

Pipeline Summary by Housing Type





# SWLRT Corridor-wide Housing Inventory

## Review of city plans and policies

Seven jurisdictions:

- Corridor cities have adopted policies to address SWLRT potential markets
- Policies support higher-density and mixed-uses along the Corridor
- Some cities have potential competing interests in their development policies
- Most plans were prepared in early to mid- 2000s

## Financial tools review

- MN tools are limited compared to other states
- Important to seek new tools to assist with TOD development



# SWLRT Corridor-wide Housing Inventory

## Key takeaways...

- A small percentage of multifamily rental housing currently exists within 1/4-mile of stations; this will likely change with the opening of the SWLRT
- Significant jobs corridor – ½-mile accounts for 1.6% of Metro Area pop. but 6.8% of the jobs; however, the 1-mile corridor accounts for 15.5% of all Metro Area jobs
- Jobs along the Corridor are higher paying with a well-educated workforce
- Demographics trend toward younger, smaller size households
- Household incomes vary significantly across the Corridor
- Older rental housing stock indirectly serves as “unsubsidized affordable housing”
- For-sale real estate market in the Corridor influence area has outperformed the Metro Area during the downturn
- Development pipeline is led by the luxury apartment sector which is likely to increase relying on the LRT to increase rental rates to support new development
- Mobility rates: SWLRT area residents tend to stay in the same community or another SWLRT Corridor city when they move



# SWLRT Corridor-wide Housing Inventory

## Additional Information ....



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

**New Data:**  
Southwest Corridor-wide  
Housing Inventory



# SWLRT PE Technical Issues



## Technical Issues:

1. Eden Prairie Alignment
2. Nine Mile Creek Crossing
3. Golden Triangle Station
4. Shady Oak Road Crossing
5. City West Station and TH 212/TH 62 Flyover Bridges
6. Opus Station
7. Opus Hill/Minnetonka-Hopkins Bridge
8. Shady Oak Station

9. PEC West/PEC East Interface Point

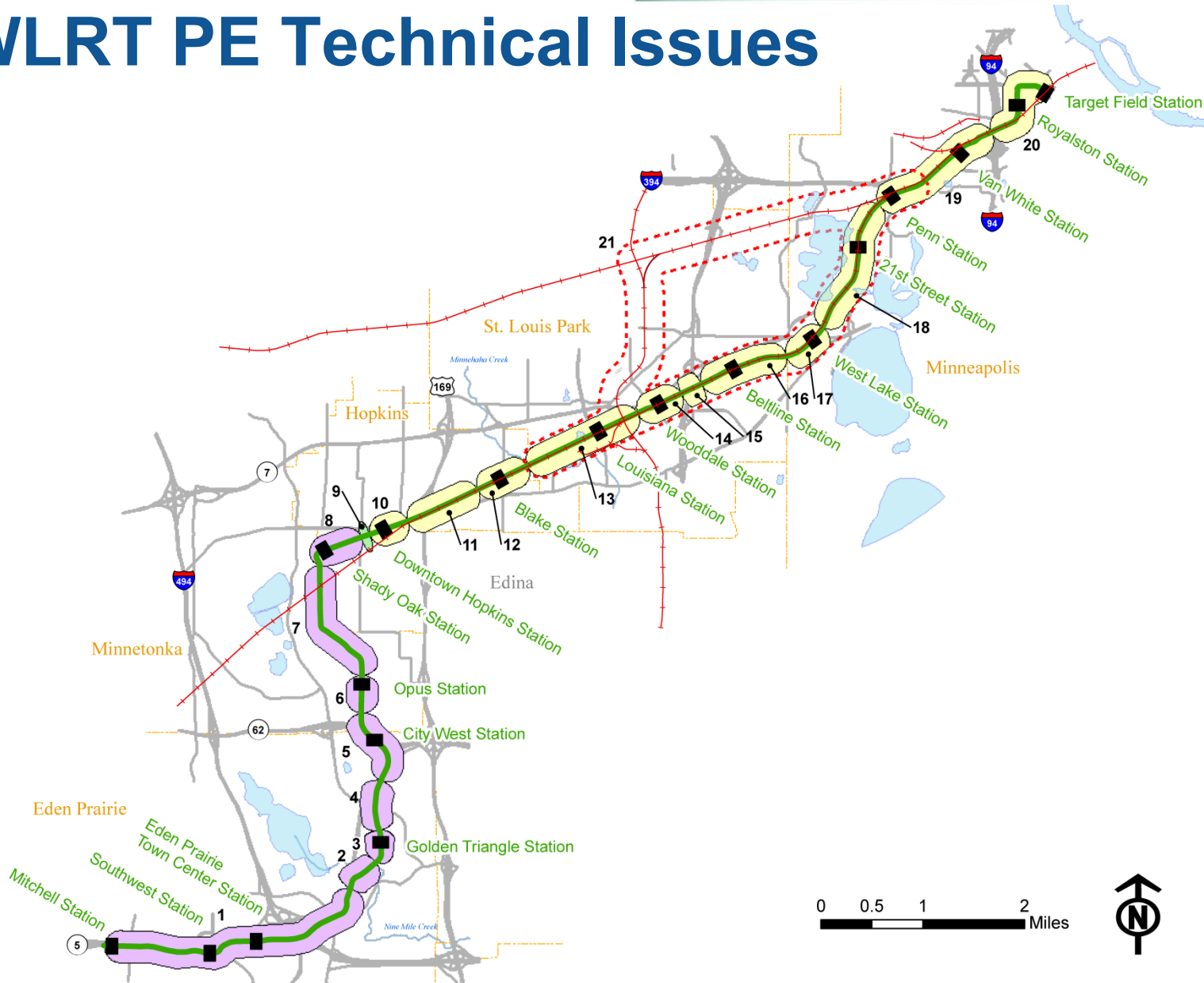
10. Downtown Hopkins Station
11. Excelsior Blvd. Crossing
12. Blake Station
13. Louisiana Station
14. Wooddale Station
15. TH 100
16. Beltline Station
17. West Lake Station
18. Kenilworth Corridor
19. Bassett Creek Valley Corridor
20. Royalston Station/Interchange Project Coordination
21. Freight Rail Co-location/Relocation Alternatives

## System-wide Technical Issues (not shown):

22. Traction Power Substation and Signal Bungalow Locations
23. Operation & Maintenance Facility (OMF) Location
24. Park & Ride, Kiss & Ride and Bus Layover Locations
25. Trails and LRT Interface Coordination



# SWLRT PE Technical Issues



SOUTHWEST

Green Line LRT Extension



# Operations and Maintenance Facility (OMF) Technical Issue #23





# Operations and Maintenance Facility

- OMF Activities:
  - LRV cleaning
  - LRV maintenance
  - LRV storage
- Central Corridor OMF:
  - 180+ jobs



Interior of Blue Line's (Hiawatha) Franklin OMF



## Franklin OMF serving the Blue Line (Hiawatha LRT)







# Green Line (Central Corridor) St. Paul OMF







# OMF Storage Tracks





## OMF Initial Site Selection Criteria

- Site size of 10 to 15 acres
- Flat/rectangular site
- Efficient LRT train movements to/from
- Good roadway access to site
- Compatible with adjacent land use



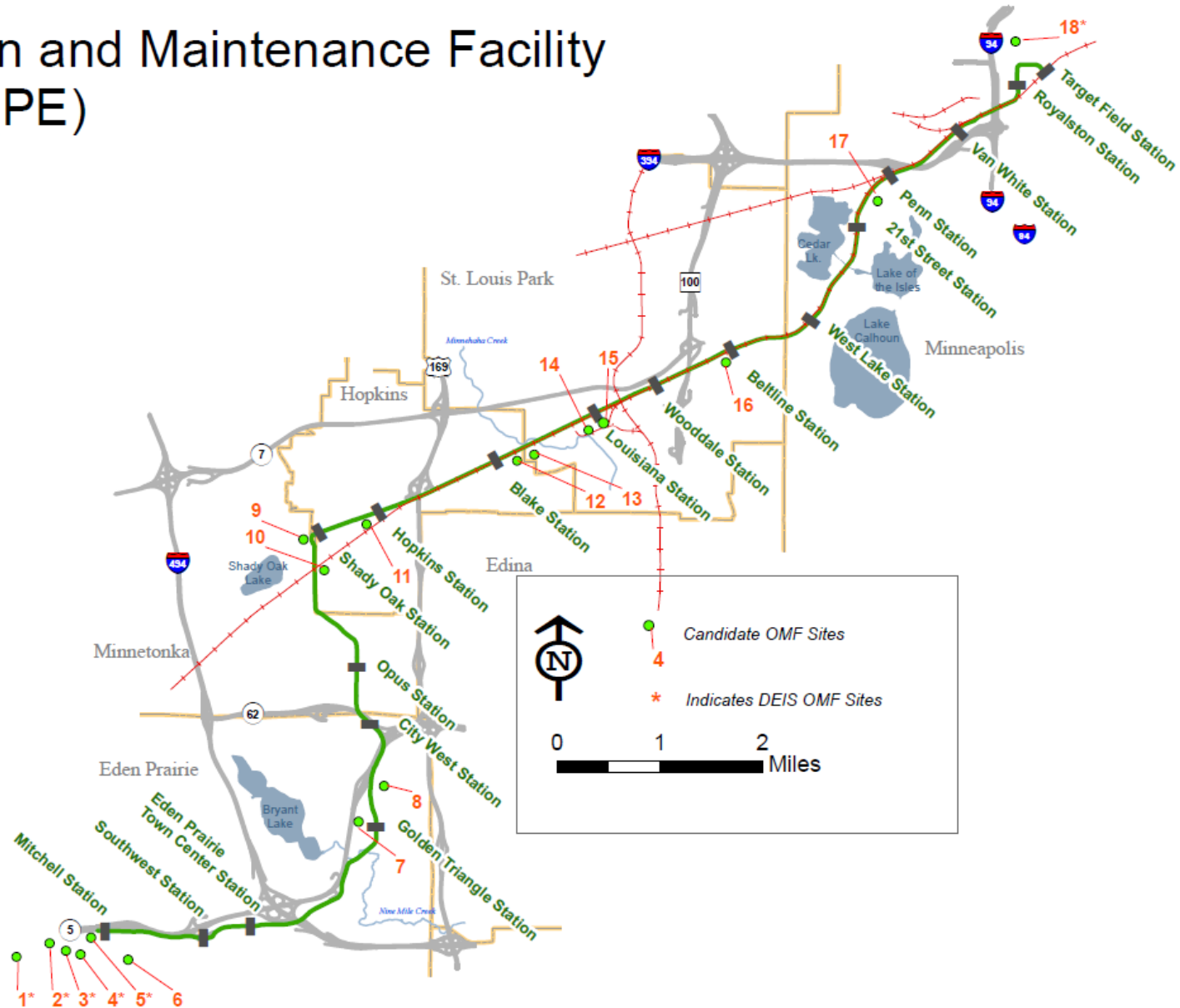
# OMF Candidate Sites

OMF Site #	Description	City
1*	212 ROW	Eden Prairie
2*	Wallace Road	Eden Prairie
3*	City Garage West	Eden Prairie
4*	City Garage East	Eden Prairie
5*	Mitchell West	Eden Prairie
6	Mitchell East	Eden Prairie
7	Flying Cloud/W. 70 <sup>th</sup> Street	Eden Prairie
8	Shady Oak/W. 70 <sup>th</sup> Street	Eden Prairie
9	K-Tel	Minnetonka
10	7 <sup>th</sup> Street (Landfill)	Hopkins
11	11 <sup>th</sup> Avenue	Hopkins
12	Excelsior West	Hopkins
13	Excelsior East	Hopkins/St. Louis Park
14	Louisiana West	St. Louis Park
15	Louisiana East	St. Louis Park
16	Beltline	St. Louis Park
17	Penn	Minneapolis
18*	5 <sup>th</sup> Street North	Minneapolis

\* From DEIS



# SWLRT Operation and Maintenance Facility Candidate Sites (PE)





# BAC, CAC and TPAC OMF Comments

- March 27 BAC Meeting Key Themes:
  - Traffic impacts
  - Redevelopment/development impacts
  - Compatible land use
  - Removal of property from tax rolls
- March 28 CAC Meeting Key Themes:
  - Impacts to neighborhoods: noise, vibration
  - Compatible land use
  - Opportunity to serve multiple purposes on one site: i.e. station and OMF or existing business and OMF
- April 19 TPAC Meeting Key Themes:
  - Additional potential sites identified
  - Compatible land use
  - Redevelopment/development impacts
  - Impacts to adjacent properties







# SWLRT OMF Evaluation Criteria

<b>Operational Characteristics</b>	
1	Site Configuration: operational effectiveness
2	Alignment Proximity/Connectivity: distance/connection to mainline
3	Alignment Location: geometric position on mainline
4	Site Access: access for operations staff
<b>Site Characteristics</b>	
5	Adjacent Land Use Compatibility
6	TOD/Mixed Use/Economic Development Considerations
7	Zoning
8	Site & Facilities Cost: facilities, grading, utilities, soils
9	Real Estate Acquisition: cost, complexity, legalities
10	Relocation Cost: displaced occupants and uses
11	Environmental Impact: wetlands, hazardous materials
12	Cultural Resources: cultural, historical
13	Stormwater Management: drainage, treatment



# OMF Preliminary Evaluation Summary

Site No.	OMF Name - Location	Assessment
8	Shady Oak/West 70th Street – Eden Prairie	Excellent
9	K-Tel – Minnetonka	Excellent
12	Excelsior West – Hopkins	Excellent
13	Excelsior East – Hopkins/St. Louis Park	Excellent
3	City Garage West – Eden Prairie	Very Good
4	City Garage East – Eden Prairie	Very Good
6	Mitchell East – Eden Prairie	Very Good
5	Mitchell West – Eden Prairie	Good
7	Flying Cloud/West 70th Street – Eden Prairie	Good
10	7th Street (landfill) – Hopkins	Good
11	11th Avenue – Hopkins	Good
14	Louisiana West – St. Louis Park	Good
15	Louisiana East – St. Louis Park	Good
1	212 ROW – Eden Prairie	Unacceptable
2	Wallace Road – Eden Prairie	Unacceptable
16	Beltline – St. Louis Park	Unacceptable
17	Penn – Minneapolis	Unacceptable
18	5th Street North - Minneapolis	Unacceptable

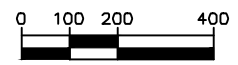
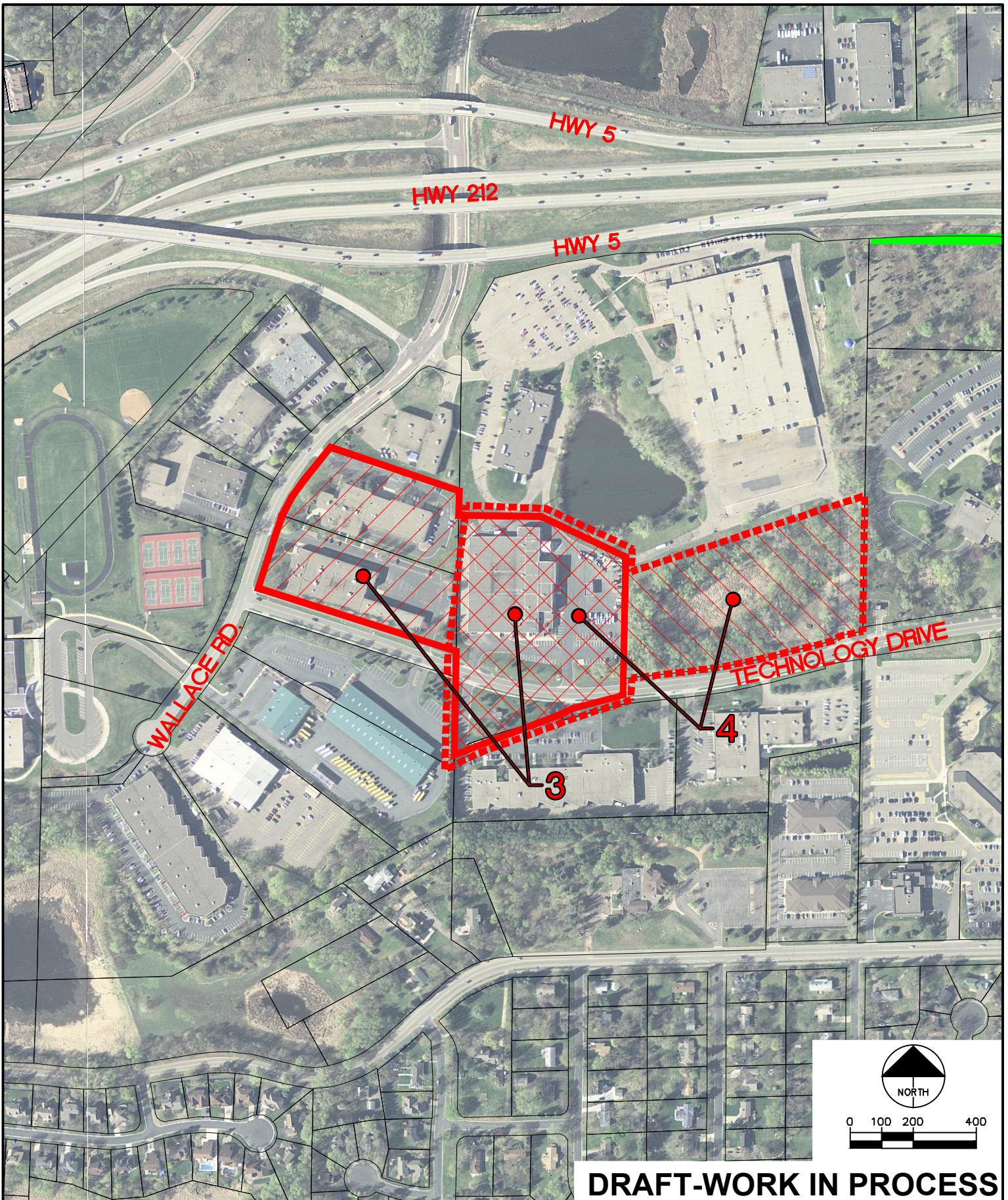


# OMF Technical Issue #23 Next Steps

- Present candidate list for input:
  - BAC – April 24
  - CAC – April 25
  - SWCMC – May 1
- Continued outreach with property owners
- Public open houses for OMF sites:
  - May 13: Eden Prairie City Hall (5:00 PM – 7:00 PM)
  - May 15: Southwest LRT Project Office (5:00 PM – 7:00 PM)
  - Hopkins/Minnetonka date/location: TBD
- Provide Update at May BAC/CAC Meetings



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**DRAFT-WORK IN PROCESS**



**SOUTHWEST LIGHT RAIL**  
 OPERATIONS AND MAINTENANCE FACILITY SITE ALTERNATIVES  
 IRT #23 (4/19/13)  
 1 OF 5



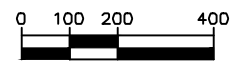
**MITCHELL ROAD STATION**

**HWY 212/5**

**MITCHELL ROAD**

**TECHNOLOGY DR.**

**6**



**DRAFT-WORK IN PROCESS**

# SOUTHWEST LIGHT RAIL

OPERATIONS AND MAINTENANCE FACILITY SITE ALTERNATIVES

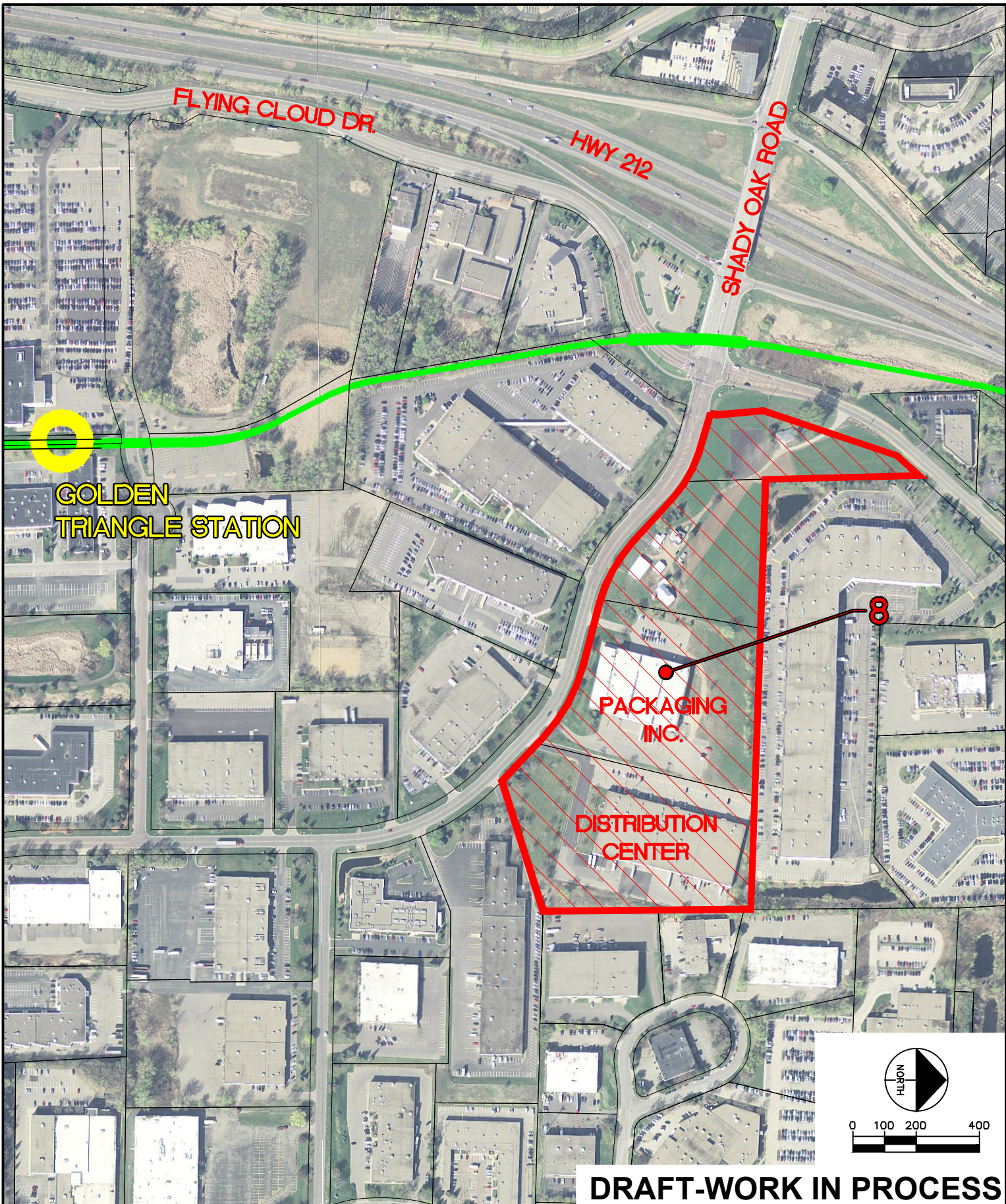
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2 OF 5



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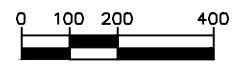


**GOLDEN TRIANGLE STATION**

**PACKAGING INC.**

**DISTRIBUTION CENTER**

**8**

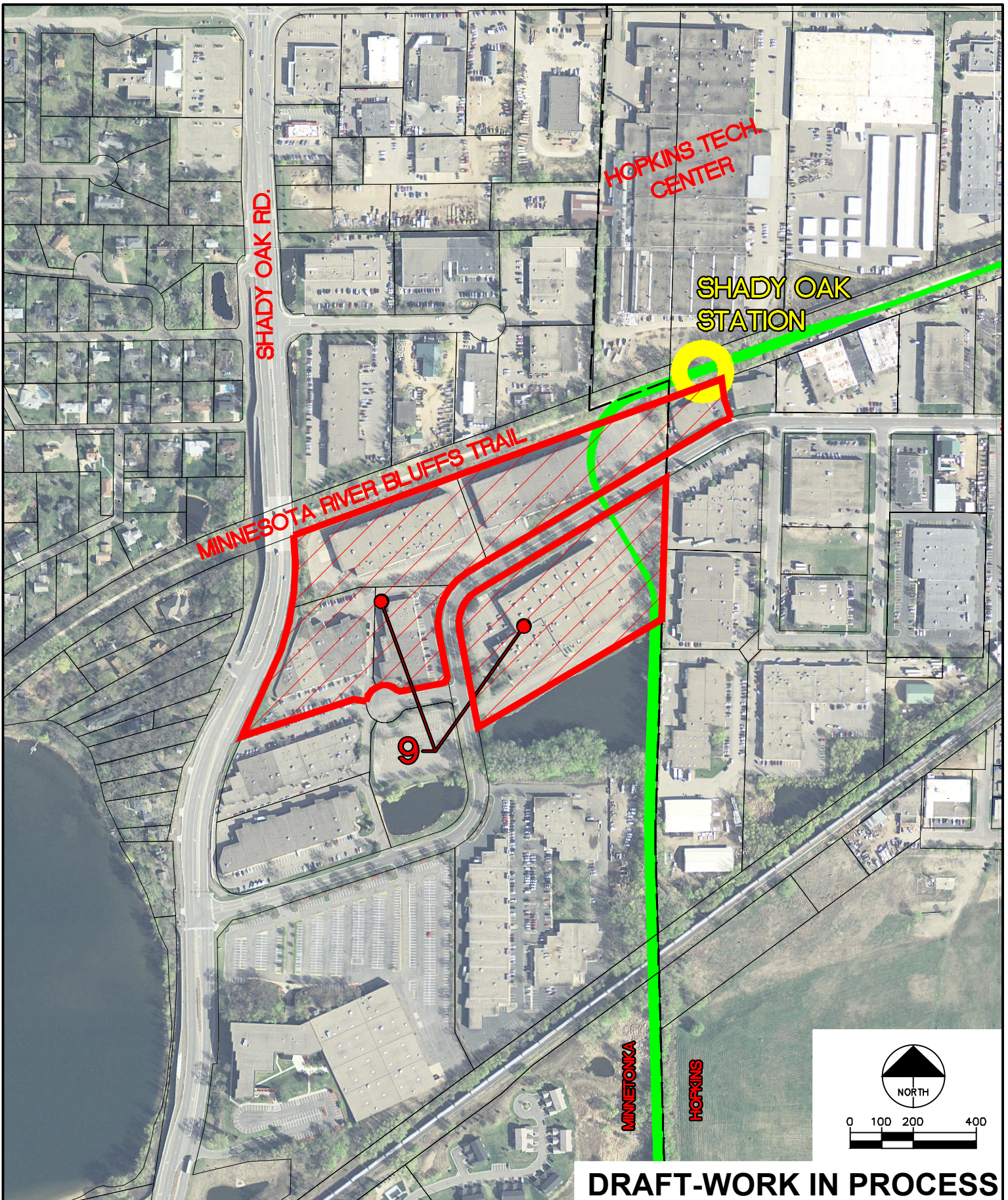


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**SOUTHWEST LIGHT RAIL**  
 OPERATIONS AND MAINTENANCE FACILITY SITE ALTERNATIVES  
 IRT #23 (4/19/13)  
 3 OF 5



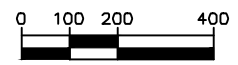
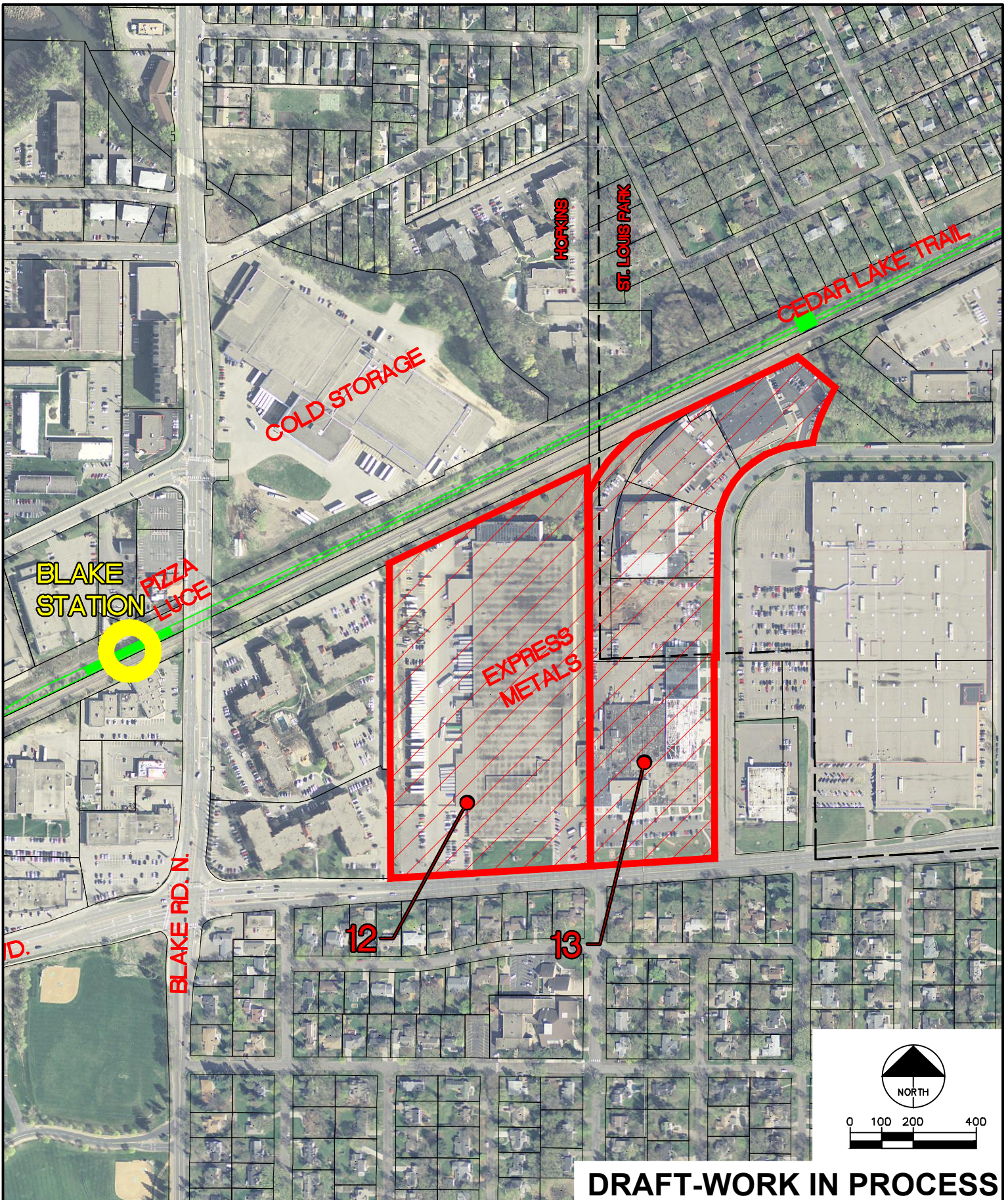


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**SOUTHWEST LIGHT RAIL**  
 OPERATIONS AND MAINTENANCE FACILITY SITE ALTERNATIVES  
 IRT #23 (4/19/13)  
 4 OF 5





**DRAFT-WORK IN PROCESS**



**SOUTHWEST LIGHT RAIL**  
 OPERATIONS AND MAINTENANCE FACILITY SITE ALTERNATIVES  
 IRT #23 (4/19/13)  
 5 OF 5





# LRT Alignment and Station Technical Issues



# SWLRT PE Project Elements

- **Location of LRT track**
- Location of freight rail service
- **Location/layout of stations and station access**
- **Location/layout of park and ride facilities**
- **Location of pedestrian/bike trails impacted by project**
- **Layout of roadway features:**
  - Turn lanes, lane widths, traffic signals
- Location/layout of operation and maintenance facility
- Identification of LRT systems elements
- **Location/layout of connecting bus facilities**



# Opus Hill Technical Issue #7

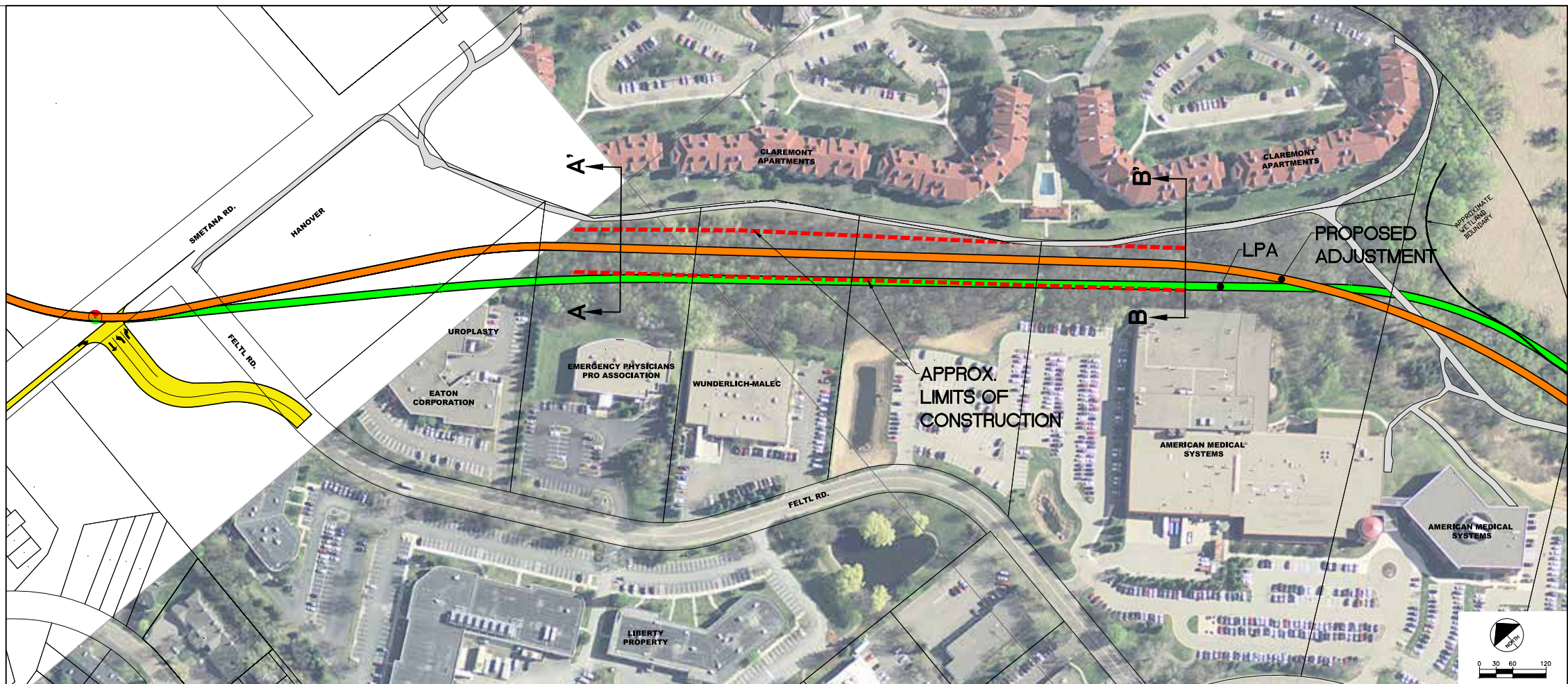


# Opus Hill

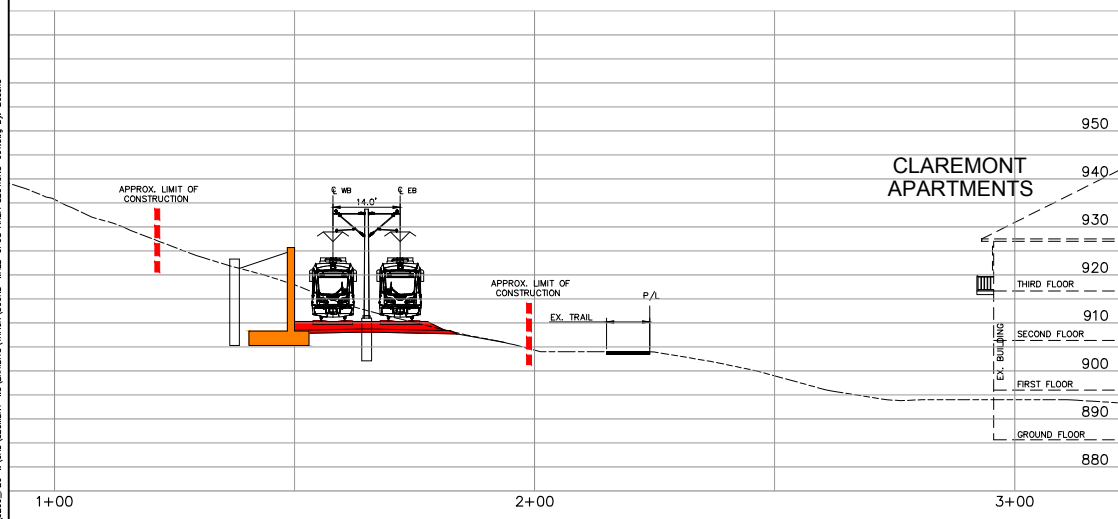
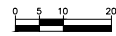
- Located near:
  - Claremont Apartments (318 units)
  - American Medical Systems (urology medical device manufacturing)
  - Real-time Properties (4 tenants in 29,320 SF of office space)



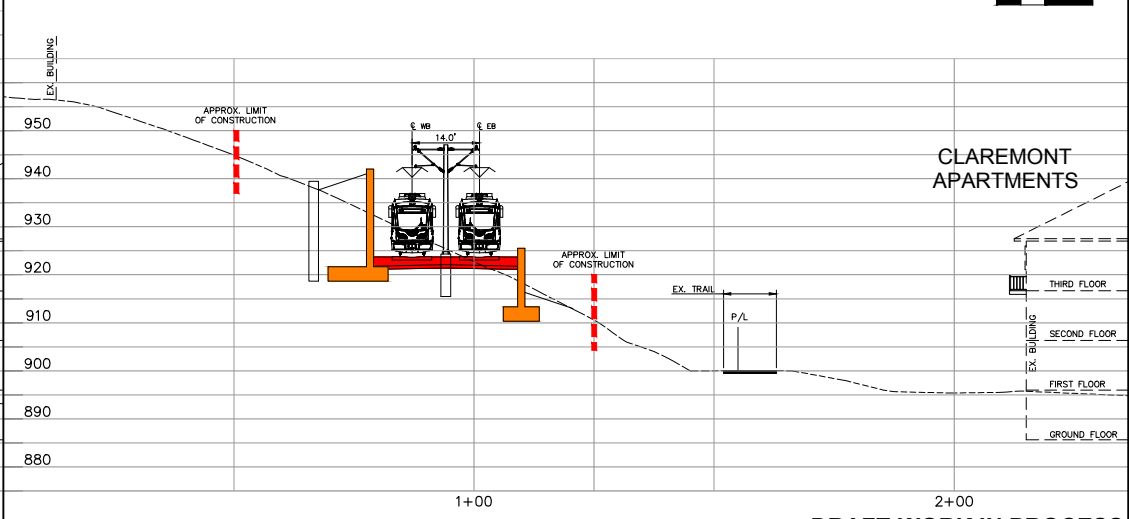
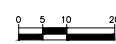




**SECTION A-A'**



**SECTION B-B'**



**DRAFT-WORK IN PROCESS**



**SOUTHWEST LIGHT RAIL**  
MINNETONKA - OPUS HILL

IRT: #7  
REV: 0  
DATE: 04/24/2013



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SOUTHWEST

Green Line LRT Extension

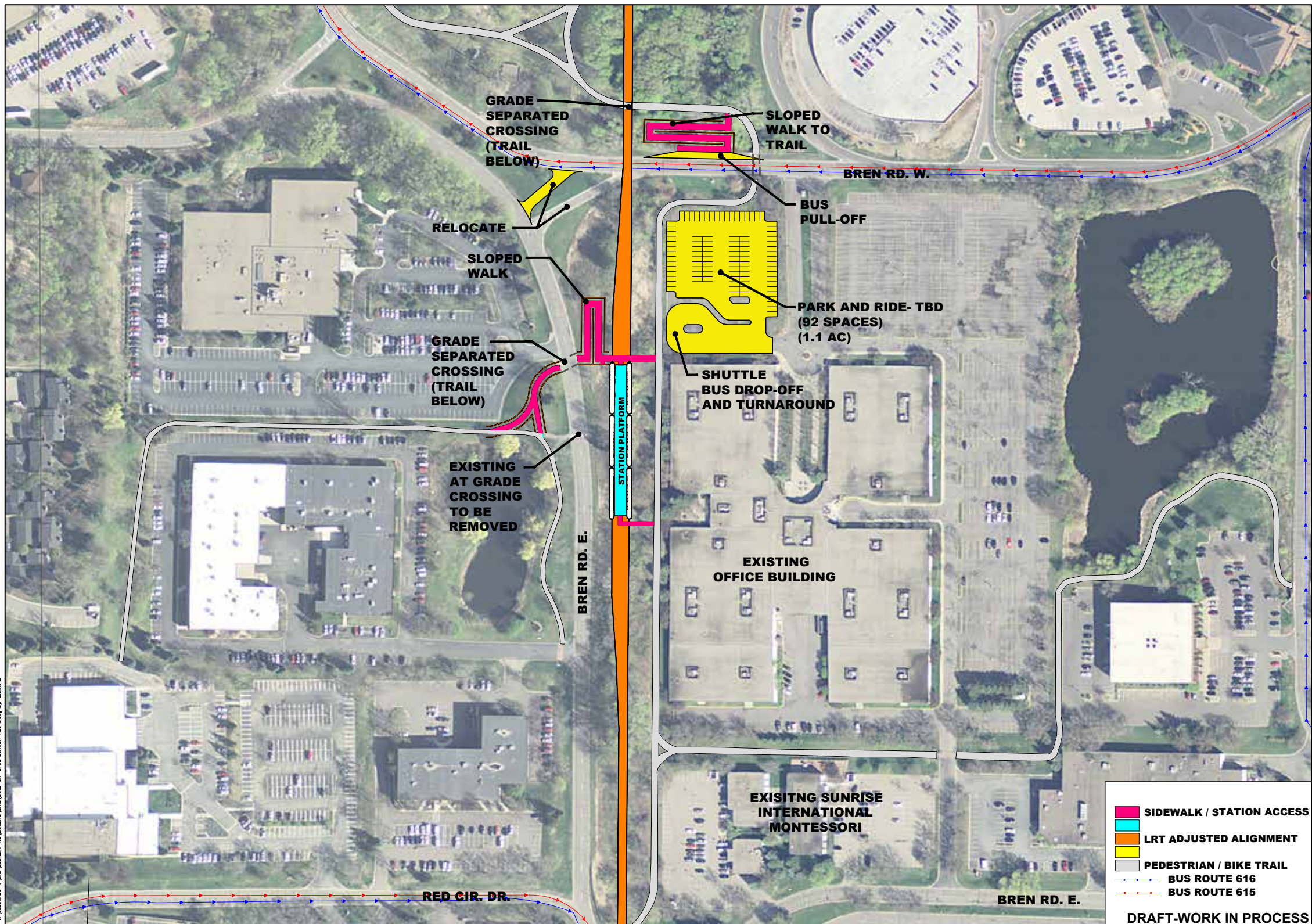


# Opus Station Technical Issue #6





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- SIDEWALK / STATION ACCESS
- LRT ADJUSTED ALIGNMENT
- PEDESTRIAN / BIKE TRAIL
- BUS ROUTE 616
- BUS ROUTE 615

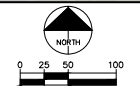
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### SOUTHWEST LIGHT RAIL

MINNETONKA - OPUS STATION

IRT: 6  
REV: 3  
DATE: 04/24/13





SOUTHWEST

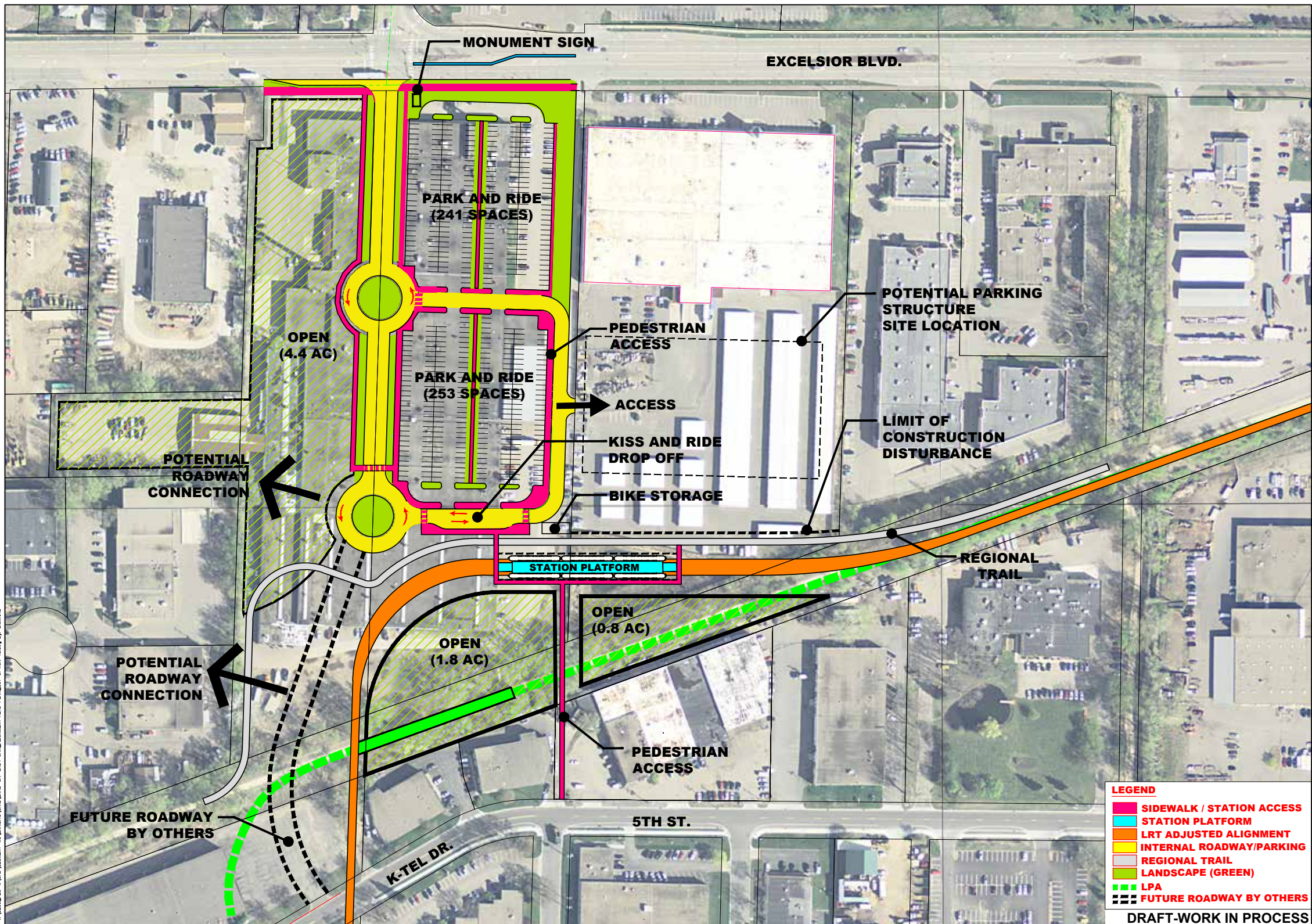
Green Line LRT Extension



# Shady Oak Station Technical Issue #8







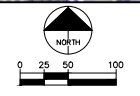
- LEGEND**
- SIDEWALK / STATION ACCESS
  - STATION PLATFORM
  - LRT ADJUSTED ALIGNMENT
  - INTERNAL ROADWAY/PARKING
  - REGIONAL TRAIL
  - LANDSCAPE (GREEN)
  - LPA
  - FUTURE ROADWAY BY OTHERS

**DRAFT-WORK IN PROCESS**



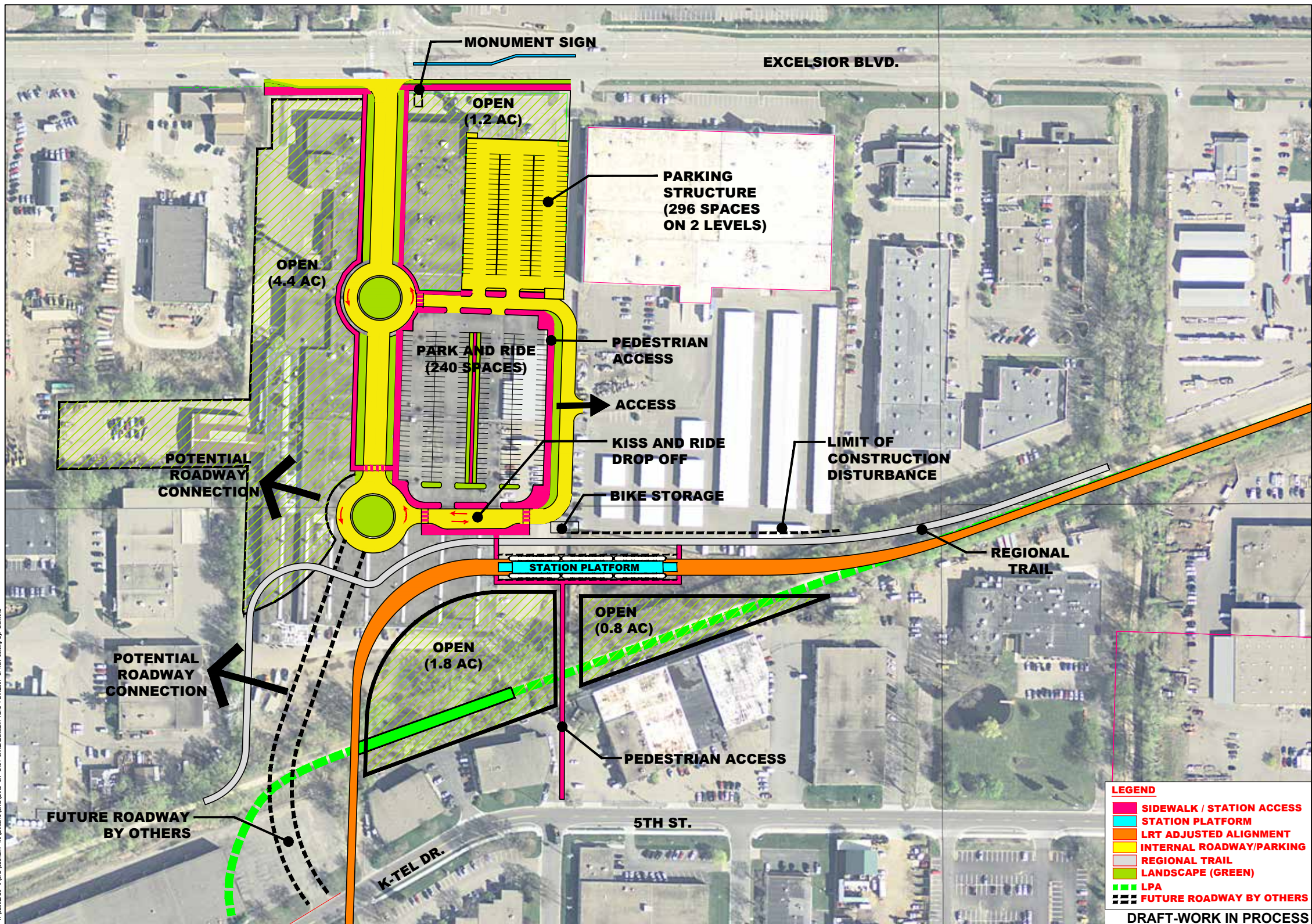
**SOUTHWEST LIGHT RAIL**  
 MINNETONKA/ HOPKINS-SHADY OAK STATION  
 TRACK ALIGNMENT 3A-SURFACE PARKING

IRT: 8  
 REV: 4  
 DATE: 04/24/13



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**LEGEND**

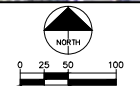
	SIDEWALK / STATION ACCESS
	STATION PLATFORM
	LRT ADJUSTED ALIGNMENT
	INTERNAL ROADWAY/PARKING
	REGIONAL TRAIL
	LANDSCAPE (GREEN)
	LPA
	FUTURE ROADWAY BY OTHERS

**DRAFT-WORK IN PROCESS**



**SOUTHWEST LIGHT RAIL**  
 MINNETONKA/ HOPKINS-SHADY OAK STATION  
 TRACK ALIGNMENT 3A- STRUCTURED PARKING OPTION

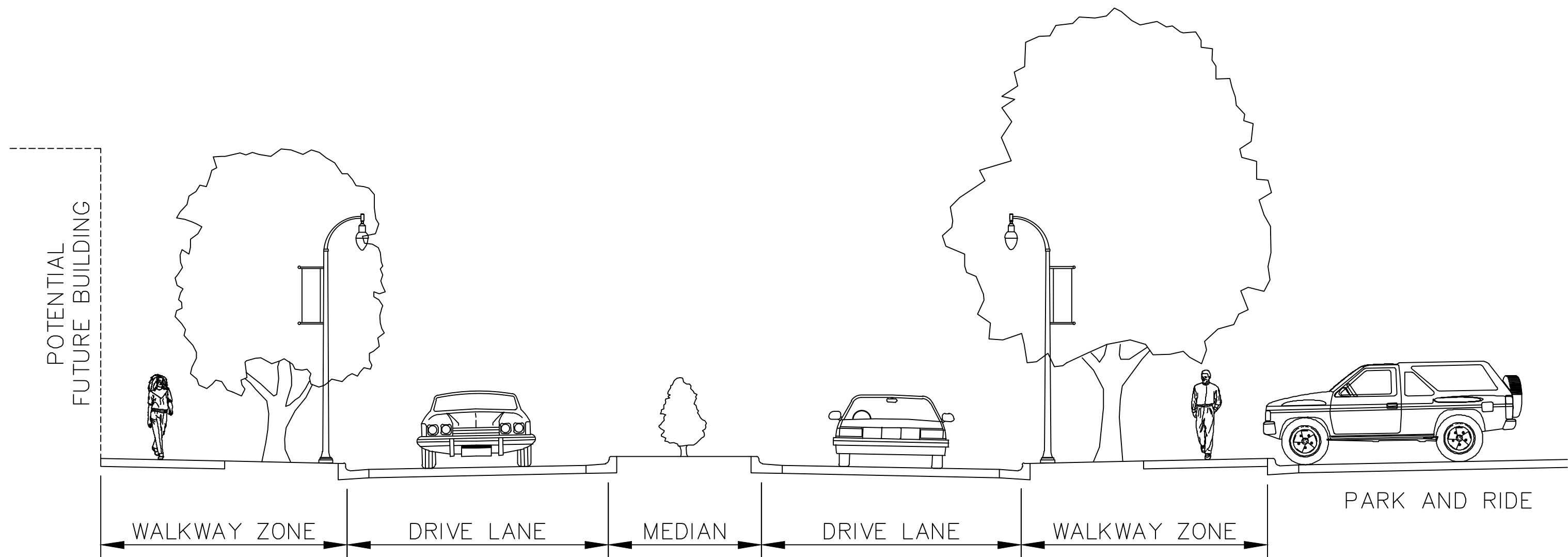
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 DATE: 04/24/13



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Apr. 23 2013 02:06 pm V:\3200\_PEC-W\CAD\SEGMENT-W3\EXHIBITS\CIVIL\CIV-17TH-SECTION-001.dwg By: Boscha



# 17TH AVENUE LOOKING NORTH

DRAFT-WORK IN PROCESS



**SOUTHWEST LIGHT RAIL**  
 MINNETONKA / HOPKINS - SHADY OAK STATION  
 17TH AVE. TYPICAL SECTION

IRT: #8  
 REV: 0  
 DATE: 04/24/2013



SOUTHWEST

Green Line LRT Extension



# Downtown Hopkins Station Technical Issue #10



Apr. 22, 2013 07:58 pm V:\3300\_PEC-E\CAD\_SEGMENT E\EXHIBITS\CIVIL\1-HOPKINS STATION-SITE OPT\_Arch By: Arnold



DRAFT-WORK IN PROCESS



# SOUTHWEST LIGHT RAIL

HOPKINS - DOWNTOWN HOPKINS STATION

IRT #10  
Rev 1  
04/24/2013



SOUTHWEST

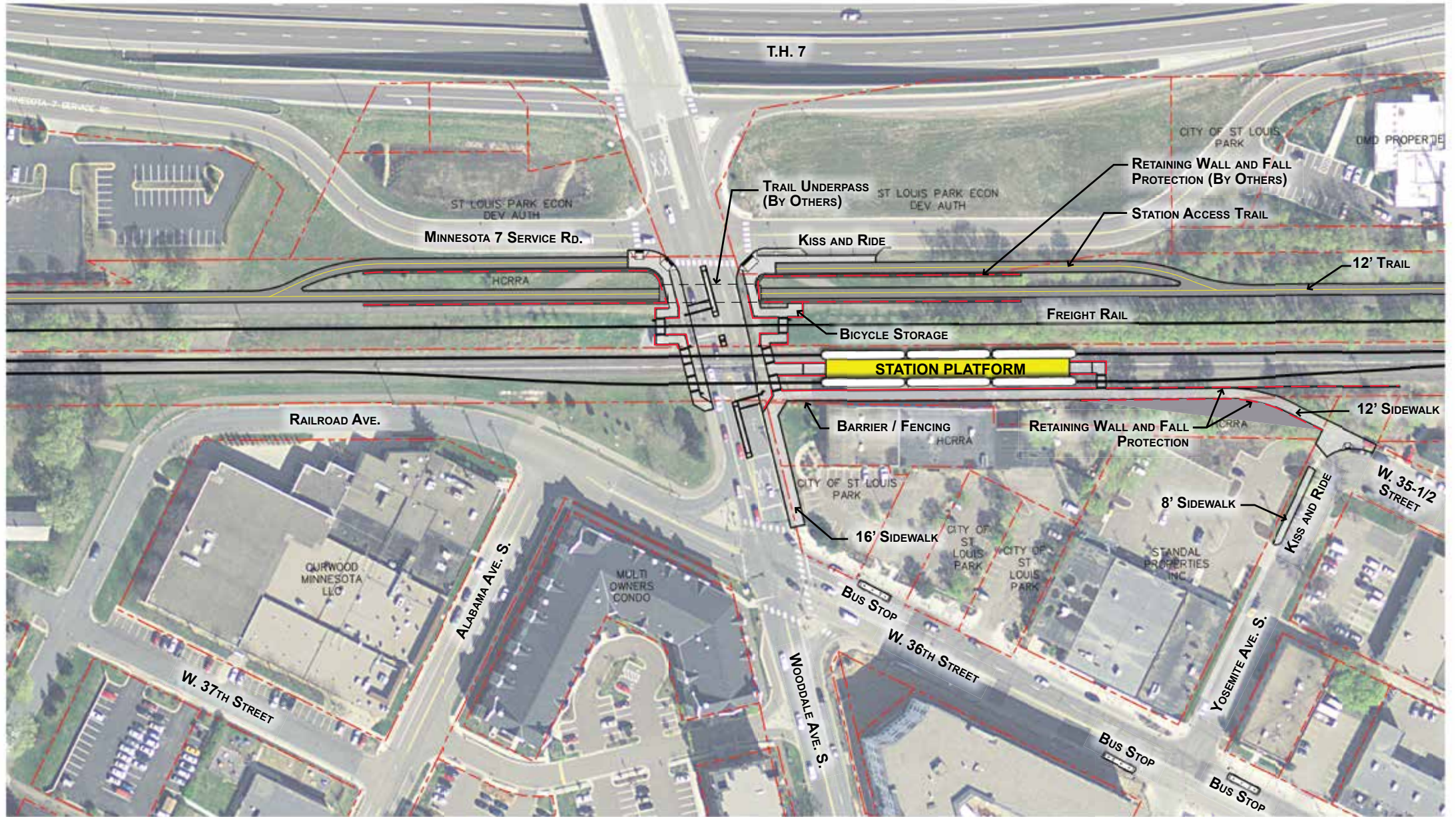
Green Line LRT Extension



# Wooddale Station Technical Issue #14





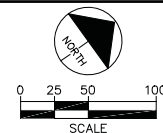


DRAFT-WORK IN PROCESS



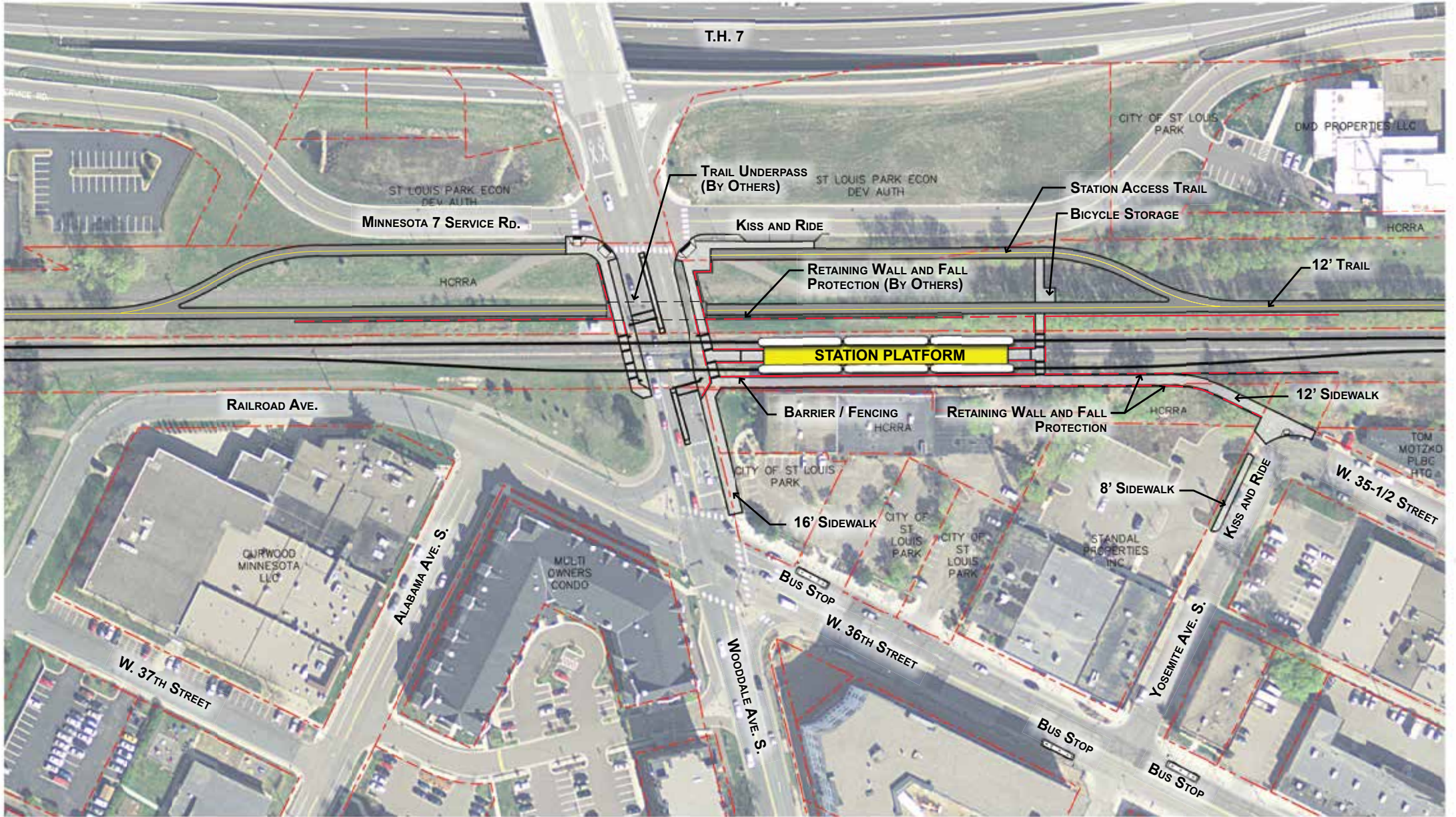
**SOUTHWEST LIGHT RAIL**  
ST. LOUIS PARK - WOODDALE STATION CO-LOCATION

IRT #14  
Rev 1  
04/24/2013



Apr. 23 2013 07:42 am V:\3300\_PEC-EXCAD\SEGMENT E2\EXHIBITS\CIVIL\2-WOODDALE STATION-COLO-TUNNEL.dwg By: Arnoldal



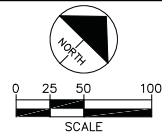


DRAFT-WORK IN PROCESS



**SOUTHWEST LIGHT RAIL**  
ST. LOUIS PARK - WOODDALE STATION RE-LOCATION

IRT #14  
Rev 1  
04/24/2013



Apr. 23. 2013 07:30 am V:\3300\_PEC-EXCAD\SEGMENT 2\EXHIBITS\CIVIL\2-WOODDALE STATION-RELO-TUNNEL.dwg By: Arnold





# Technical Issues 6, 7, 8, 10, 14 Next Steps

- Present for input:
  - BAC – April 24
  - CAC – April 25
  - SWCMC – May 1
- Continued outreach with property owners
- Public open houses: June/July



# Reports

- Member and Committee Reports
- Public Forum
- Meetings:
  - BAC: May 29, 8:00 AM
  - CAC: May 30, 6:00 PM
  - Joint BAC/CAC Freight Technical Issue Workshop
    - Date: June 6, 6:00 PM
    - Location: TBD



# SPO Community Outreach Activities

Date	Event/Sponsor	SPO Activity
Mar 29	Centro de Trabajadores Unidos en la Lucha (CTUL)	Staff shared project information
Apr 1	Royalston Business Tour	Staff attended
Apr 6	West Calhoun/Cedar-Isles-Dean Neighborhood Walking Tour	Staff shared project information
Apr 8	City of St. Louis Park Council Study Session	Staff shared project information
Apr 10	Cedar-Isles-Dean Neighborhood Association Board Meeting	Staff attended
Apr 17	Royalston Station Business Group	Staff shared project information
Apr 18	St. Louis Park Kiwanis Club	Staff attended
Apr 18	St. Louis Park TSAAP Open House	Staff shared project information
Apr 23	Minnetonka/Hopkins TSAAP Open House	Staff shared project information
Apr 25	Park Nicollet Campus Leadership Collaborative	Staff shared project information



## More Information

Online:

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

Email:

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Twitter:

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

