

Southwest Corridor TOD Investment Framework Update

November 3, 2010

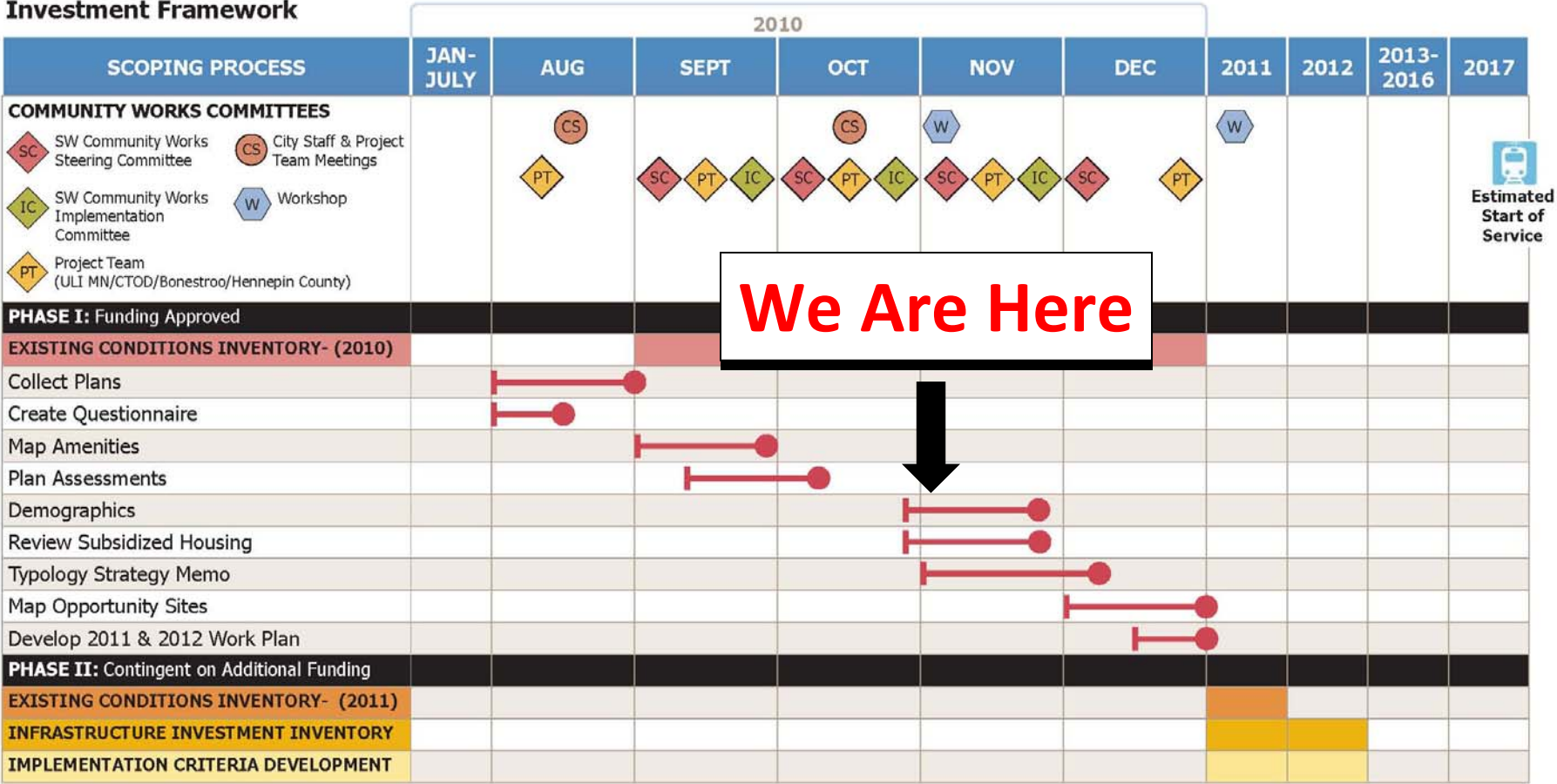
TOD Investment Framework Purpose

- Create a framework for *public investment* to attract, shape, accelerate and maximize *private investment* along the “Corridors of Opportunity”

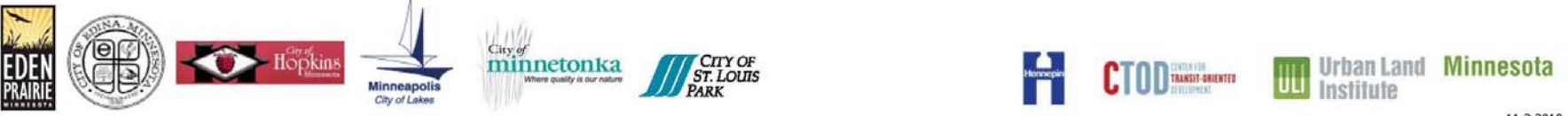
Transit Increases Property Values and Enhances Development Potential



Southwest Corridor TOD Investment Framework



We Are Here



TOD Investment Framework Process (2010 activities - under contract)

1. Identify infrastructure and related investments needed to accomplish the visions of the community-based plans in the corridor (Bonestroo)
2. Map key services and amenities (Bonestroo)
3. November 10 workshop
4. Map key demographic data (ULI & Excensus)
5. Review subsidized housing (ULI)
6. Outline a typology strategy (CTOD)



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Experience LIFE in the Park

St. Louis Park
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Comprehensive Plan

DECEMBER 2009

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Investment Framework

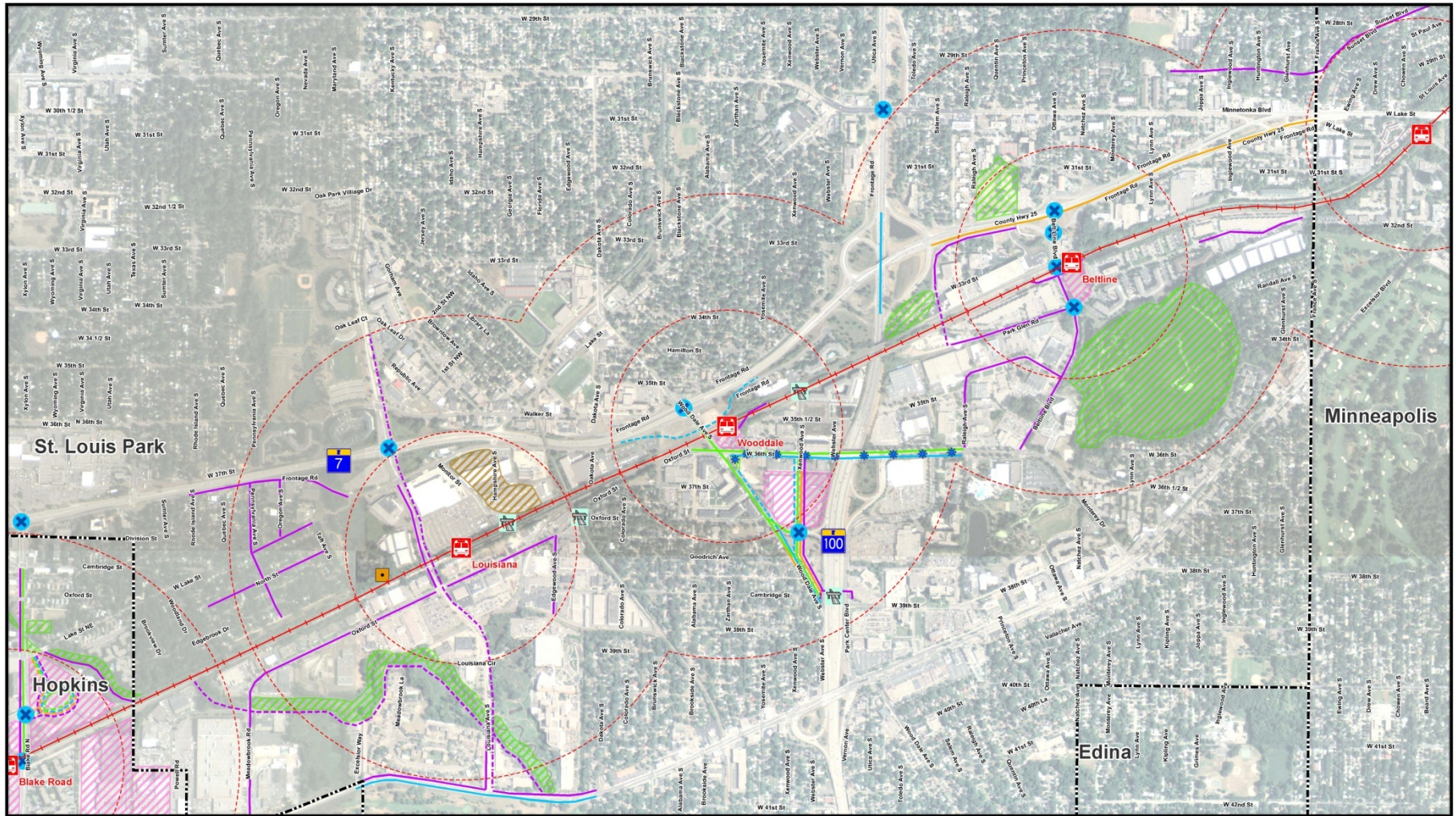
LRT Route With Stations

ST. LOUIS PARK HOPKINS MINNETONKA

- 1/2 Mile Buffer
- Station Location
- LRT Alignment
- City Boundary
- Bonestroo



Station Name	Improvement	Improvement Level	Improvement Type	Project Location	Project Source
Mitchell	Street	Surface	Connection	Technology Drive and Wallace Road	Comprehensive Plan Update 2007, Figure 5.6
Mitchell	Street	Surface	Connection	Anderson Lakes Road and Scenic Heights Road	Comprehensive Plan Update 2007, Figure 5.6
Mitchell	Street	Surface	Connection	Mitchell Road (south of Anderson Lakes Road)	Comprehensive Plan Update 2007, Figure 5.6
Mitchell	Street	Surface	Connection	Martin Drive (Mitchell Road to West 78th Street)	Comprehensive Plan Update 2007, Figure 5.6
Mitchell	Intersection	Surface	Connection	Highway 212 and Wallace Road/Martin Drive)	9/1 Mtg. with EP City Staff
Mitchell	Intersection	Surface	Connection	Valley View Road and Mitchell Rd./Baker Rd.	Comprehensive Plan Update 2007, Figure 5.7
Mitchell	Sidewalk/Trail	Surface	Connection	New street (East/West from Mitchell Road to Eden Court)	9/1 Mtg. with EP City Staff; Mitchell Road Station Conceptual Plan (Hay Dobbs, 2009)
Mitchell	Sidewalk/Trail	Surface	Connection	New Street (North/South from Tecnology Drive to LRT tracks)	9/1 Mtg. with EP City Staff; Mitchell Road Station Conceptual Plan (Hay Dobbs, 2009)
Mitchell	Sidewalk/Trail	Surface	Connection	Technology Drive (Mitchell Road to Entrance of City Offices)	9/1 Mtg. with EP City Staff
Mitchell	Sidewalk/Trail	Surface	Connection	Wallace Road (Eden Court to Technology Drive)	9/1 Mtg. with EP City Staff
Mitchell	Sidewalk/Trail	Surface	Connection	Martin Drive (Mitchell Road to West 78th Street)	9/1 Mtg. with EP City Staff
Mitchell	Streetscape	Surface	Beautification	New street (East/West from Mitchell Road to Eden Court)	9/1 Mtg. with EP City Staff; Mitchell Road Station Conceptual Plan (Hay Dobbs, 2009)
Mitchell	Streetscape	Surface	Beautification	New Street (North/South from Tecnology Drive to LRT tracks)	9/1 Mtg. with EP City Staff; Mitchell Road Station Conceptual Plan (Hay Dobbs, 2009)
Mitchell	Housing	Site	Construction	Mitchell Crossing - 7675 Mitchell Road	New Starts Application
Mitchell	Opportunity Site	Site	Construction	Southeast quadrant of Mitchell Road and Technology Drive	9/1 Mtg. with EP City Staff
Mitchell	Opportunity Site	Site	Construction	Northwest quadrant of Mitchell Road and Technology Drive	9/1 Mtg. with EP City Staff
Mitchell	Opportunity Site	Site	Construction	Northeast of Mitchell Road and Hwy. 212	9/1 Mtg. with EP City Staff
Southwest	Intersection	Surface	Connection	Prairie Center Drive and Valley View Road	Comprehensive Plan Update 2007, Figure 5.7
Southwest	Intersection	Surface	Connection	Prairie Center Drive and Highway 212	Major Center Area Study (2006)
Southwest	Bridge/Tunnel	Surface	Connection	Pedestrian Underpass with LRT under Prairie Center Drive	9/1 Mtg. with EP City Staff
Southwest	Housing	Site	Construction	Presbyterian Homes	New Starts Application
Southwest	Housing	Site	Construction	Presbyterian Homes	New Starts Application
Southwest	Housing	Site	Construction	Presbyterian Homes	New Starts Application
Southwest	Retail	Site	Construction	Eden Prairie Marketplace	New Starts Application
Southwest	Retail	Site	Construction	Presbyterian Homes	New Starts Application
Town Center	Sanitary Sewer	Underground	Wet	Medcom Blvd. Extension (thru to Franlo Road)	Major Center Area Study (2006)
Town Center	Sanitary Sewer	Underground	Wet	New Street (South from Technology Drive, bending east toward Eden	Town Center Conceptual Plan (Hay Dobbs, 2009)
Town Center	Sanitary Sewer	Underground	Wet	"Main Street" (South from Technology Drive to Regional Center Road); 2 Lane Road	Town Center Conceptual Plan (Hay Dobbs, 2009)
Town Center	Sanitary Sewer	Underground	Wet	New Street (North from Singletree Lane, bending westward at Lake Idlewood to new street)	Town Center Conceptual Plan (Hay Dobbs, 2009)
Town Center	Storm Sewer	Underground	Wet	Medcom Blvd. Extension (thru to Franlo Road)	Major Center Area Study (2006)
Town Center	Storm Sewer	Underground	Wet	New Street (South from Technology Drive, bending east toward Eden	Town Center Conceptual Plan (Hay Dobbs, 2009)
Town Center	Storm Sewer	Underground	Wet	"Main Street" (South from Technology Drive to Regional Center Road); 2 Lane Road	Town Center Conceptual Plan (Hay Dobbs, 2009)
Town Center	Storm Sewer	Underground	Wet	New Street (North from Singletree Lane, bending westward at Lake Idlewood to new street)	Town Center Conceptual Plan (Hay Dobbs, 2009)
Town Center	Water	Underground	Wet	Medcom Blvd. Extension (thru to Franlo Road)	Major Center Area Study (2006)
Town Center	Water	Underground	Wet	New Street (South from Technology Drive, bending east toward Eden	Town Center Conceptual Plan (Hay Dobbs, 2009)
Town Center	Water	Underground	Wet	"Main Street" (South from Technology Drive to Regional Center Road); 2 Lane Road	Town Center Conceptual Plan (Hay Dobbs, 2009)
Town Center	Water	Underground	Wet	New Street (North from Singletree Lane, bending westward at Lake Idlewood to new street)	Town Center Conceptual Plan (Hay Dobbs, 2009)
Town Center	Electric	Underground	Dry	Medcom Blvd. Extension (thru to Franlo Road)	Major Center Area Study (2006)
Town Center	Electric	Underground	Dry	New Street (South from Technology Drive, bending east toward Eden	Town Center Conceptual Plan (Hay Dobbs, 2009)
Town Center	Electric	Underground	Dry	"Main Street" (South from Technology Drive to Regional Center Road); 2 Lane Road	Town Center Conceptual Plan (Hay Dobbs, 2009)



Potential Infrastructure Improvements

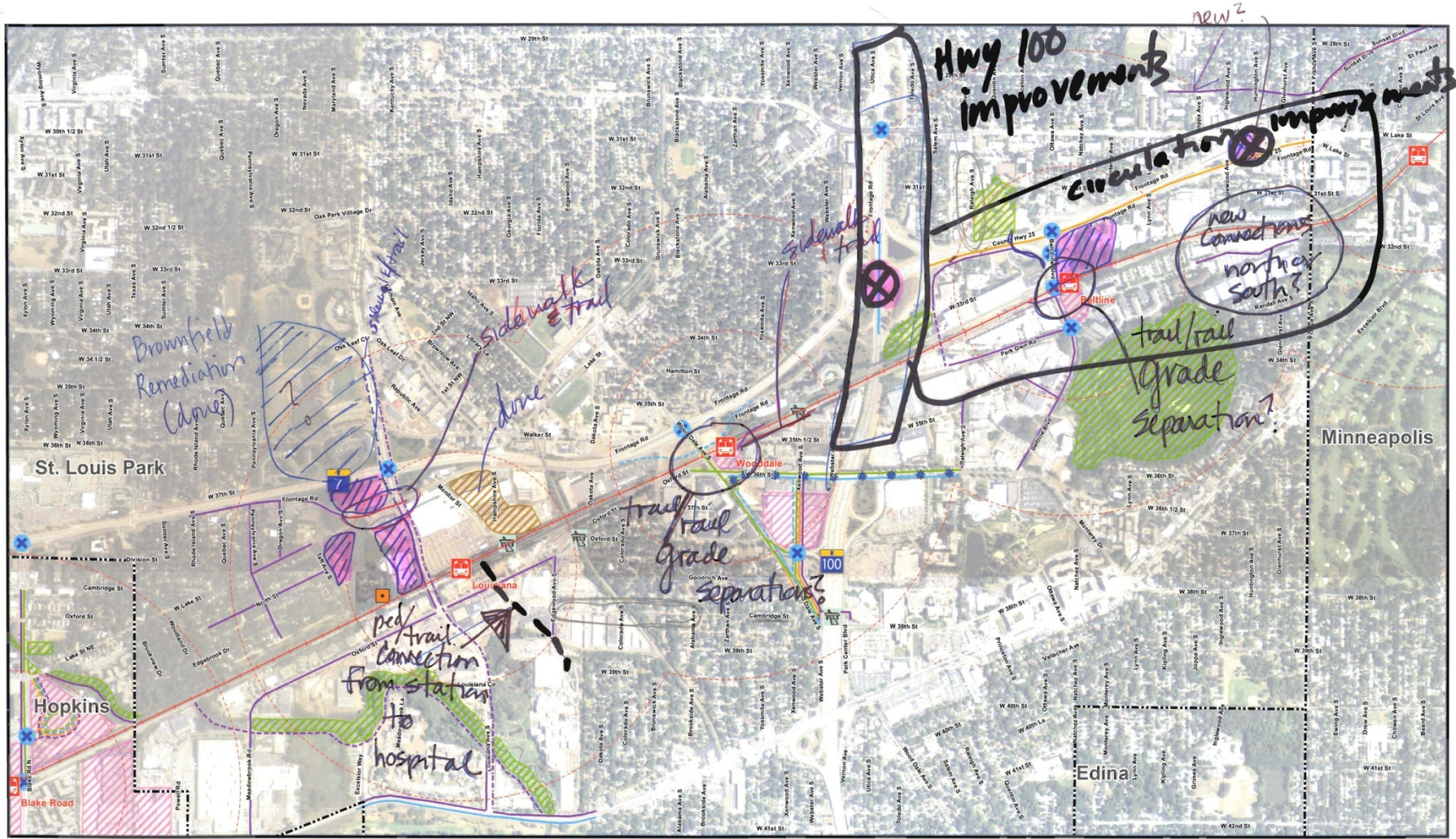
Southwest Corridor TOD Investment Framework



- City Limits
- LRT Station
- LRT Line
- 1/4, 1/2 Mile from LRT Station
- Bridge/Tunnel Connection Improvements
- Intersection Improvements
- Public Art
- Water Lift Station
- Street Surface, Upgrade
- Street Surface, New
- Sidewalk/Trail, Upgrade
- Sidewalk/Trail, New
- Streetscape, Upgrade
- Streetscape, New
- Underground Utility, Upgrade
- Underground Utility, New
- Brownfield Remediation
- Park Related Improvement
- Redevelopment Opportunity

October 8, 2010





Potential Infrastructure Improvements

Southwest Corridor TOD Investment Framework

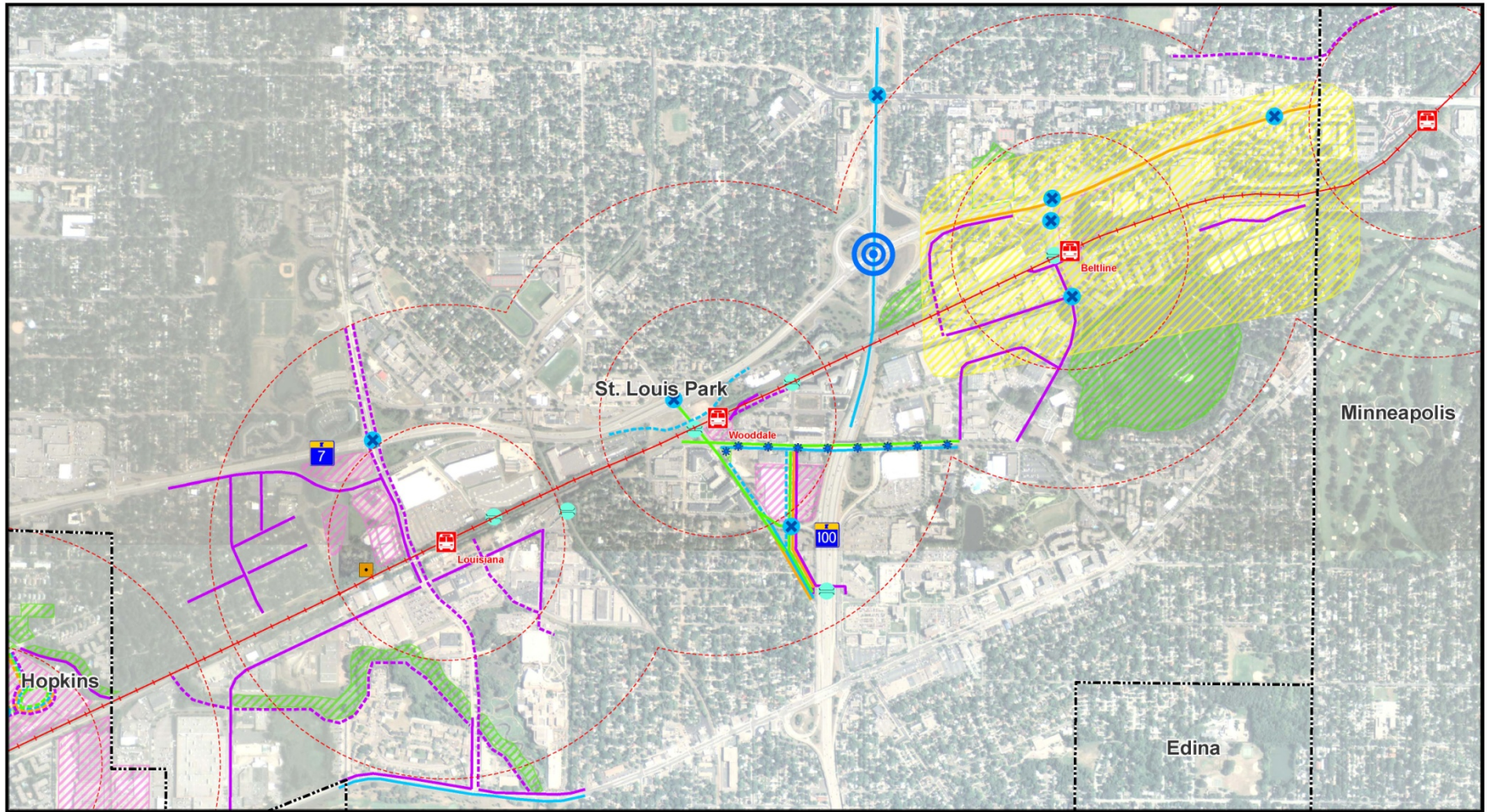


- City Limits
- LRT Station
- LRT Line
- 1/4, 1/2 Mile from LRT Station
- Bridge/Tunnel Connection Improvements
- Intersection Improvements
- Public Art
- Water Lift Station
- Street Surface, Upgrade
- Streetscape, Upgrade
- Streetscape, New
- Street Surface, New
- Sidewalk/Trail, Upgrade
- Sidewalk/Trail, New
- Brownfield Remediation - done
- Park Related Improvement
- Redevelopment Opportunity
- Underground Utility
- Underground Utility, New

October 8, 2010



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Potential Infrastructure Improvements

Southwest Corridor TOD Investment Framework



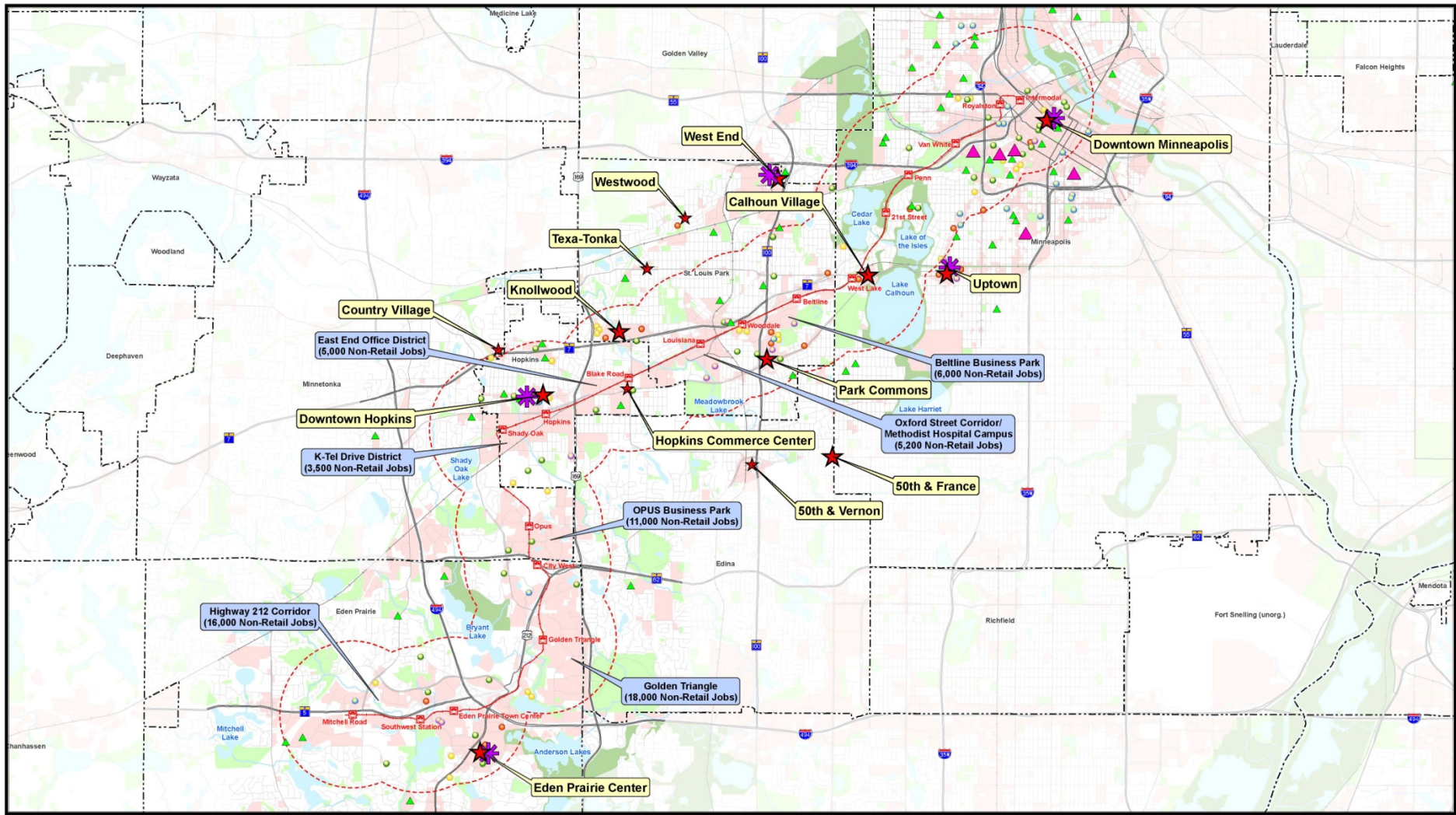
- LRT Station
- LRT Line
- 1/4, 1/2 Mile from LRT Station
- City Limits

- Interchange Improvements
- Intersection Improvements

- Bridge/Tunnel Connection Improvements
- Water Lift Station
- Public Art

- Street Surface, Upgrade
- Street Surface, New
- Sidewalk/Trail, Upgrade
- Sidewalk/Trail, New
- Streetscape, Upgrade
- Streetscape, New
- Underground Utility, Upgrade
- Underground Utility, New

- Brownfield Remediation
- Park Related Improvement
- Redevelopment Opportunity
- Circulation Improvement

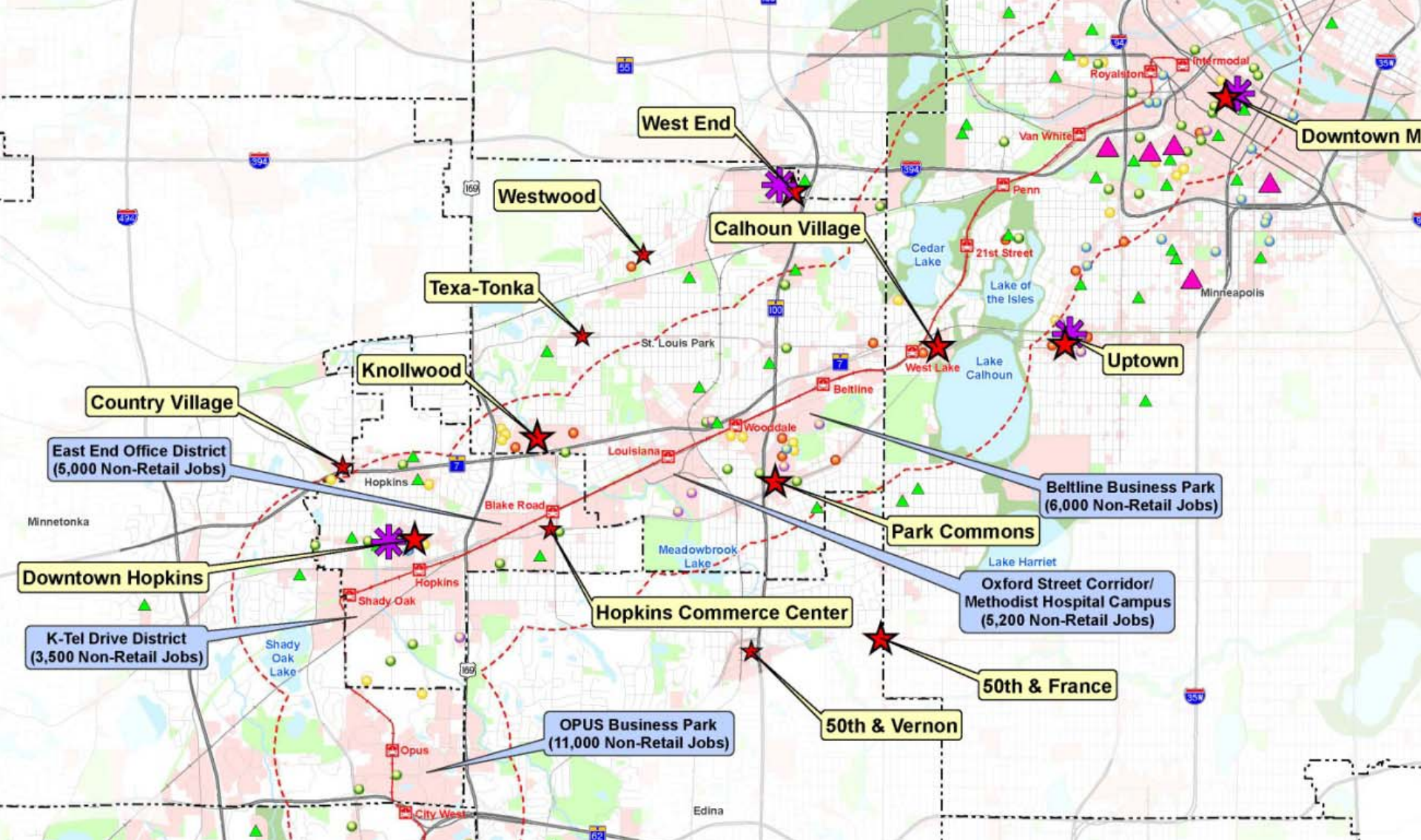



















Existing Amenities and Communities

Southwest Corridor TOD Investment Framework



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|--|------------------------|--|--|--|-------------|--|---------------------------------|
| | Entertainment District | | Day Care Centers | | LRT Station | | City Limits |
| | Retail District | | Grocery Stores | | LRT Line | | Commercial/Industrial Land Uses |
| | Higher Education | | Health Care Clinics | | railroad | | Regional Parks |
| | K-12 Schools | | Senior Housing | | | | Local Parks |
| | | | Social Service (Emergency Shelters & Related Services) | | | | |



- | | | | | | | | |
|---|------------------------|---|--|--|-------------------------|---|---------------------------------|
|  | Entertainment District |  | Day Care Centers |  | LRT Station |  | City Limits |
|  | Retail District |  | Grocery Stores |  | LRT Line |  | Commercial/Industrial Land Uses |
|  | Higher Education |  | Health Care Clinics |  | 1-Mile from LRT Station |  | Regional Parks |
|  | K-12 Schools |  | Senior Housing |  | railroad |  | Local Parks |
| | |  | Social Service (Emergency Shelters & Related Services) | | | | |

TOD Investment Framework Process (2011 activities - contingent on funding)

1. Estimate costs of potential infrastructure
2. Assess the potential impact of market conditions on implementation
3. Identify and measure sustainable, value-added funding resources
4. Prepare Corridor Implementation Tool (CIT)
5. Additional possible tasks