**Southwest LRT Community Works:**
Blake & Beltline Station Areas

December 8-9, 2015

Technical Assistance Panel

SWCW

Steering Committee

*May 19. 2016*

Urban Land Institute Minnesota

# About ULI MN

**ULI Minnesota actively engages public and private sector leaders to foster collaboration, share knowledge and join in meaningful strategic action to create *thriving, resilient communities*.**

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# Technical Assistance Panel

**Goal:** Offer ideas to local municipalities for realizing local and regional aspirations and provide recommendations, not mandates, based on the issue at hand building off the knowledge and expertise of the panel.

"With the assistance of a ULI MN TAP, our city has moved forward on a key redevelopment project that expands rental housing options for residents. The ULL TAP provided immeasurable assistance and was vital in guiding the strategic directions for property."

Mayor Sandra Martin, City of Shoreview

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# Panelists

**Panel**

- Pat Mascia, Briggs and Morgan, **TAP Chair**
- Stu Ackerberg, the Ackerberg Group
- Tony Barranco, Ryan Companies
- Jean Kane, Welsh & Colliers MSP
- Max Musicant, the Musicant Group
- Merrie Sjogren, The Sjogren Group
- Brent Webb, Sherman and Associates

**ULI Minnesota Staff**

Cathy Bennett
Gordon Hughes
Linda Mack, writer

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# Blake Road Study Area Parcels

"The question is how can these sites make more together than apart?"

**Kersten Elverum,** Director of Planning & Development, City of Hopkins

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# TAP Questions - Blake

**Question #1**

**What are your reactions to the development modeling for the area development sites? What opportunities and/or concerns do you see in the development scenarios? Are there missed opportunities?**

**Question #2**

**Using the market feasibility report and your own development experience, would you pursue the development as conceptualized? If not, how could it be changed so that you would?**

**Question #3**

**With Knollwood Mall and Downtown Hopkins nearby, an expanded regional park, and a redesigned roadway, are there any other amenities that are needed to support the construction of new housing? Is there anything that could be done to set the stage for office development?**

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# Key Themes - Blake

- **Don't Force Development; work with private sector to achieve goals over time.**
- **Cohesive vision and walkable connections between Excelsior and Hwy. 7.**
- **"Calm" the intersection of Blake and Excelsior.**
- **Maximize the amenity of Minnehaha Creek.**
- **Consider a larger redevelopment district to create a long-term vision.**

"Blake Road has an awkward combination of uses. You need to make the whole north-south connection more cohesive."

**Tony Barranco**, Vice President, Ryan Companies

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# TAP Recommendations
## Cold Storage Site

- **BEST HOUSING SITE.**
- **BUILD UPON : WATER AS AN ASSET!!**
- **CONTRACT WITH MASTER DEVELOPER**
- **REMAIN FLEXIBLE AS MARKETS CHANGE**
- **NOT FEASIBLE YET:**
  - **1st Floor Retail; Hotel**

Rendering of urban townhomes at 100 Hennepin

# TAP Recommendations

## 2nd Street Site

**CHALLENGING SITE**

- Location of Park & Ride not ideal from a development perspective
- Not a marketable housing site

**CAPITALIZE ON THE ACTIVE USES**

- Focus on destination driven recreation (public or private) that bring people to the site

**DRIVE NEIGHBORHOOD RETAIL ON BLAKE:**

- Increase the opportunity for retail on Blake
- Will need shared parking with other uses

# TAP Recommendations

## Hiawatha Site

**CREATE A "THERE, THERE"**

- Increase access to the creek from the street
- Provide trailhead or parking
- Give the public a reason to come and stay; eg: rentable kiosk, place to site, fishing dock, canoe launch
- Connect to and from Cottageville Park

**CREATE NEW HOUSING OPPORTUNITY**

- Close Hiawatha to create a small housing opportunity at the West of the site

# Beltline Study Area Parcels

"How can we make this site a focal part of the area?"

**Meg McMonigal,** Principal Planner, City of St. Louis Park

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# TAP Questions - Beltline

**Question #1**

**Based on the site plan and market study, do the proposed uses, densities and the timing at the Beltline SWLRT station seem viable and appropriate? If not, what would you change? Are there other proposed uses such as an entertainment venue or a public landmark destination that you believe could be attractive and financially viable at this location?**

**Question #2**

**Based on what you have learned about the proposed JD project and underlying financial assumptions, would you find this project financially attractive? What are your thoughts on partnering with multiple government agencies (Federal, Met Council, City) on a project that requires ground leases with a government agency?**

**Question #3**

**If the proposed project comes to fruition, what other redevelopment would you envision occurring directly adjacent to the site (south and east along CSAH 25)?**

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# Key Themes - Beltline

- **Site is heavily trafficked and well located on a major highway but is isolated from development perspective; *uses need to be destination oriented.***
- **Most desirable if a couple parcels are combined and unencumbered from the park & ride.**
- **Land leases are not desirable for developers; would only consider if very long term.**
- **Careful consideration on the flow of buses will be critical to developers.**

"It's too isolated for speculative office use."

**Stuart Ackerberg**, Founder, The Ackerberg Group

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# TAP Recommendations - Beltine

## It's All About Timing & Location of P&R

- **Locate park-and-ride surface lot on the City EDA-owned site**
- **Wait for the market to respond to development needs after completion of the Green Line Extension**
- **Re-plat properties to provide an unencumbered parcel to the north**
- **Incorporate a park-and-ride ramp into future office or housing development**
- **HCRRA Property (south) is an attractive housing site.**

Grand River Station in La Crosse, Wisconsin is an example of an FTA-approved joint development project.

# THANK YOU!

# &

# QUESTIONS

"You have a great opportunity to do something cool if you can pull it all together."

**TAP Chair Pat Mascia**, Real Estate Attorney, Briggs and Morgan

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