



Towerside Innovation District

Harnessing the power of partnerships to shape community investment and bring natural and built environments into harmony

Hennepin Thrive / ALHC Spring meeting and site tour, June 26, 2025





Agenda

1:10 p.m. Welcome & Introductory Remarks:

- *Denise Engen, Active Living Hennepin County*

1:15 p.m. Presentations

Towerside Innovation District: Harnessing the power of partnerships to shape community investment and bring natural and built environments into harmony

- *John Wall: President, Wall Companies*
- *Stephen Klimek: Executive Director, Towerside Innovation District*

2:00 p.m. Q & A

2:20 p.m. Restroom break (5 min.)

2:25 p.m. Tour overview

2:30 p.m. Walking tour



TOWERSIDE

THE MSP INNOVATION DISTRICT

Towerside Innovation District

Harnessing the power of partnerships to shape community investment and bring natural and built environments into harmony



INTRODUCTION

Stephen Klimek,
Executive Director
he/him

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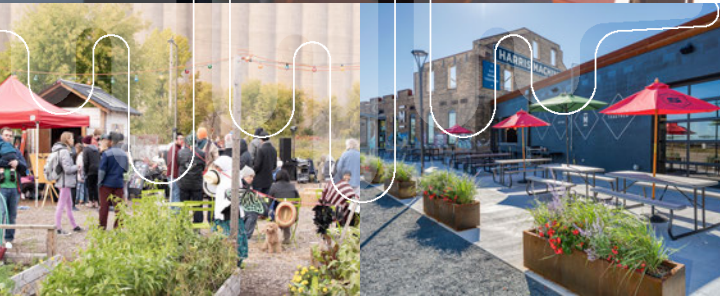




TOWERSIDE

A STORY OF PLACE

- **Land Acknowledgement**
- **Introduction**
- **Origin Story**
- **Evolution & Milestones**
- **Project Highlights**
- **Future Trajectories**
- **Closing Discussion**



LAND ACKNOWLEDGEMENT



Every community owes its existence and vitality to generations from around the world who contributed their hopes, dreams, and energy to making the history that led to this moment.

Some were brought here against their will, some were drawn to leave their distant homes in hope of a better life, and some have lived on this land since time immemorial.

Truth and acknowledgment are critical to building mutual respect and connection across all barriers of heritage and difference.

We are standing on the ancestral lands of the Dakota People. We want to acknowledge the Ojibwe, the Ho Chunk and the other nations of people who also called this place home - and pay respects to their elders, past and present.

Please take a moment to consider the treaties made by the tribal nations that entitle non-Native people to live and work on traditional Native lands. Also consider the many legacies of violence, displacement, migration, and settlement that bring us together here today. And please join us in uncovering these truths at all points in our work.

LAND ACKNOWLEDGEMENT



The Seven Generations Principle is an indigenous philosophy whereby the impact of our decisions should be considered for the next seven generations - 150 years into the future.

- Honoring & respecting how land use and water management impact people
- Long-range place-based planning considering engagement and equity
- Systems-thinking focus on impact and outcomes



A stylized, semi-transparent graphic of a city skyline with various building shapes is positioned on the left side of the slide, partially overlapping the text.

**Cities are
humankind's
greatest invention**



2020

2010





INNOVATING HOW WE CREATE PLACE

ASPIRE HIGHER

Towerside is an effort to create a high-intensity, high-density district where living, working, and innovation intersect in an equitable, diverse, and sustainable community.

It is a rich mix of spaces, places and activities supported by a district-wide network of innovative services and systems including stormwater management, heating/cooling and energy, as well as parking and a connecting green public realm.



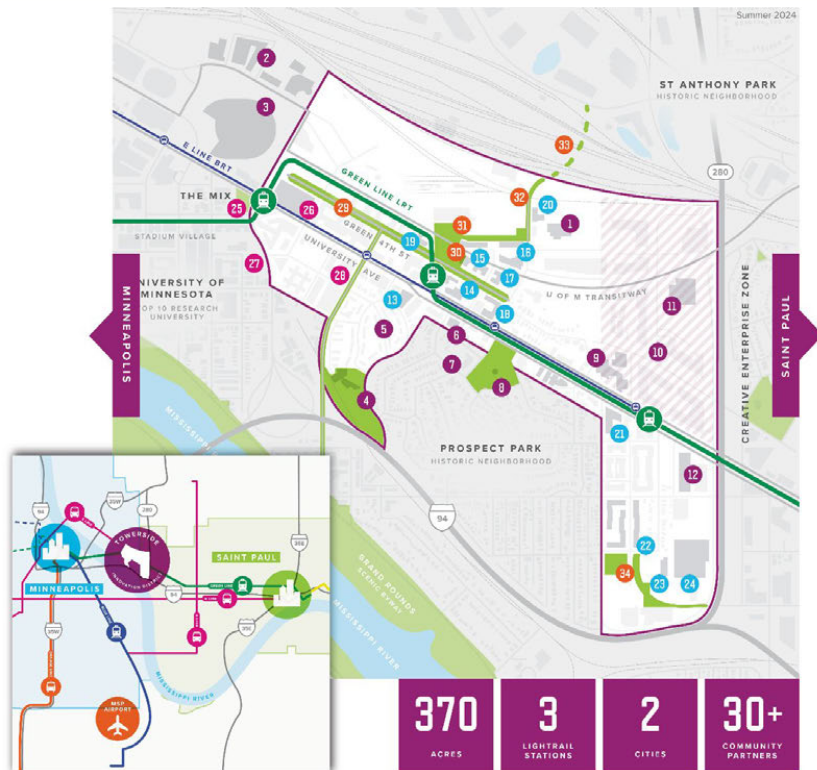
COLLECTIVE IMPACT MODEL



Towerside was formed to provide dedicated focus on a shared mission and serve as a backbone organization for interested partners. A driving imperative has been to help do what no one organization can do alone.



DISTRICT APPROACH



WHAT'S HERE

- 1 Surly
- 2 Biomedical Discovery District
- 3 TCF Bank Stadium
- 4 Luxton Park
- 5 Glendale Townhomes
- 6 Textile Center
- 7 Pratt School
- 8 Tower Hill Park
- 9 KSTP Hubbard Broadcasting
- 10 Westgate Business Area
- 11 University Enterprise Laboratories
- 12 Court International

WHAT'S HAPPENED

- 13 Hampton Inn & Home2, Prospect Park Properties
- 14 The Link, Mixed use, Harlem Irving
- 15 G4, Residential, Prospect Park Properties/Timberland
- 16 Malcolm Yards, Mixed Use, The Wall Companies
- 17 The Louis, Affordable Residential, Aeon
- 18 The Pillars, Senior Residential, Oppidan
- 19 HERE Minneapolis, Residential, Harlem Irving
- 20 O'Shaughnessy, Commercial
- 21 2700 University, Mixed Use, Flaherty & Collins
- 22 Millberry Affordable & Legends at Berry Senior, Dominium
- 23 Sunrise Banks Headquarters
- 24 The Case Building, Creative Office, Sundt

WHAT'S COMING

- 25 The MIX, Mixed Use, UMFREA
- 26 East Gateway, Mixed Use, UMN JV
- 27 MPact Health Campus, UMN
- 28 The Accolade, Greystar, Residential
- 29 Green 4th Street
- 30 Shared Stormwater System
- 31 Minneapolis Greenspace
- 32 Bridal Veil Regional Trail
- 33 Granary Crossing
- 34 Saint Paul Greenspace

PUBLIC REALM / DISTRICT SYSTEMS

- District Energy System
- District Parking

TIMELINE



2009 - 2012	2012 - 2015	2015 - 2017	2017 - 2020	2020 - 2025+
Neighborhood Planning Committee Proactive and engaged approach to set a vision for the vacant post-industrial areas near University Avenue	Collaboration Between a Coalition of Partners Given the community's ambitious goals, a collective impact approach was needed with partners and institutions	Initial Project Implementation & Coordination Partners created framework guides to steer activities, convened developers and investors, and assembled capital for initial district systems	Shared Governance & Backbone Org A permanent and central governance system was needed to quarterback initiatives and relationships effectively	Surviving COVID & Building Renewed Capacity Mismatch of funding, resources, and partner focus during the pandemic shifted to alignment and new capacity

PARTNERSHIP STRUCTURE

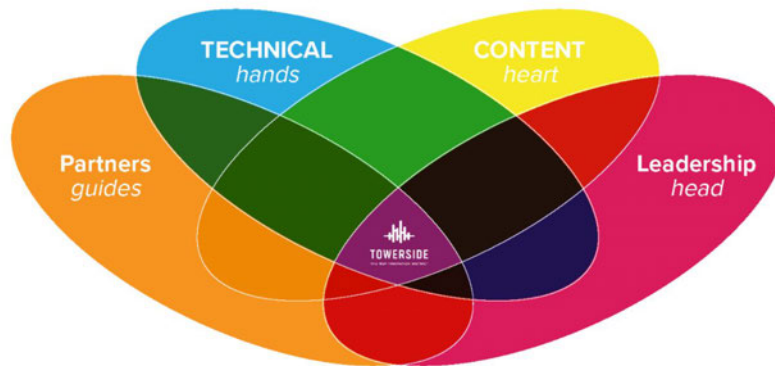


Hands

Delivering technical expertise for district & partner projects

Guides

An ecosystem of partner organizations to steer shared work



Heart

Infusing community insight and values into district projects & initiatives

Head

Towerside 501c3 organization governance, Board of Directors & Staff

PARTNERS
guides

Two neighborhoods and over 35 public and private organizations partner to act as stewards of the collective vision and drive collective investment & ownership

TECHNICAL
hands

Implementation and advisory expertise provided to Partners and the community to enhance development and deliver integrated district infrastructure systems

DIRECTION
heart

Vision and collaboration to advance the community-building initiatives and programming that will grow Towerside into more than a real estate deal and become a true neighborhood

LEADERSHIP
head

Clear, collaborative, and efficient governance structure providing the capacity and strategy necessary to support the Partner's vision as well as the implementation of projects and initiatives



ORIGIN STORY

A proactive community approach to change



A TRANSIT ORIENTED NEIGHBORHOOD?



ASSET BASED DEVELOPMENT



Central Corridor Green Line LRT
Metro Transit - \$957M
3 district stations



Downtown Minneapolis
Major employment hub and
visitor destination - 13min LRT



Downtown Saint Paul
Home to major state institutions -
28min LRT



Biomedical Discovery District
University of Minnesota - \$292M
422K sqft & 860 jobs



Huntington Bank Stadium
One of 5 arenas on the LRT



Towerside Business Alliance
Business organization supporting
growth and expansion efforts



KSTP Hubbard Broadcasting
The upper Midwest's first
commercial television station



University Enterprise Labs
Minnesota's leading life science
incubator



Textile Center
Arts anchor with community
programs and national audience



Fresh Thyme Grocery Store
Full service grocery store



Bridal Veil Gardens
Community gardens and public
green space



Pratt School
Elementary school and
community hub



Prospect Park Neighborhood
Historic community and
neighborhood association



MN-280 & I-94
20min access to the entire region
and opportunity for rethinking



Vertical Endeavors
18K sqft fitness community



Court & Case
Major business hub home to
hundreds of diverse jobs



Glendale Townhomes
Public housing community with
184 units



Luxton Park Community Center
Event facility and 4.5-acre
recreation area



Mississippi River Scenic Byway
Trails and overlooks part of the
Grand Rounds



Tower Hill Park
Home to the Witch's Hat water
tower



Towerside Maintenance District
Landowner organization leading
public realm operations



Westgate Business Area
Light industrial hub

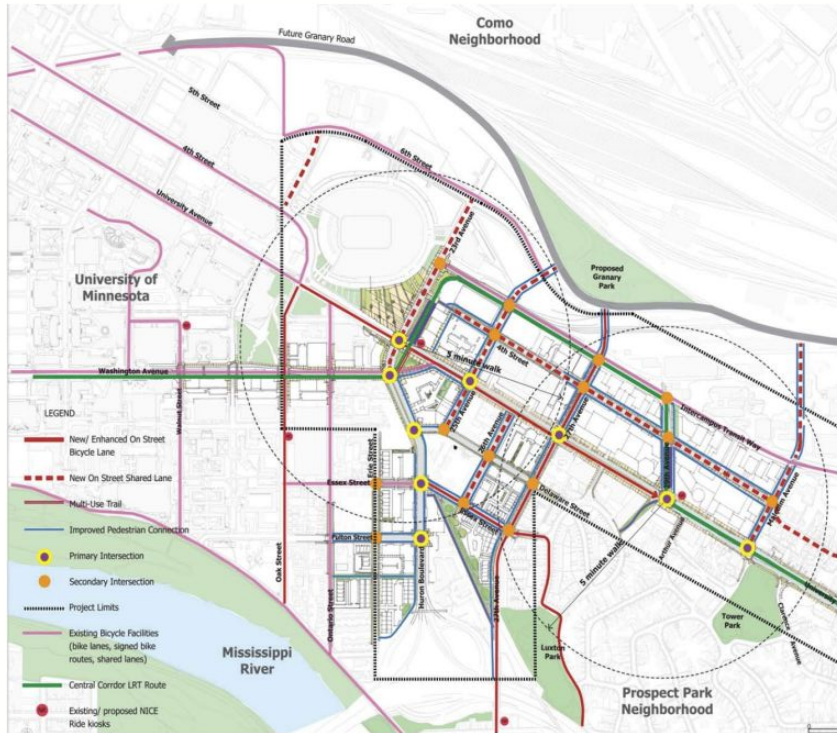


Westgate Commons
1.5 acre park and green space



Creative Enterprise Zone
Hub for hundreds of innovative
businesses and public art

COMMUNITY AGENCY & VISIONING



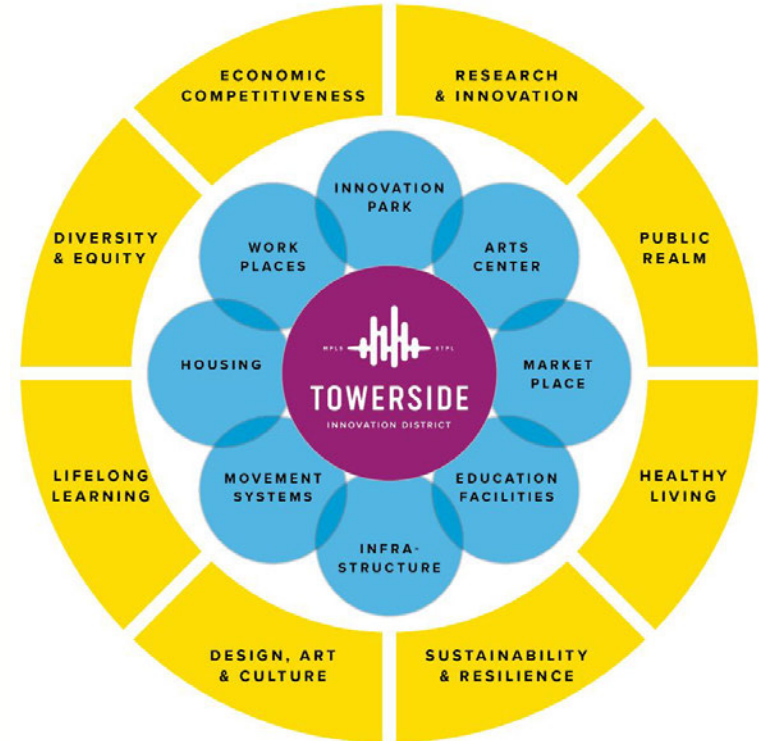


EVOLUTION & MILESTONES

Business As Usual vs. A New Paradigm



DISTRICT SCALE & VALUES DRIVEN



DISTRICT SYSTEMS



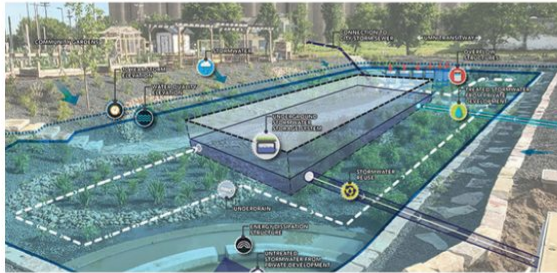
Planning & Coordination



Equitable Development



Public Realm & Green Space



Stormwater Management



Heating, Cooling & Electrification



Transportation & Mobility

CATALYTIC INFRASTRUCTURE



INVESTMENTS



Surly Brewery & Beer Hall
\$30M & 200 jobs
25K sqft production & retail



2700 University
Flaherty & Collins - \$51M
248 units & 5K sqft retail



The Link
Harlem Irving - \$100M
336 units & 30K sqft full grocery



Green on 4th
Timberland - \$53.8M
177 market & 66 affordable units



The Louis
Aeon Homes - \$17.7M
77 affordable units



Millberry & The Legends at Berry
Dominator Apartments - \$38M
362 affordable & senior units



The Arrow
Grandbridge - \$35.4M
199 units



East Gateway
University of Minnesota
Mixed Use



The Pillars of Prospect Park
Oppidan & Ebenezer - \$75M
283 senior units & child care



HERE Minneapolis
Harlem Irving/CA Ventures - \$35M
169 units



Hampton Inn and Suites
Prospect Park Properties - \$10.4M
117 room extended stay hotel



Home2 Suites by Hilton
Prospect Park Properties
112 room extended stay hotel



Malcolm Yards Market
Wall Companies - \$11M
16K sqft 11 restaurant food hall



Malcolm Yards
Wall Companies
~500K sqft office & 250+ units



United Crushers
Mixed Use



MPact Health Campus
University of Minnesota
\$1B+ Hospital & Medical



The Station at Malcolm Yards
Wall Companies - \$55M
210 units



The Flats at Malcolm Yards
Wall Companies - \$40M
143 affordable units



The MAX
Swervo / Maxwell Ventures
320 units



Sunrise Banks Headquarters
57K sqft corporate office
200+ jobs



Case Building
Sunlde - 500+ multi tenant jobs
170K sqft creative offices



University Enterprise Labs
\$6M & 60 biomedical tenants
18K sqft lab expansion



O'Shaughnessy Distilling
\$35M
27.5K sqft production & retail



Minnesota Innovation Exchange
UMFRE - 3 Phase
Life science, office, mixed use

A TRANSIT ORIENTED NEIGHBORHOOD ✓



Minneapolis

Completed / Underway

Prospective Sites

Public Realm Investments

Public Transit Investments



St Paul







PROJECT HIGHLIGHTS

DISTRICT SYSTEMS

Green 4th Street

District Stormwater

Signature Green Space

Grand Rounds Missing Link & Granary Crossing

District Energy

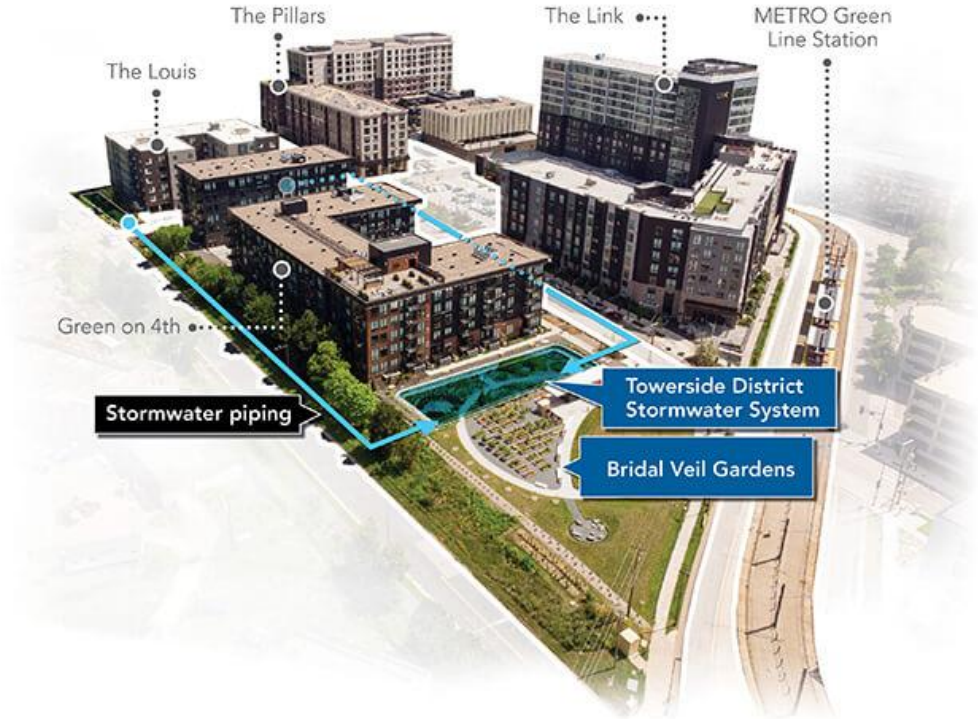
Parking & Mobility

Placemaking



DISTRICT STORMWATER

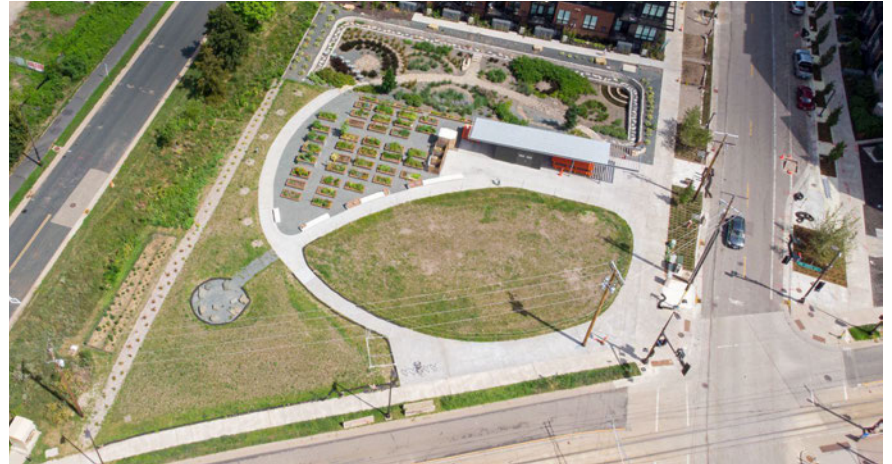
- MWMO's first-of-its-kind system delivers cost-effective stormwater management and reuse while providing public green space
- Captures runoff from 4 parcels totalling 8-acres. Collects, treats, stores, and provides reuse water
- Part of an integrated public realm off LRT platform with Green 4th & Bridal Veil Gardens park



BRIDAL VEIL GARDENS



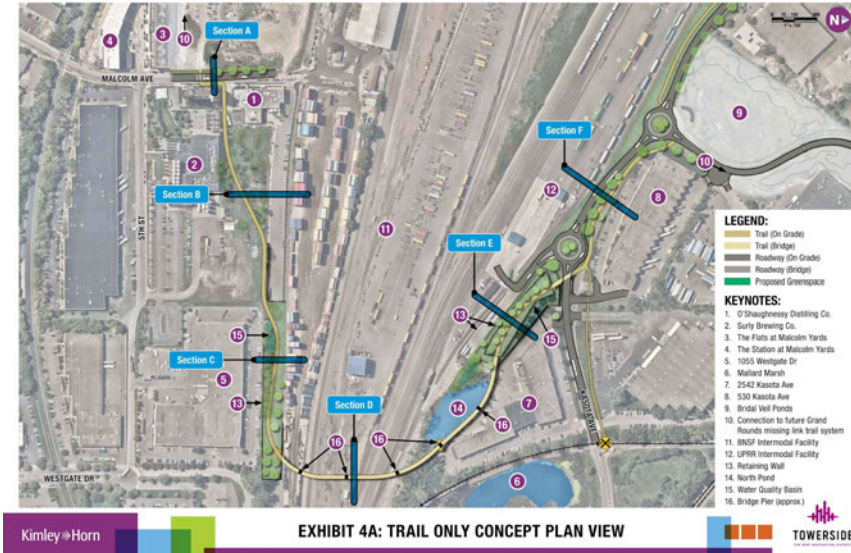
- 1-acre signature green space includes a transit plaza, picnic pavilion, community garden plots, and open green space
- \$1.4M cost provided by the first use of MPRB's Park Dedication Fee policy
- Site was host to a popular community garden that was eventually incorporated
- Interim use provided audiences for engagement



GRAND ROUNDS & GRANARY CROSSING



- Pooled agency funding to assess crossing railroad tracks with both bike+ped and vehicular crossings
- Hosted MPRB charrette with area constituents to kickstart planning + design
- Identifying engagement opportunities throughout trail & crossing corridors



MOBILITY & PARKING



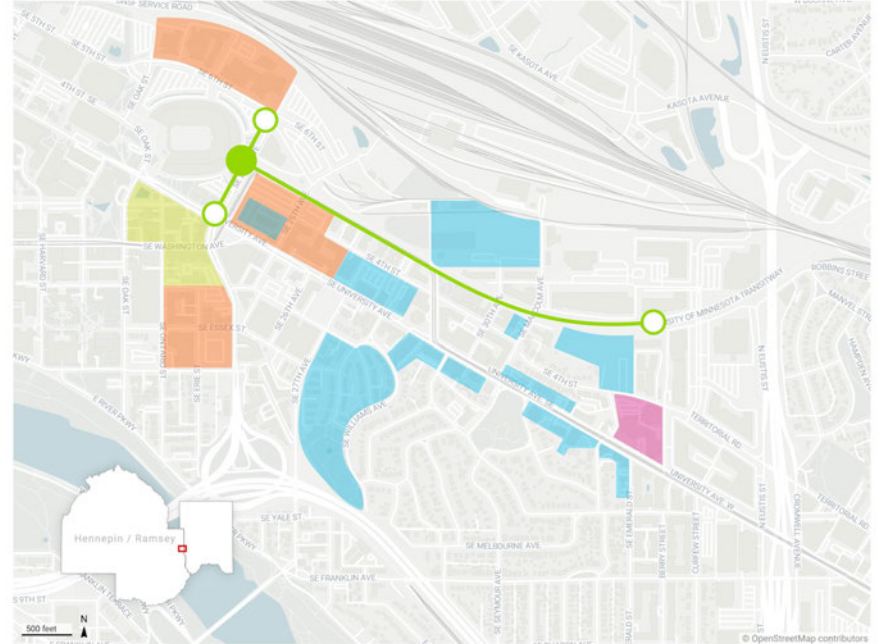
1. Create a district-wide multimodal task force
2. Formalize and promote public parking options
3. Manage event parking and dynamic pricing
4. Revive existing parking structures
5. Enhance the public realm
6. Balance freight needs
7. Revisit/update TDM plans
8. Create a Mobility Hub



DISTRICT ENERGY



- STER - Sewer Thermal Energy Recovery
- ATES - Aquifer Thermal Energy Storage
- Exploring ATES with new large-scale developments
- Hosted green finance workshop with sustainability expert and district development leaders to leverage IRA funding for no / low carbon energy systems



PLACEMAKING



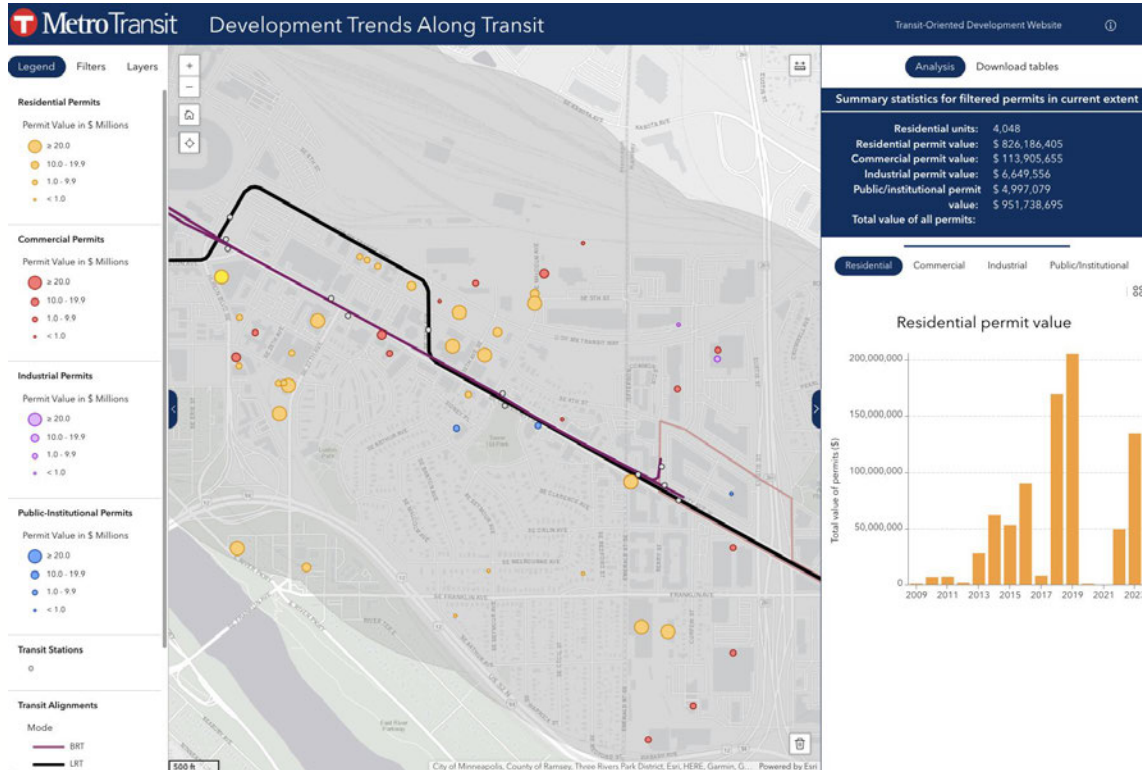
- 2016-2019 Pop-Up Events at future Signature Green Space site led to design elements
- Bringing in the arts and artists to facilitate engagement and participation in new ways
- Public Art, activations, community events, participatory planning



EARTH WEEK WATER PARTY



OUTCOMES - \$1B INVESTED



Residential units:

4,048

Residential permit value:

\$ 826,186,405

Commercial permit value:

\$ 113,905,655

Industrial permit value:

\$ 6,649,556

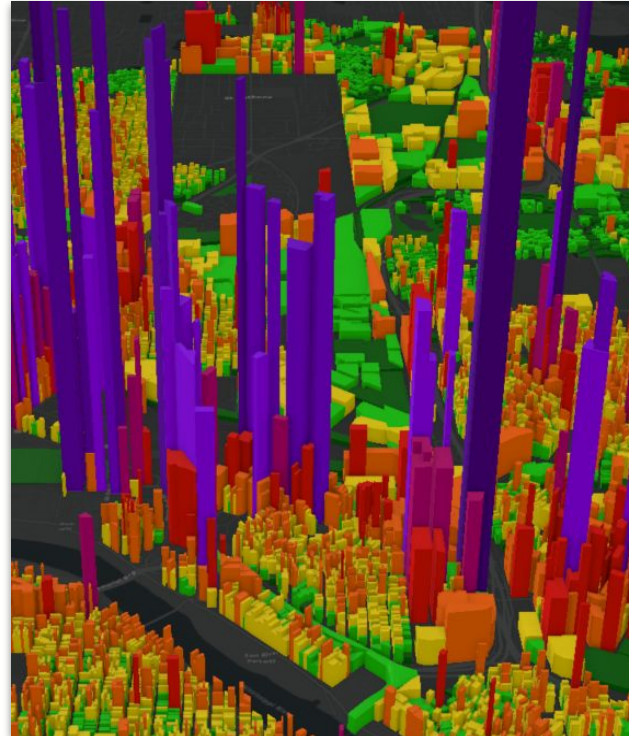
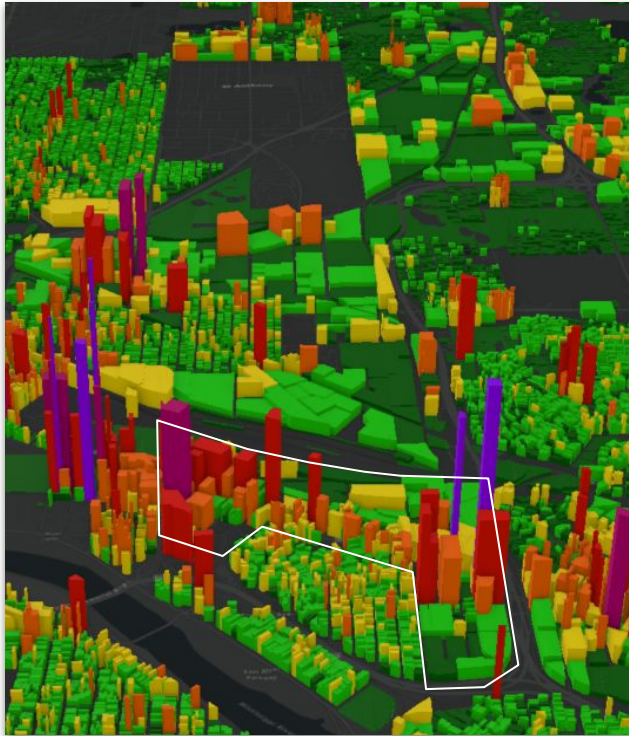
Public/institutional permit value:

\$ 4,997,079

Total value of all permits:

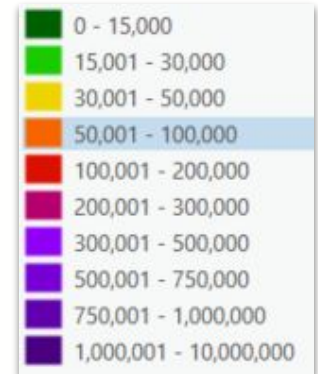
\$ 951,738,695

OUTCOMES - \$1B INVESTED



2002 vs. 2016

Property Tax Value
per Acre





CLOSING

- **Q&A**
- **Insights & Ideas**
- **Opportunities for Collaboration**



Towerside Tour 6/26

12 views

Last edit was 5 days ago

 Add layer  Share  Preview

☒ Stops

 Individual styles

 The Market At Malcolm Yards

 Route

 The Flats & Station

 Green 4th & Developments

 Bridal Veil Gardens

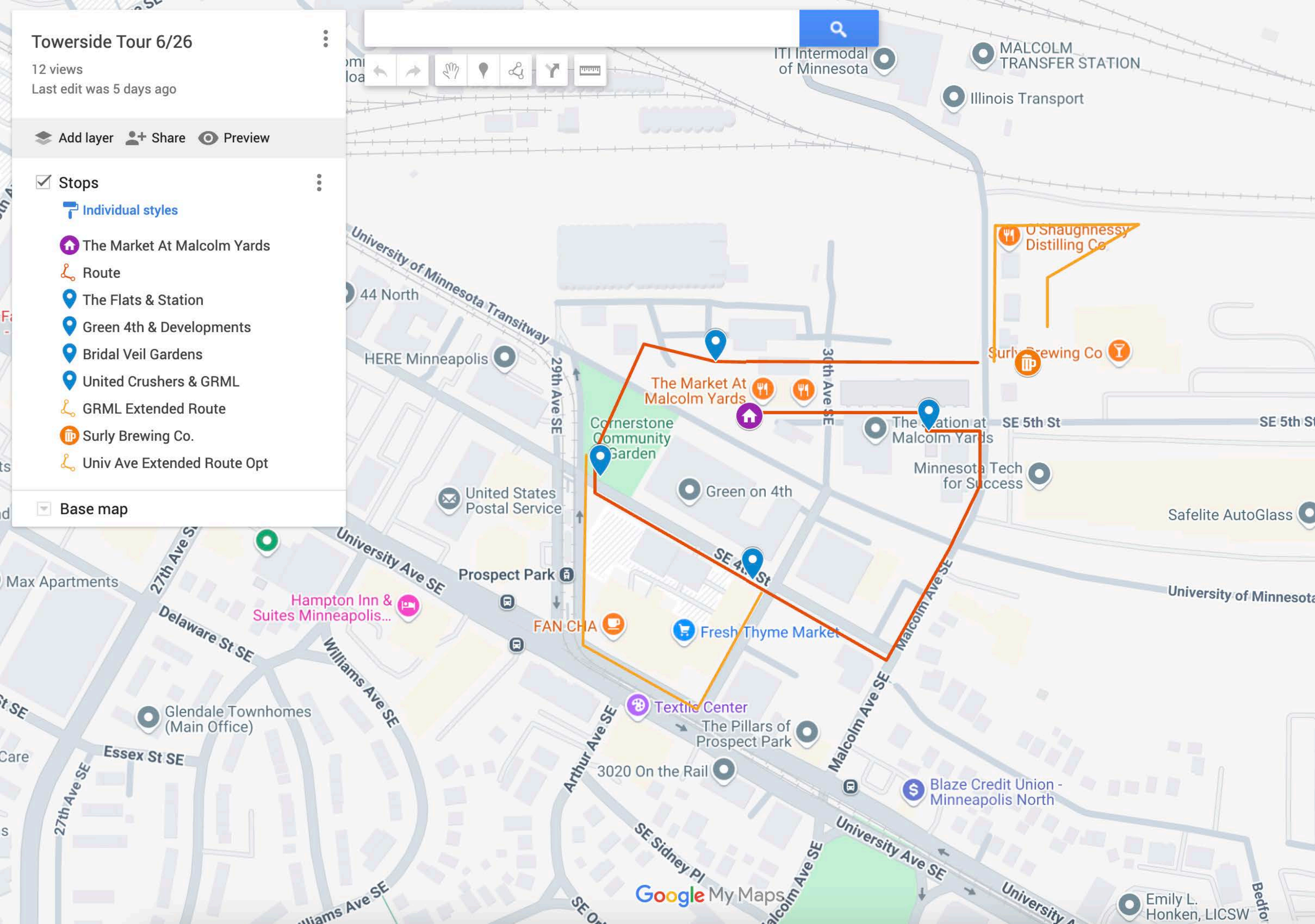
 United Crushers & GRML

 GRML Extended Route

 Surly Brewing Co.

 Univ Ave Extended Route Opt

☐ Base map





THANK YOU

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Q&A

What are your questions for the presenters?

Comments, observations or similar experiences?



Hennepin County Active Living

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Hennepin County Community Investment

Ryan Kelley, Ryan.Kelley@hennepin.us



**Hennepin County
Active Living**
A collaboration of

