



# Community Engagement

## Phase 2 Report

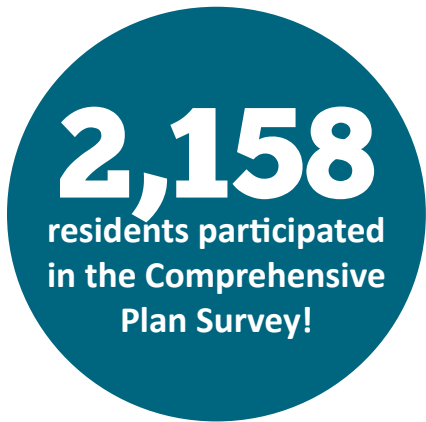
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# Community Survey

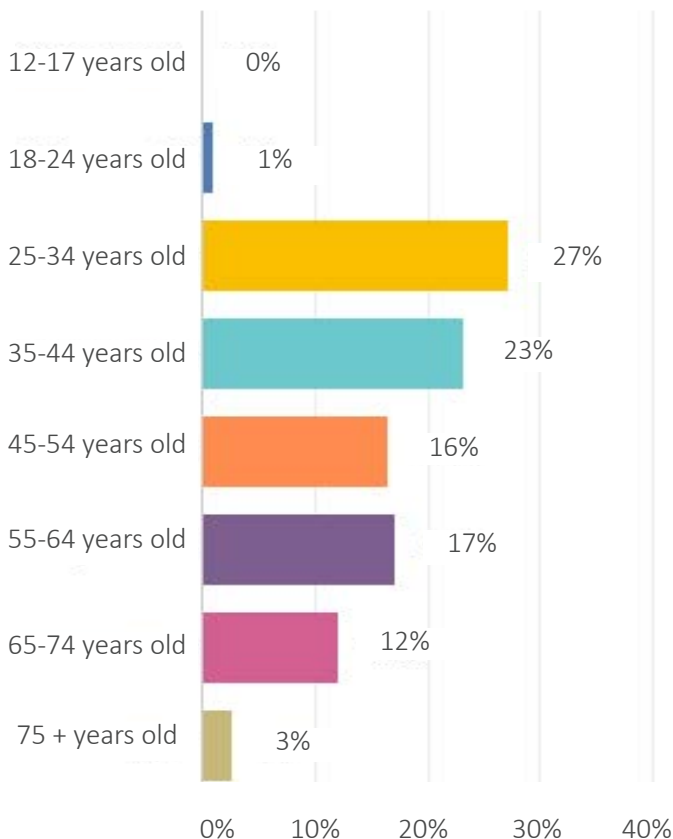
During Phase 2 of community engagement for the St. Louis Park 2040 Comprehensive Plan, residents were asked to participate in an online survey. Survey questions were framed to get a sense of how the community supports or does not support specific topics that are addressed in the draft 2040 Plan. Survey responses and participation statistics have been summarized on the following pages. It should be noted that results represent the number of responses given for each question and responses were not mandatory for any question.

## Community Participation (Demographics)

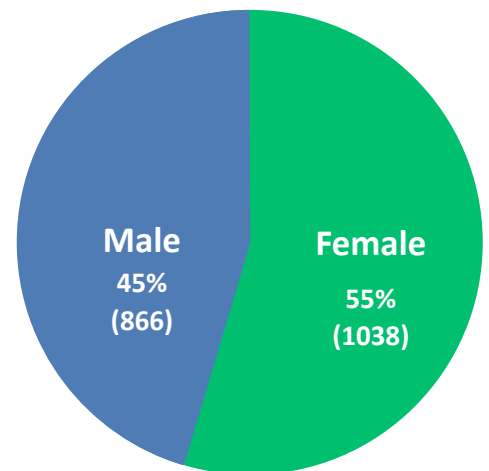


The St. Louis Park Comprehensive Plan Survey was launched online on May 14th, 2018 and closed on June 22nd, 2018. In this six-week period 2,158 survey responses were collected.

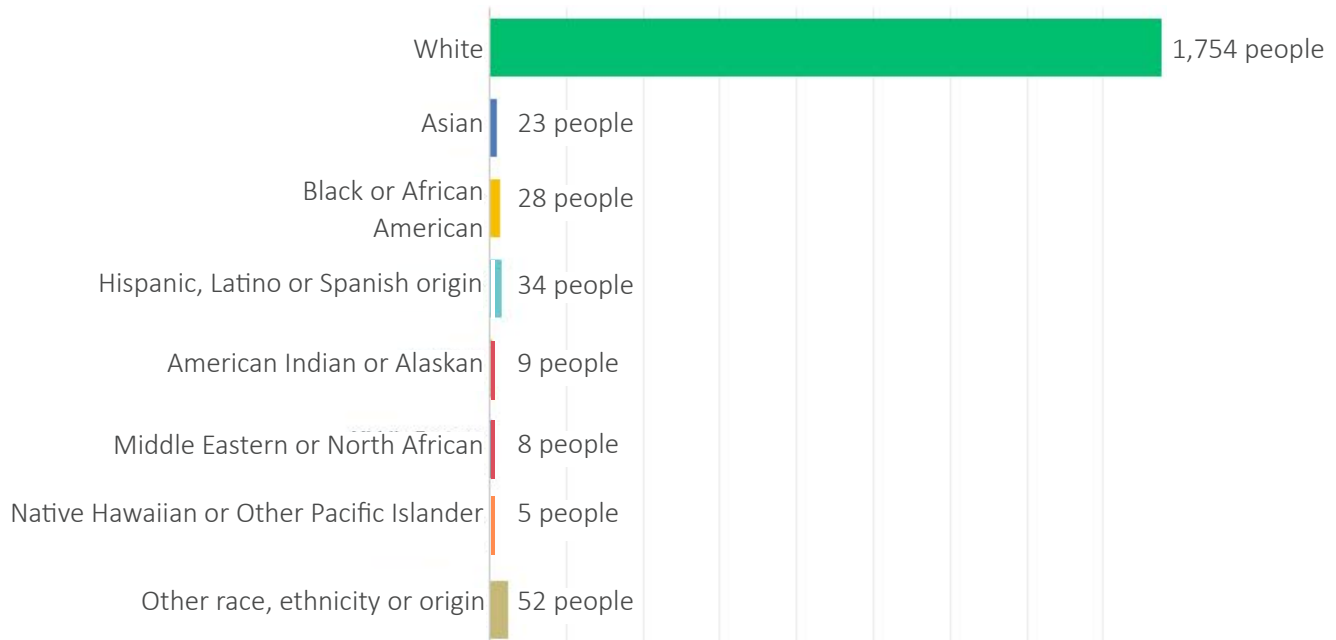
### Age of Participants



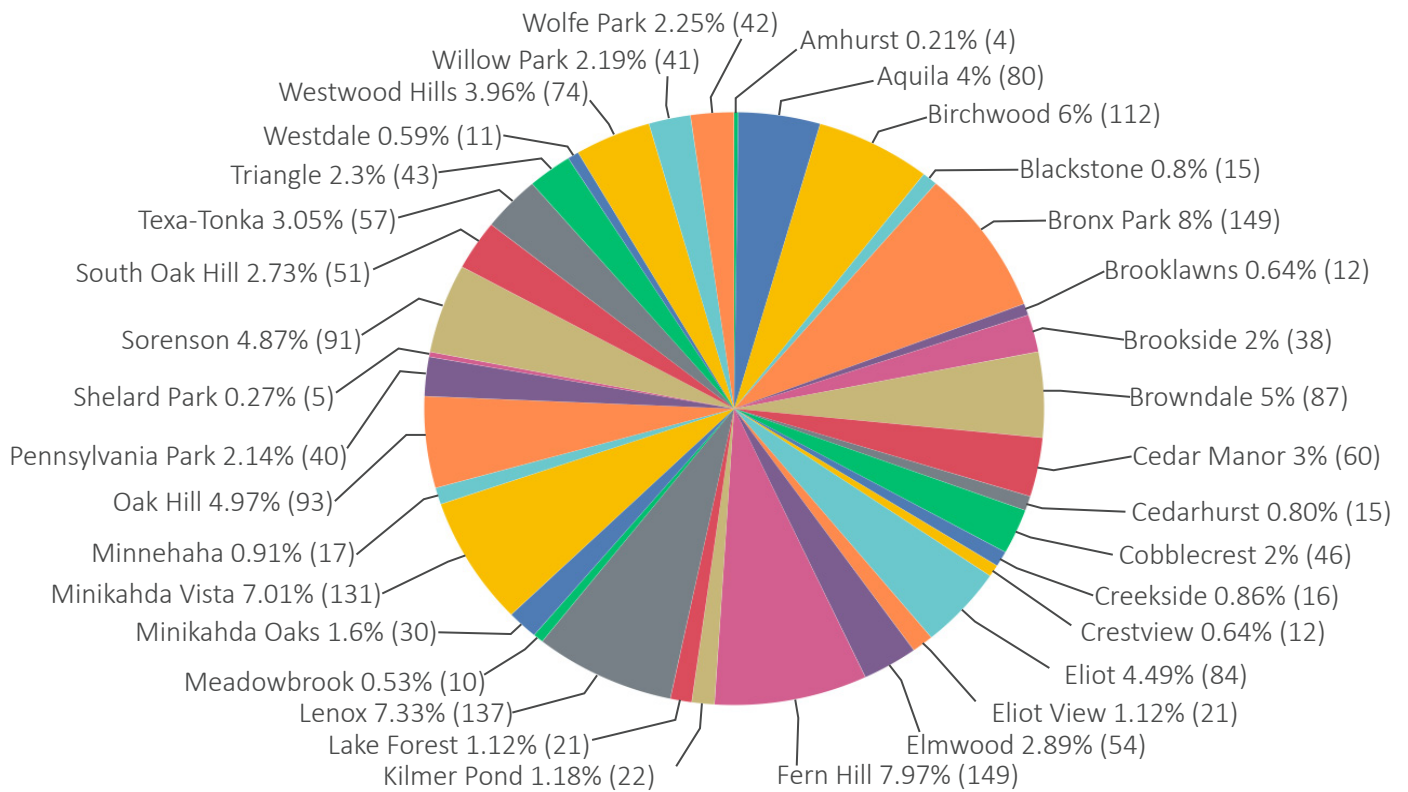
### Gender of Participants



## Ethnicity of Participants



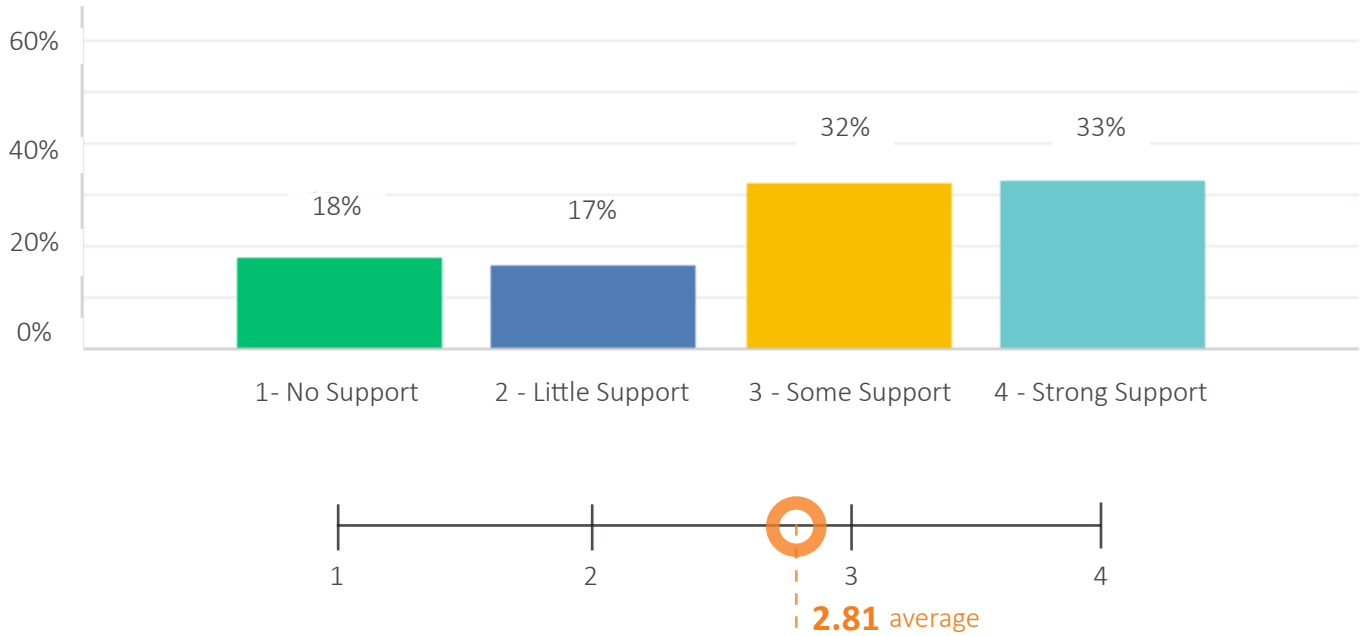
## Participation by Neighborhood



# Survey Responses

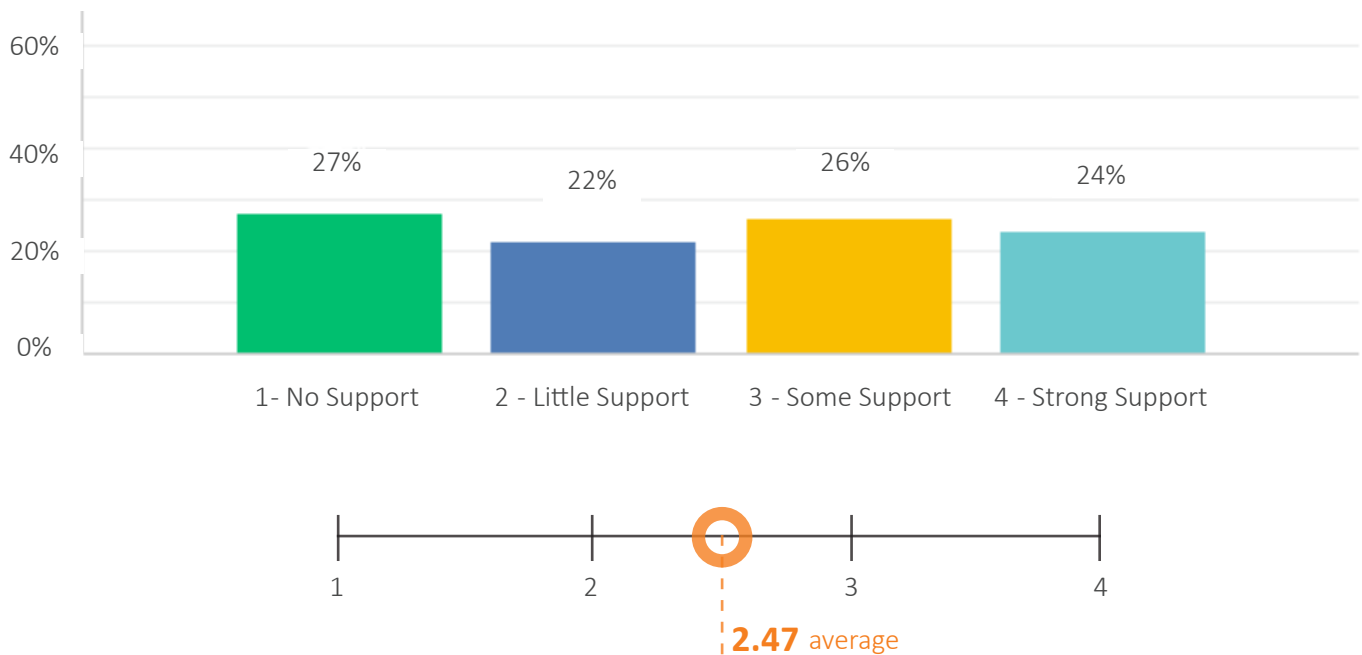
## Question 1: Accessory Housing Units

Please indicate your level of support for the following statement: *St. Louis Park should allow accessory housing units in your neighborhood.*



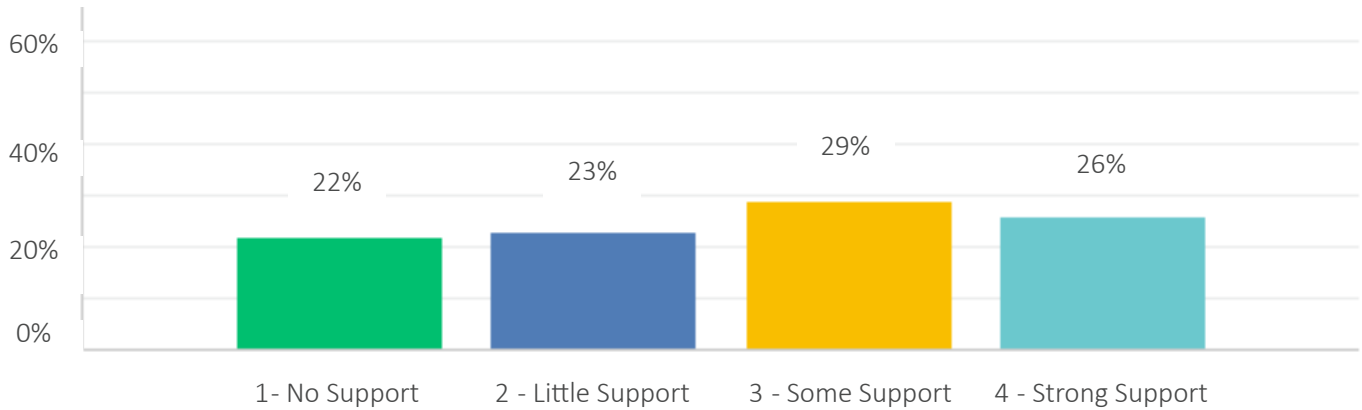
## Question 2: Duplexes

Please indicate your level of support for the following statement: *St. Louis Park should allow duplexes, stacked or side-by-side, in your neighborhood.*



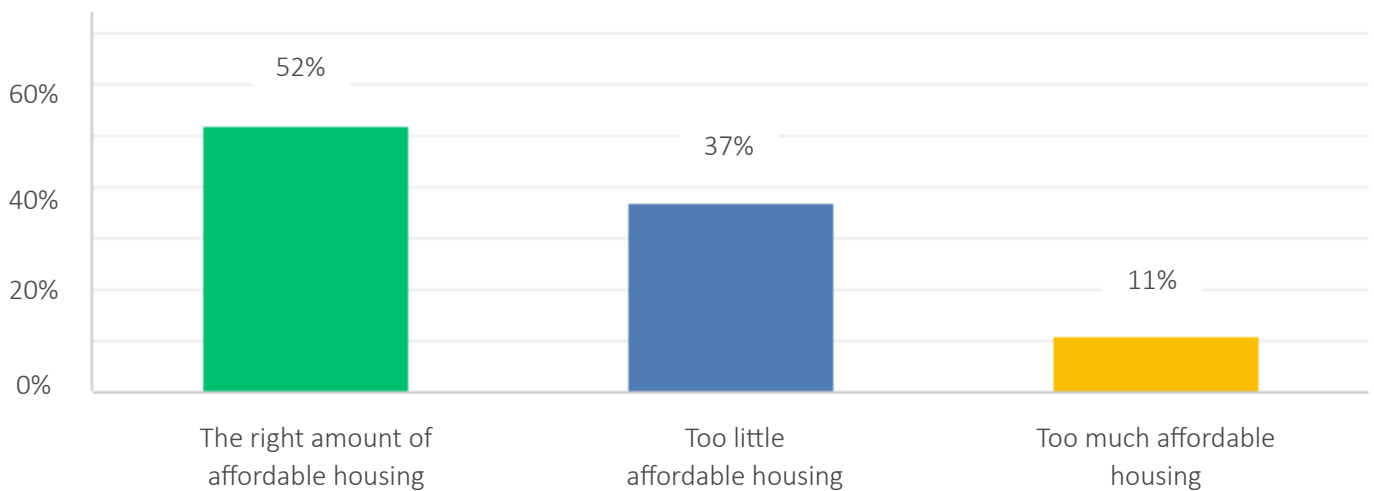
### Question 3: Three- or Four-Unit Dwellings, Townhomes and Small Apartment Buildings

Please indicate your level of support for the following statement: *St. Louis Park should allow the potential for three- or four-unit dwellings, townhomes and small apartment buildings in residential areas, within walking distance of commercial centers, corridors, transit services, and parks.*



### Question 4: Affordable Housing

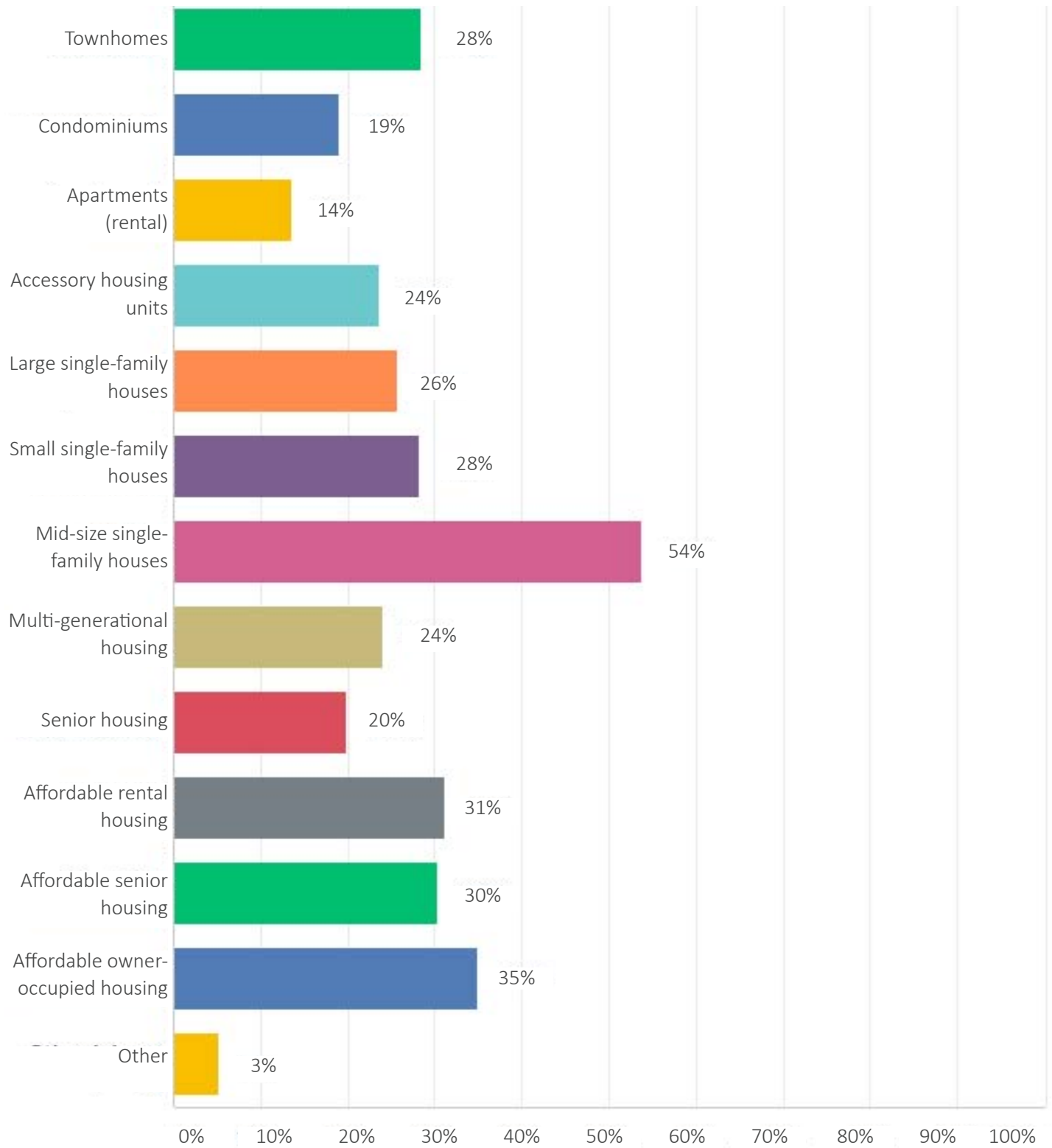
Do you think the City of St. Louis Park has:





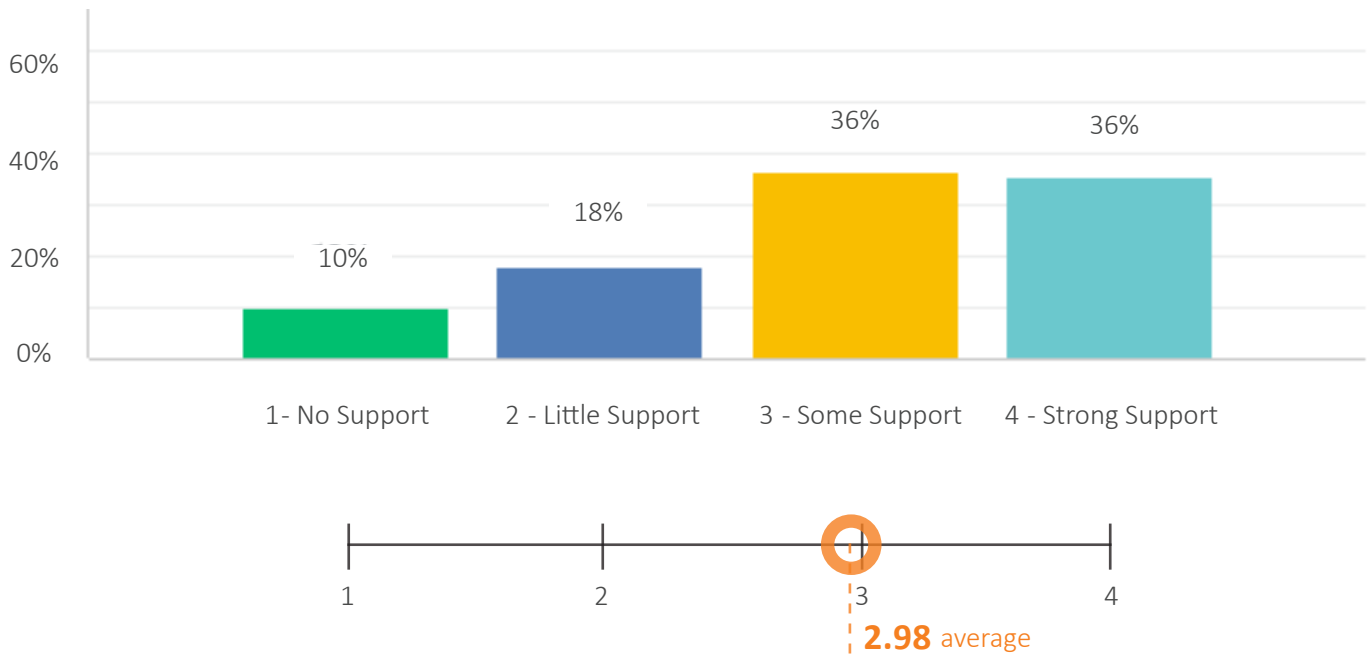
## Question 5: Housing

What type(s) of housing do you feel the City of St. Louis Park needs more of (select all that apply)?



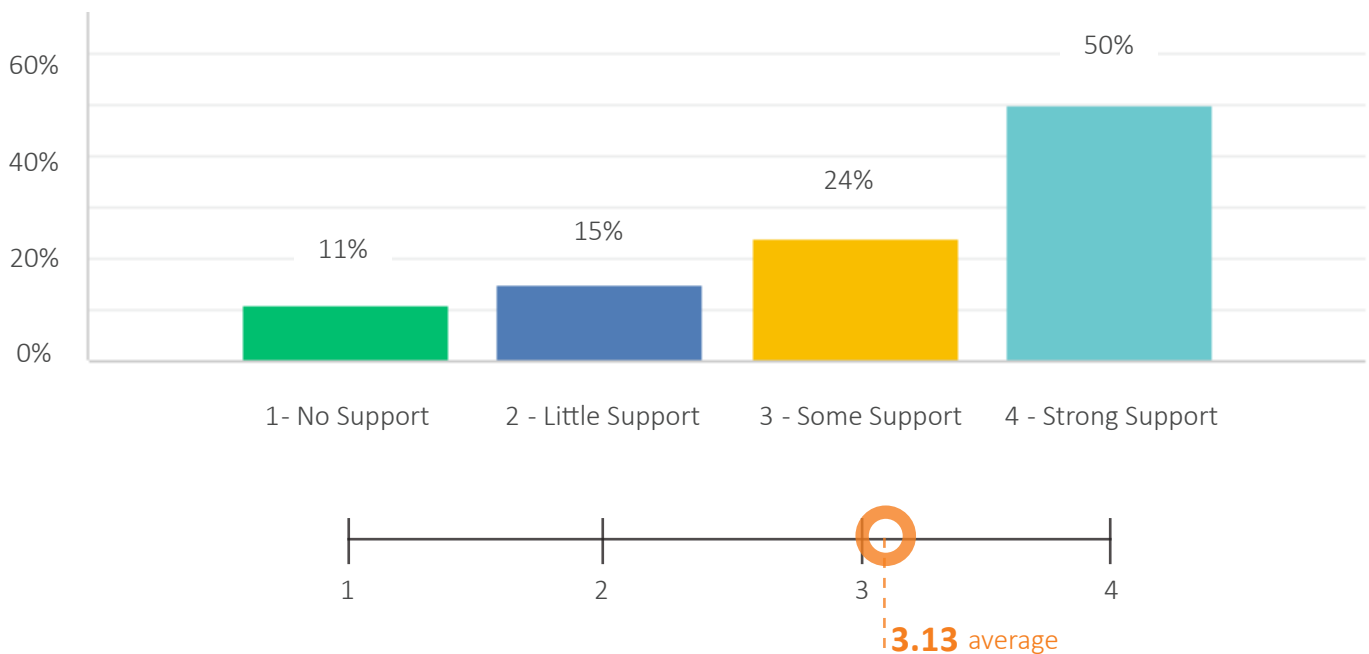
## Question 6: Commercial and Residential Uses in Neighborhood Buildings

Please indicate your level of support for the following statement: *Neighborhood buildings that contain a mix of commercial and residential uses should be allowed in existing neighborhood commercial areas, as well as along existing commercial streets.*



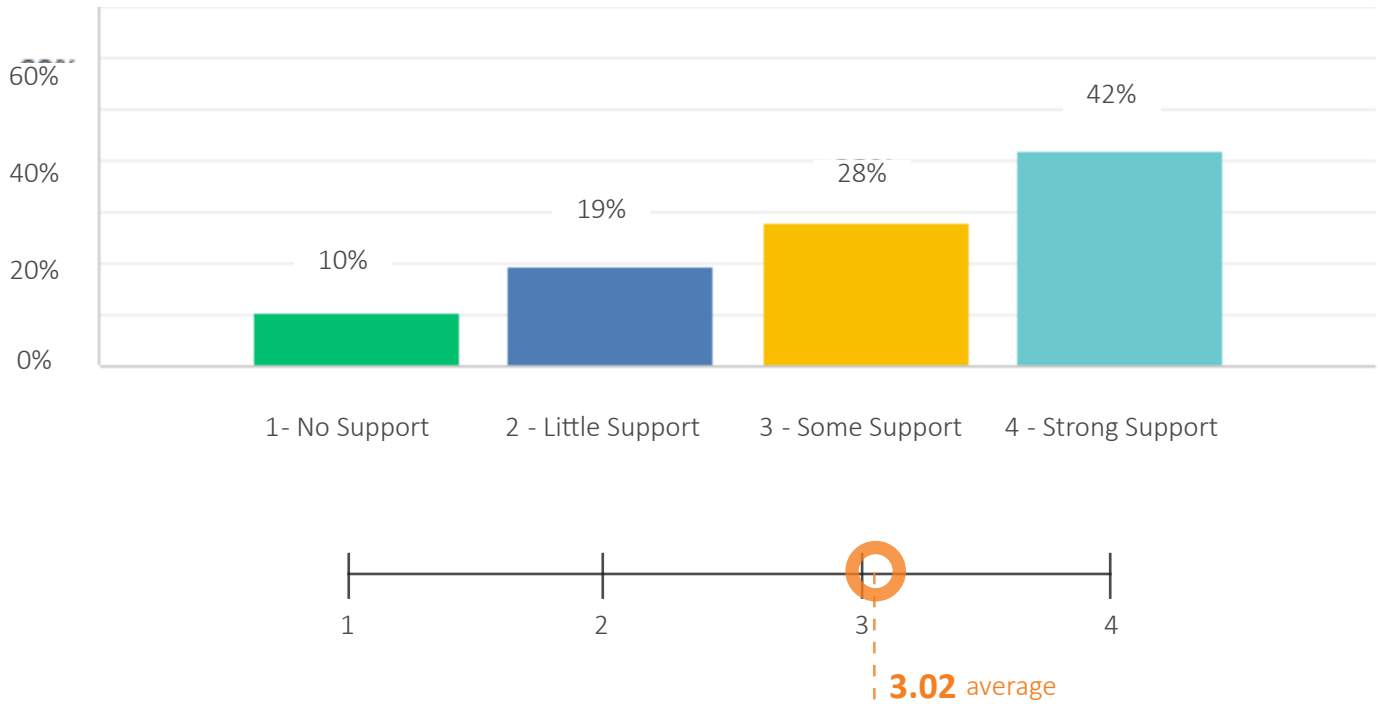
## Question 7: Transportation System

Please indicate your level of support for the following statement: *St. Louis Park will plan, design, build and operate the city's transportation system to prioritize walking first, followed by bicycling and transit use, and then motorized vehicle use.*



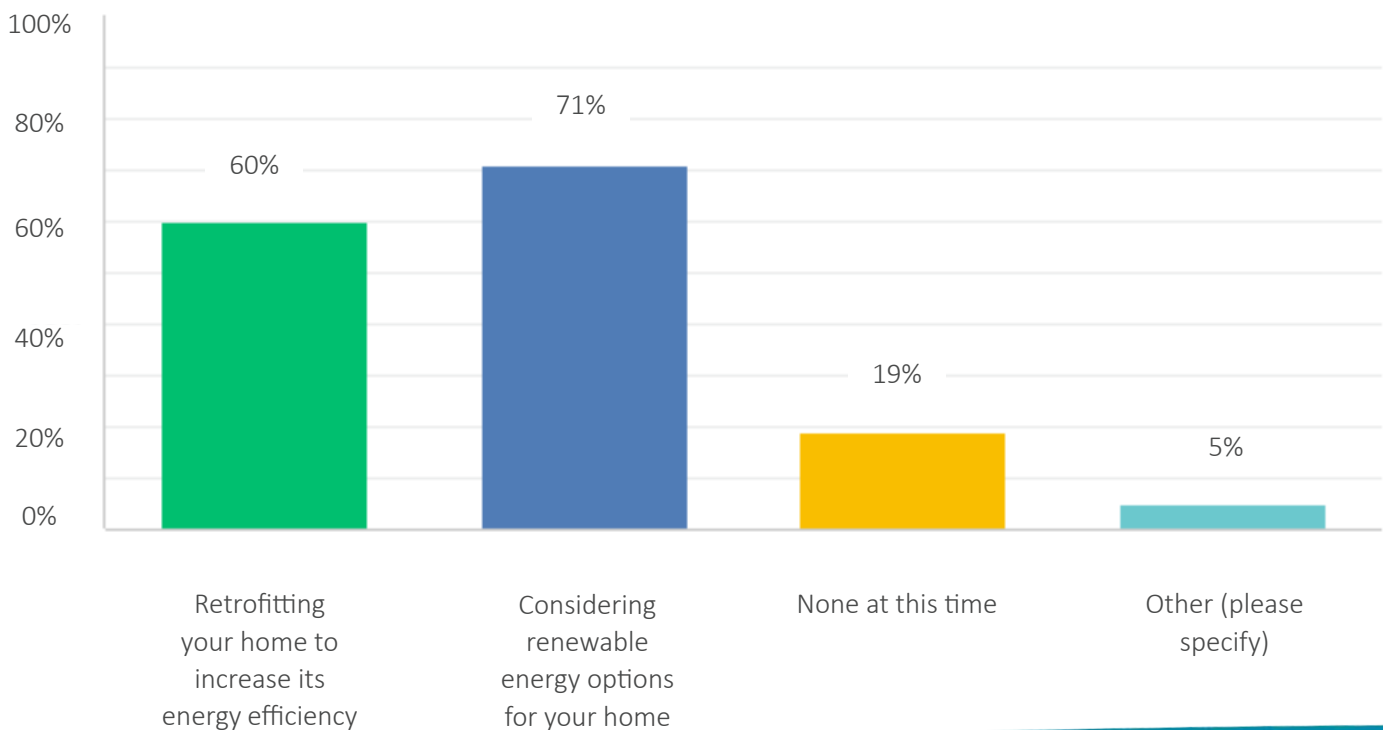
## Question 8: Mobility Options

Please indicate your level of support for the following statement: *St. Louis Park should pursue shared use mobility options, such as bike, car or ride sharing systems.*



## Question 9: Energy

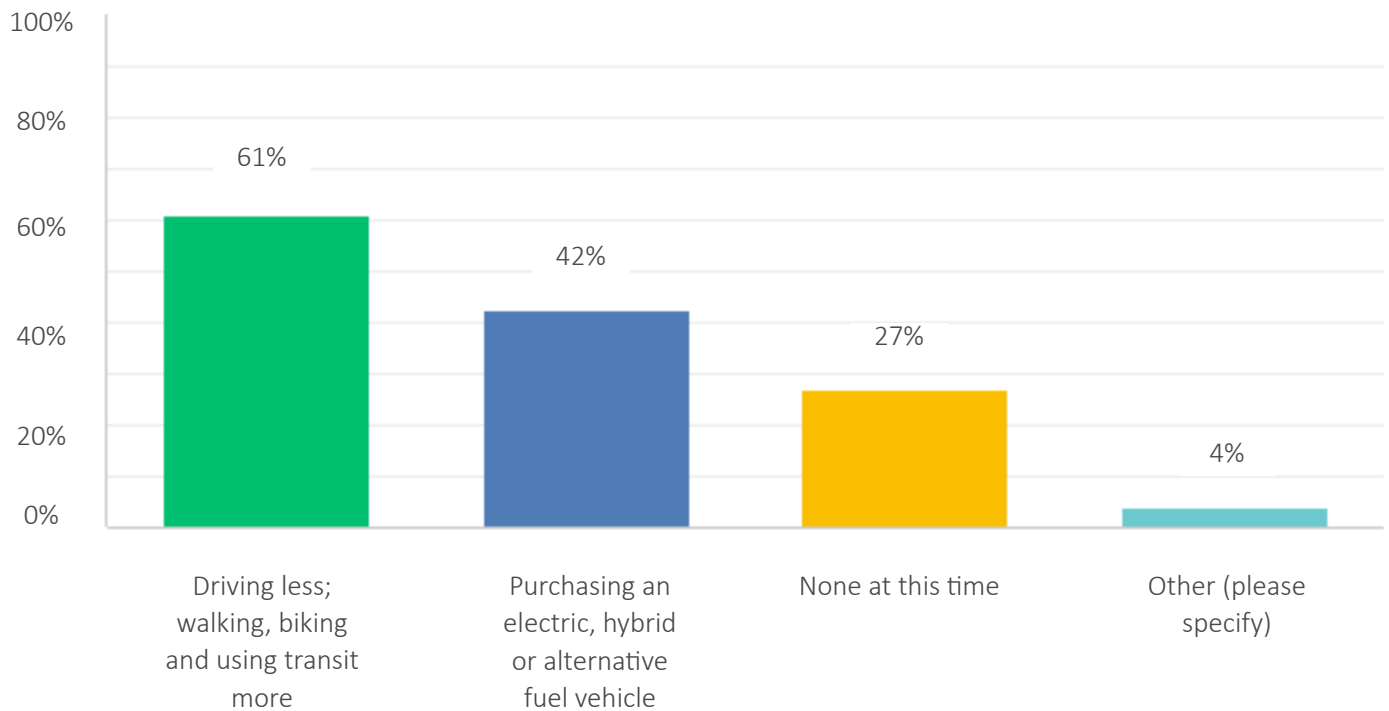
Reducing your home energy consumption by: (choose all that apply)





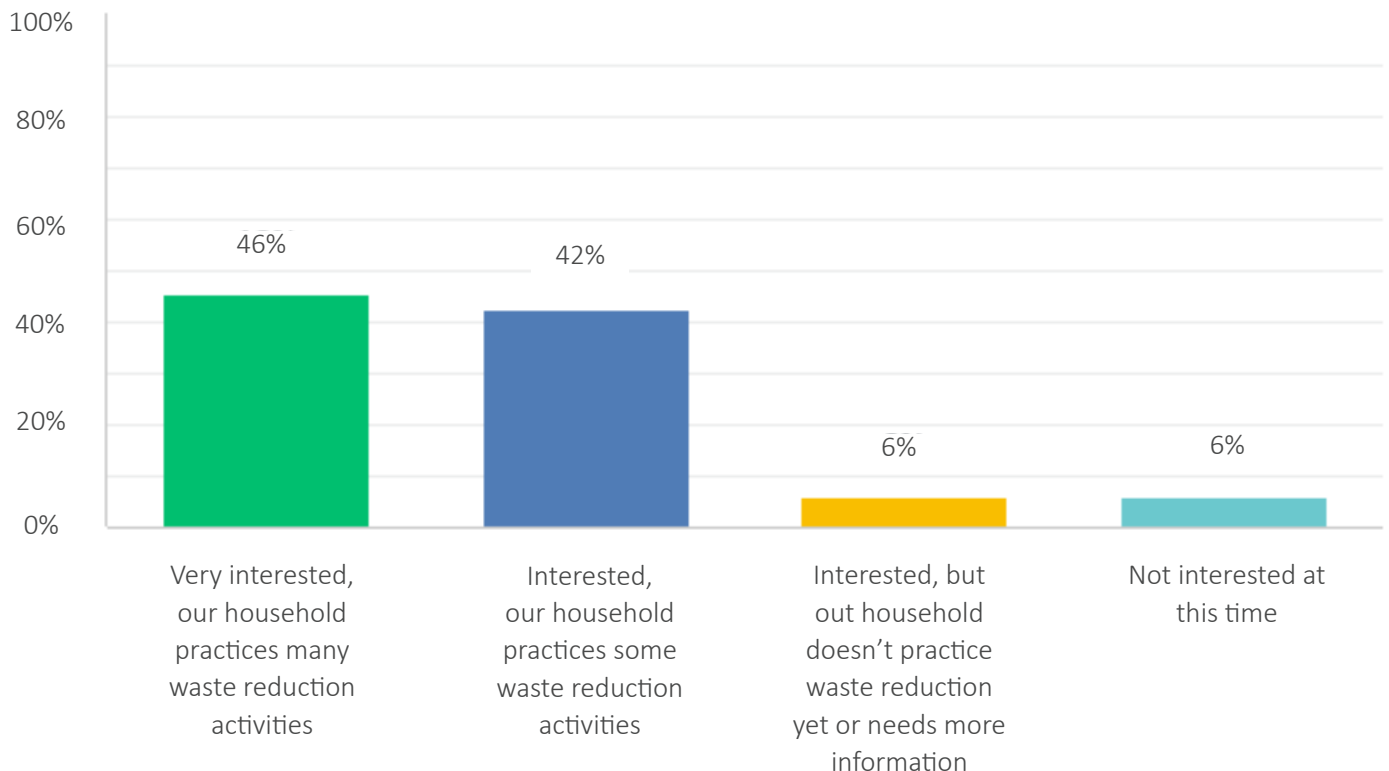
## Question 10: Vehicle Emissions

Reducing your vehicle emissions by: (choose all that apply)



## Question 11: Waste

Please indicate your interest in activities to reduce waste in your home:



# Proposed Land Use Plan

An online mapping tool, called Social Pinpoint, was launched in coordination with the community survey, to gather feedback on the Proposed Land Use Plan in the draft 2040 Plan. With Social Pinpoint, users were asked to review land use change areas and mark where they a) support the change, b) have concerns, and/or c) have ideas. Along with the markers placed on the map, participants were able to elaborate through comments and photos. These comments were then displayed for other users to see when they visited the Social Pinpoint site. Comments could then be voted as 'Liked' or 'Disliked' by others.

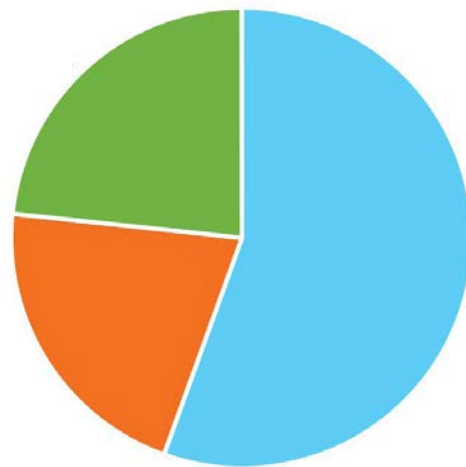
## Community Participation

Through the Social Pinpoint site, there were 432 comments collected (which includes the number of 'Likes' and 'Dislikes'). In total, 1,164 people viewed or participated in the Social Pinpoint Proposed Land Use Plan. Visitors to the site spent, on average, 40 minutes reviewing and posting comments.

Participants were able to place comments throughout the entire city of St. Louis Park, and were not limited to the change areas. The following pages contain a summary of comments, organized by land use change areas. The majority of 'I have an Idea' markers were placed in areas outside of the land use change areas. These ideas have been summarized and organized by the (7) planning areas.

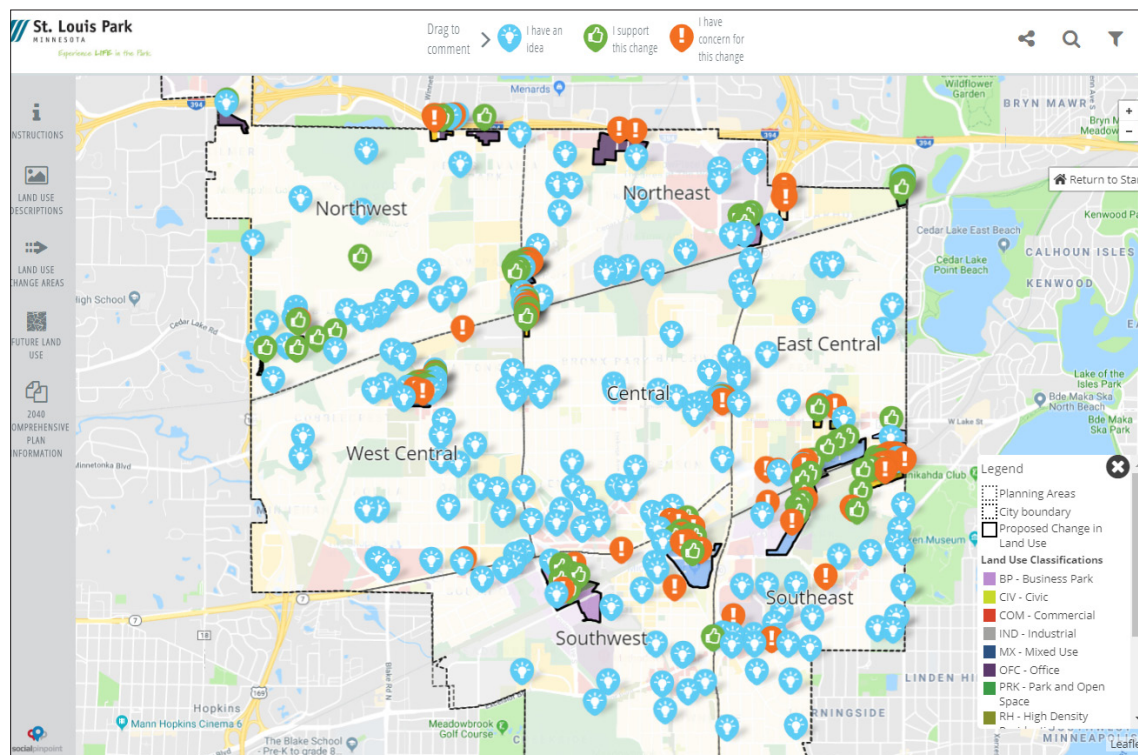
Unlike the community survey, the Social Pinpoint platform does not collect demographic data on survey participants.

## Comments by Marker Type

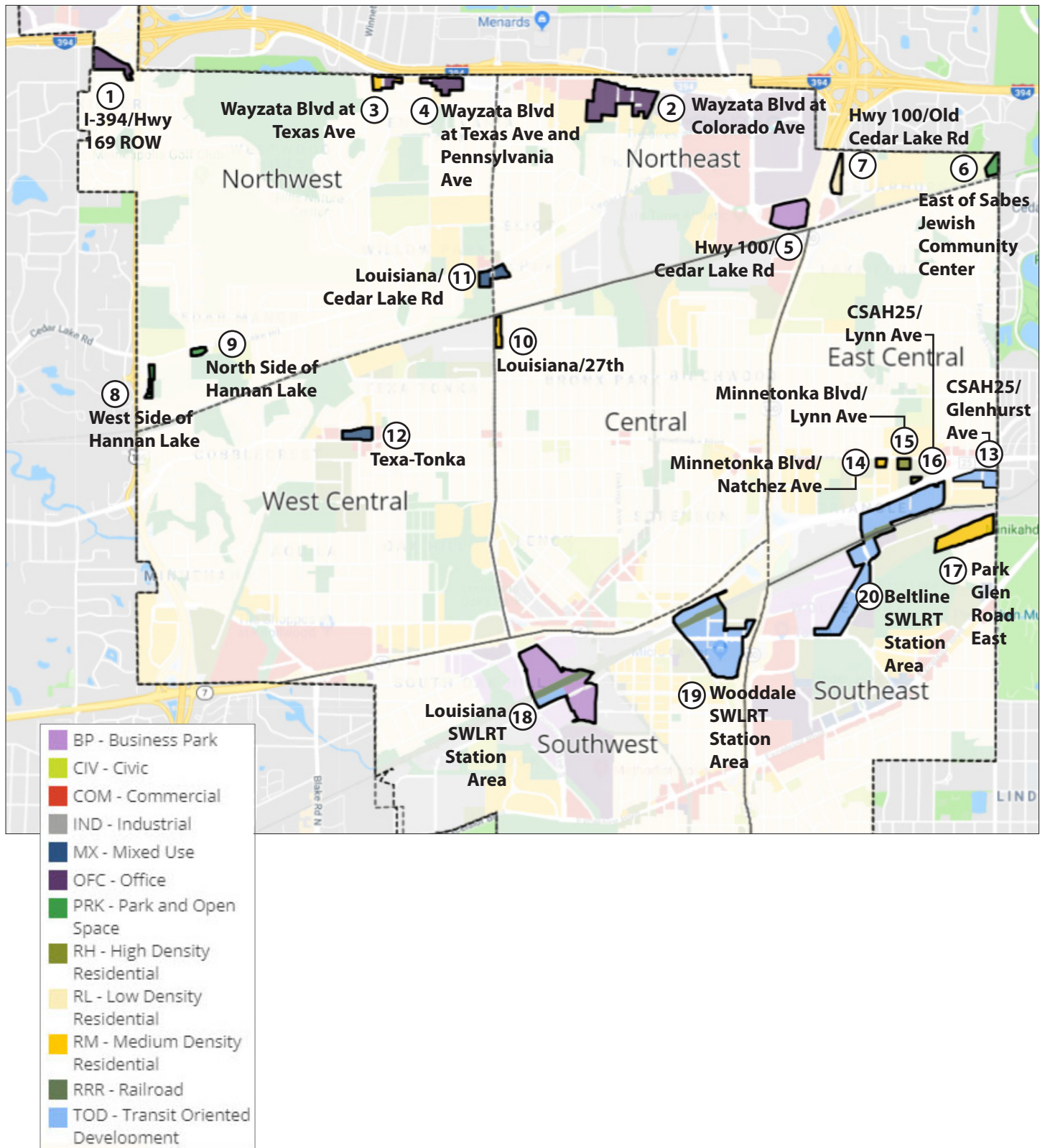


- I have an idea
- I have concern for this change
- I support this change

## Social Pinpoint: Proposed Land Use Plan website with all comments

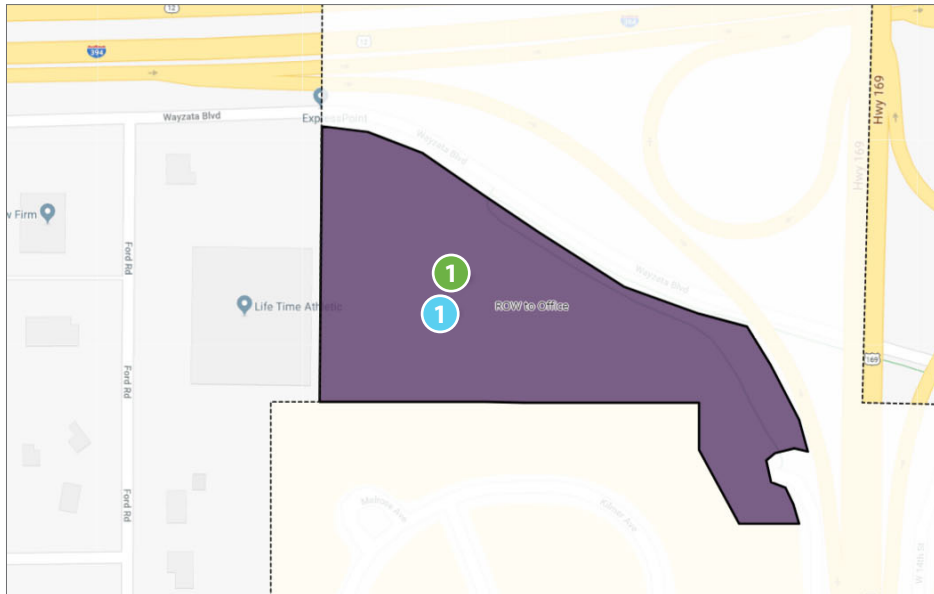


## Key of Change Areas



# Proposed Change Area Comments

## Change Area 1. I-394/HWY 169 ROW ROW to Office



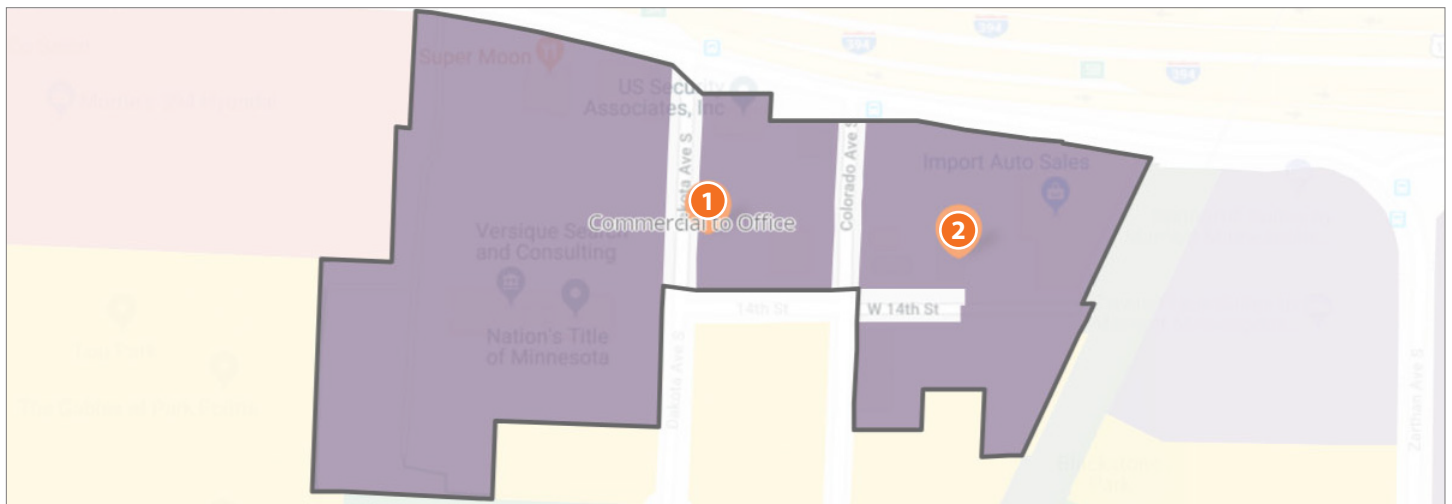
### "I support this change"

- 1** Spread the the tax base and bring jobs to SLP to reduce commutes. **(3) Likes**

### "I have an idea"

- 1** Commercial Zone with Small business would be a great opportunity to be reached in walking or biking distance

## Change Area 2. Wayzata Blvd at Colorado Ave Commercial to Office



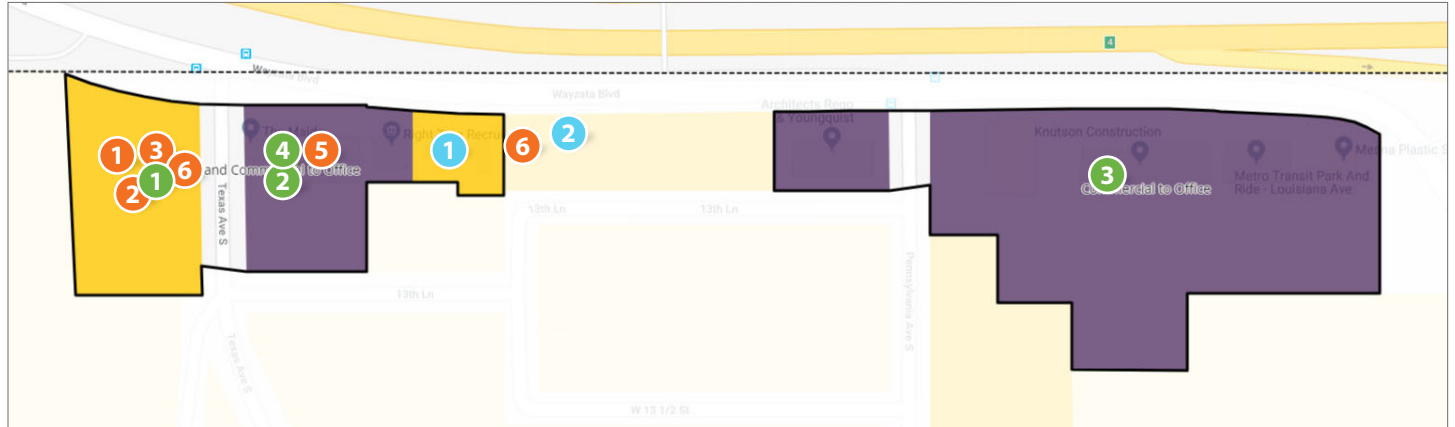
### "I have a concern"

- 1** I don't understand why the need to change this mixed commercial space to office. What is the long-term vision here? **(6) Likes**
- 2** Turning commercial space to office space pushes access to local business even further from residential areas, making it more difficult to access and support these local businesses. Why not turn more office space to commercial to make SLP a more walkable town?



**Change Area 3. Wayzata Blvd at Texas Ave:**  
*Low Density Residential and Commercial to Office*

**Change Area 4. Wayzata Blvd at Texas Ave and Pennsylvania Ave:**  
*Commercial to Office*



**👍 “I support this change”**

- 1** I think some mixed use or higher density residential in Westwood Hills would be a good thing. Per other respondents traffic will need to be addressed, this is already a difficult intersection. **(1) Like**
- 2** No concerns
- 3** Great idea
- 4** I think it’s important to ensure there are opportunities for businesses. I see a lot of change proposed taking away office space, so adding some back (especially near highway) makes sense. **(4) Likes**

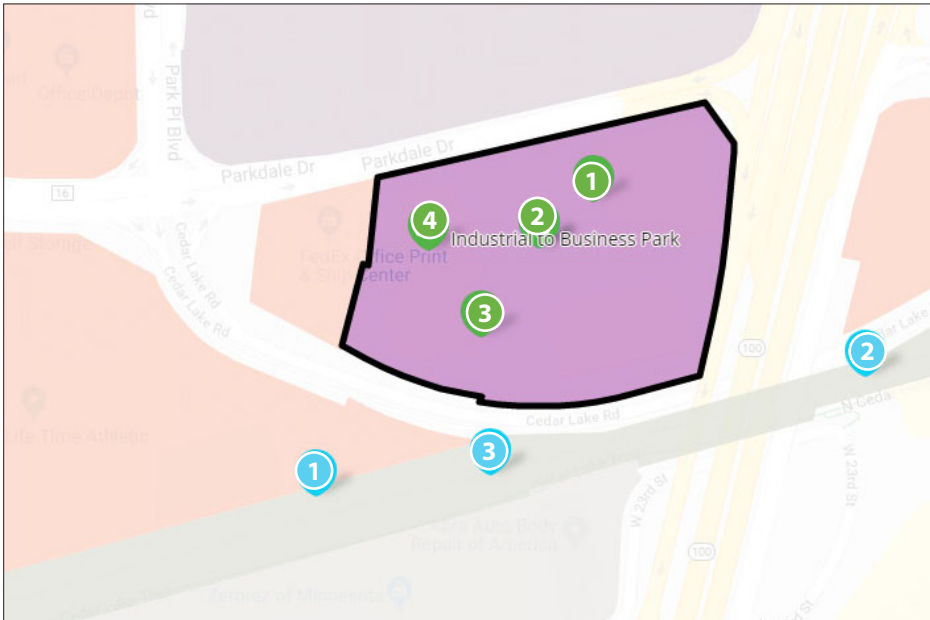
**💡 “I have an idea”**

- 1** Would love to see some small shops here- coffee shop, breakfast place, etc. There is nothing really walkable from WWH neighborhood. **(1) Like**
- 2** Given the 394 frontage allowing flexible commercial or office seems like higher/better land use over residential, unless it’s a mixed use. Height and density should be priorities in these areas. **(2) Likes**

**⚠️ “I have a concern”**

- » Street parking, traffic, and bicycle safety **MUST** be addressed in this area already. Adding medium-density housing at this intersection will only add to the problem. Considering a traffic light? Widening the road? How about
- 1** excessive speeders already going north and south on Texas? **(2) Likes**
- 2** Adding so many rental units in owner-occupied neighborhood is concerning. Traffic is a concern. Too many units are planned for the space. If it must be multi-unit, don’t believe it should be more than a couple of duplexes. Why not affordable, owner-occupied housing? **(3) Likes**
- 3** Traffic patterns for the intersection of Texas and the frontage road need to be taken into consideration if medium density housing is added here. Traffic already backs up for those trying to make left turns from Texas and the frontage road. **(6) Likes**
- 4** In response to the idea for denser, mixed use development: Agree mixed use would be much better than the planned medium density rental complex. Disagree with making it taller/denser. Again, traffic in the area is a major concern. Parking along the frontage road by/for existing businesses often blocks visibility for turning onto the frontage road. **(1) Like**
- 5** Seems that area has enough commercial spaces that are not always profitable. **(2) Likes**
- 6** Not supportive of the proposal. Traffic is already horrible here. Street parking in this stretch also already a problem. Only supportive of single-family, owner occupied properties.

### Change Area 5. HWY 100/Cedar Lake Road: *Industrial to Business Park*



#### "I have an idea"

- 1** There is no real good access to the west end area by bike from the west side of 100. It would be great to have a safe route and could minimize motor vehicle congestion. **(22) Likes**
- 2** We really need access to West End from the bike trail, as well as for pedestrians in the neighborhoods just south of the railroad tracks. **(40) Likes**
- 3** Cedar Lake Trail needs a connection to West End. **(28) Likes**

#### "I support this change"

- 1** Area does well as a business hub. **(1) Like**
- 2** Seems like a good area to repurpose. **(2) Likes**
- 3** Makes sense. **(2) Likes**
- 4** Makes sense to me. **(1) Like**

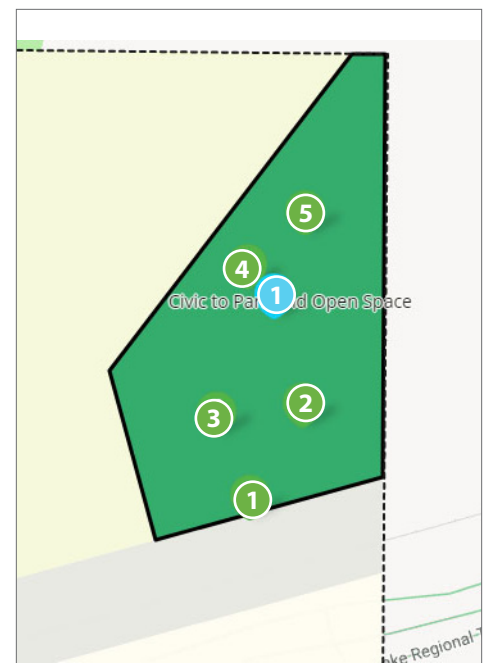
### Change Area 6. East of Sabes Jewish Community Center: *Civic to Park and Open Space*

#### "I support this change"

- 1** In addition to this patch for park space please acquire the "private property" being claimed by JCC. This is a strip of land with a great walking/biking path to get to brownie and the other lakes and should be preserved as the community has used it for 35+ years. **(1) Likes**
- 2** Keep as open space
- 3** Where would the access be?
- 4** I like it
- 5** I like it

#### "I have an idea"

- 1** I wonder if this space has potential to be useful in future as associated with development with adjacent office complex in Mpls. Could it be OFC or COM in the future?

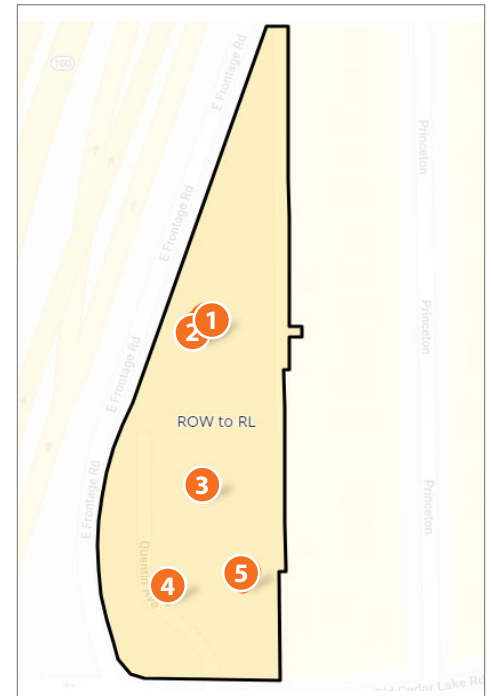




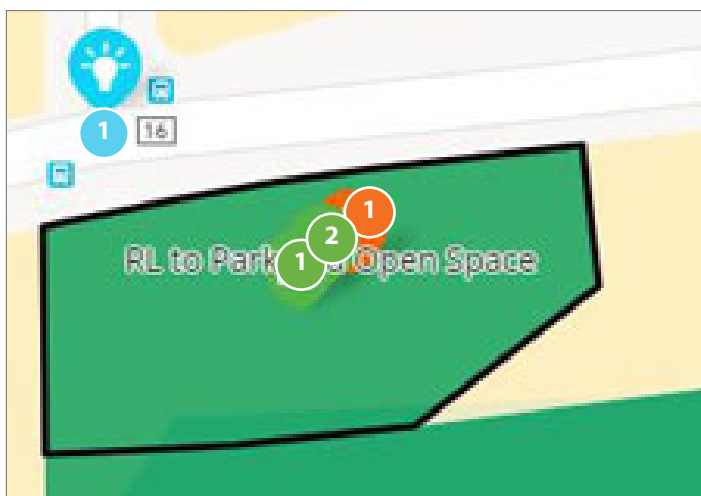
## Change Area 7. HWY 100 / Old Cedar Lake Rd: ROW to Low Density Residential

### ! "I have a concern"

- 1 I think there should be a buffer between the freeway and the residential zone here. **(1) Like**
- 2 Traffic is a nightmare now, how will the increased traffic from this area and the new apartment building, hotel in the West End cope? Is the goal of the city to use all the pace for building? **(2) Likes**
- 3 I think this is a terrible place for housing. Can't the city leave some green space? **(2) Likes**
- 4 This is wonderful green space, and many of us that live in the Cedarhurst neighborhood enjoy it for walks. How about getting rid of the decrepit west side volkswagen stuff first, since that is why we have ridiculous roundabout to access cedar lake road? This proposal for a ROW would be much less effective if that's still there anyways. **(2) Likes**
- 5 Green space is a pillar of a healthy community trying to reduce the unhealthy human-made emissions. This small pocket helps protect the Cedarhurst neighborhood occupants who are already reasonably densely populated. Please let the neighborhood occupants enjoy a green space while helping to reduce carbon pollutants. More building and occupants adding to global warming are the opposite of the City's stated goals.



## Change Area 8. West Side of Hannan Lake: Low Density Residential to Park and Open



### 👍 "I support this change"

- 1 This would be a poor place to add any development due to traffic, access to lake, and interfering with nearby future PSI school. **(8) Likes**
- 2 I think another park for the surrounding neighborhood is a great idea. Traffic speeds may need to be reduced, but if care in planning is taken in this regard I fully support this plan.

### ! "I have a concern"

- 1 Already high traffic. **(4) Likes**

### 💡 "I have an idea"

- 1 Maybe trim the boulevard trees to give a safer, clearer view of bicyclists, pedestrians, buses, and cars travelling on Cedar Lake Rd from Flag. **(3) Likes**

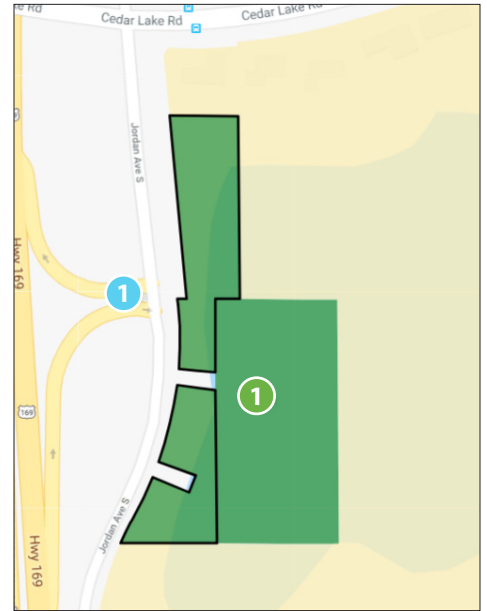
## Change Area 9. North Side of Hannan Lake: Low-Density Residential to Park and Open

### "I support this change"

**1** The more park and green space the better. **(9) Likes**

### "I have an idea"

**1** This intersection is poorly designed and is dangerous to drivers and pedestrians alike. Perhaps the exit could be extended up to closer to the school and a different on-ramp built on the other side of cedar lake road. **(1) Like**



## Change Area 10. Louisiana/27th: Commercial to Medium Density

### "I support this change"

**1** I would love to see this redeveloped thoughtfully. It could be a big part of making Louisiana more welcoming and walkable. Right now, the sidewalk that goes through a parking lot is unacceptable. **(2) Likes**

» Very outdated.....change welcome. **(1) Like**

**2** Living very near this proposed development, I feel that it would add

**3** a little character, and hopefully some more affordable options for residents. **(3) Likes**

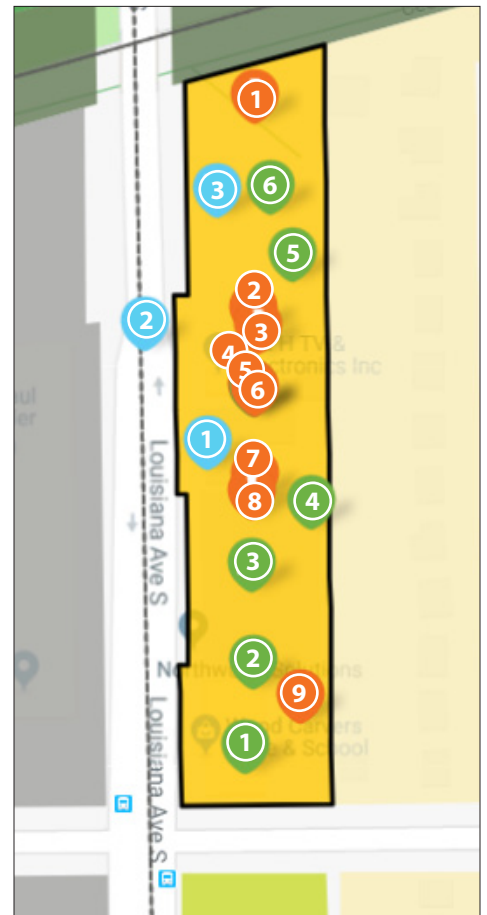
» This area looks rundown. Residential with commercial would be great.

**4** Similar to the area along Minnetonka west of the City Hall.

» Sensible and timely change that would make for a more neighborhood setting. Should include affordable units to help address shortage. **(2) Likes**

**5** Likes

» I'm a concerned about traffic impacts. Access to those lots are tricky and Louisiana is busy. But those buildings look old and tired and employee parking is a mess. Redevelopment would help make that strip more welcoming. It would also make Louisiana a bit more pedestrian friendly and not feel like a 2 lane highway through there. Overall, I'm in favor. **(7) Likes**



## Change Area 10. Louisiana/27th (Continued): Commercial to Medium Density

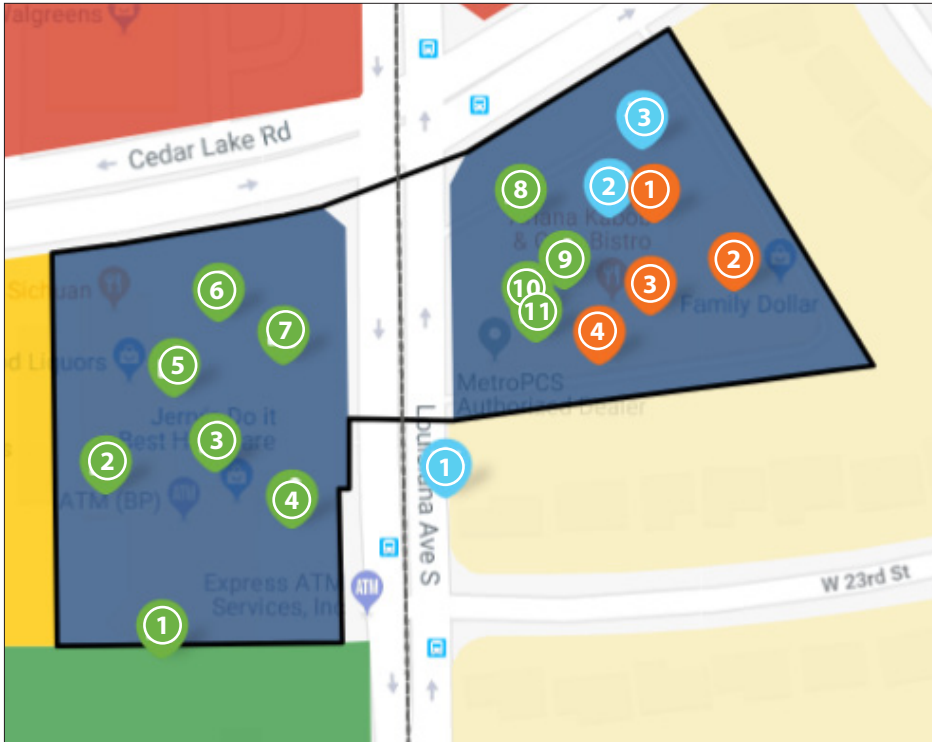
### ! "I have a concern"

- 1 This area does need a facelift, but how about making it Low Density Residential (e.g. Townhomes) rather than Medium Density? Traffic congestion in this area is already problematic; not sure that squeezing more residents into this small stretch of land is a good idea. Also, how high would the proposed buildings be? Anything more than two stories would be unacceptable. **(5) Likes**
- 2 I would be concerned about changes here that would add to the traffic in this immediate area. **(9) Likes**
- 3 Traffic concerns
- 4 I would rather see mixed use of residential space is needed. Although biz here needs a lift, there are already so few commercial spaces in the neighboring vicinity, lack of charming cafes and hangouts. This would be a great location for morning coffee stop on the way to 394. **(2) Likes**
- 5 I see traffic being a major issue in this area. A reworking of Louisiana Ave would be needed: no parking, two full lanes heading south bound from Cedar Lake Road to 27 street.
- 6 This is already a very crowded traffic area. I would be concerned with added traffic. I would also be concerned if and development here were more than 2-3 stories. Since this area is already on a hill, any building higher than a few stories could adversely affect the houses behind it by blocking sun/sky views.
- 7 I live on Jersey right there and 27th is my in and out of the neighborhood. Louisiana gets pretty backed during rushhour. I hope there will be accommodating road changes and available parking for these residents. Not really wanting a ton of additional cars packed on my street. Also how tall are these buildings going to be? **(4) Likes**
- 8 This is already a high-traffic area and will make it worse. **(3) Likes**
- 9 I would hate to lose these small companies. The thought of spending tax dollars to subsidize large companies at the expense of small ones is wrong. The wood carvers school is the perfect example of a unique business that gives character to S.L.P. **(7) Likes**

### 💡 "I have an idea"

- 1 This should be mixed use space. By increasing housing density and removing businesses, you make residents more dependent on vehicle transportation. If you allow retail and businesses to use the first floor of housing buildings, it improves the walkability of our city, which should be the goal. Lake Rd form Flag. **(1) Like**
- 2 Why is there not a better bus route down Louisiana Ave between 394 and Highway 7. With possible train stop at Highway 7 and express bus service at 394. Also there should be a better access to the bike path on Louisiana. I don't like the steps. **(1) Like**
- 3 How about businesses on ground floor, apartment on next two floors above, and underground parking to avoid further parking issues there. **(8) Likes**

## Change Area 11. Louisiana/Cedar Lake Rd: Commercial to Mixed Use



### ! "I have a concern"

- 1 Traffic concerns. Already an issue getting in and out of this area. **(4) Likes**
- 2 I support the change, but would be very concerned about traffic and access. This is already a difficult intersection for accessing businesses on all three corners. This must be fixed first, for cars, bikes, and pedestrians.
- 3 I feel that this is already such a busy intersection and increasing traffic here would create a lot of problems with parking and simply navigating the area, which is already a bit tricky. **(5) Likes**
- 4 Please do not put housing over commercial at this location. It would be damaging to the houses behind this property plus who would ever chose to live here in such a loud, heavy traffic area. It is a terrible place for apartments or condos. **(1) Like**

### 👍 "I support this change"

- 1 Convenient location for mixed-use. Have some safety concerns due to busy intersection and people crossing Cedar Lake Road. **(5) Likes**
- 2 No issues on the west side of Louisiana
- 3 Great idea. The Park needs more mixed use areas, but please address traffic and access concerns.
- 4 I think mixed use areas with small grocery stores would increase housing options. **(5) Likes**
- 5 Supportive if pedestrian facilities on both Cedar Lake and Louisiana are dramatically improved. **(1) Like**
- 6 The corner seems like a prime opportunity for redevelopment, and a walkable mixed use sounds good. Please don't displace Jerry's though- we love them! **(1) Like**
- 7 This area has so much potential. A wider mix of stores and more exciting "destination" places would be wonderful = coffee shop, cafe, bookstore, etc. Community gathering spaces. Adding housing in a mix use sense would activate the pedestrian activity as well, making it that much more inviting.
- 8 I support this but think it may be better to have a smaller MX on the east side of Louisiana due to the residential buildings that surround it. Would need thoughtful planning for parking. **(2) Likes**
- 9 This commercial space is run down and would benefit from having residential units incorporated to improve the tenant mix to benefit the neighborhood with a more walkable. **(2) Likes**
- 10 Buildings that have small shops on the ground floor and condos above create a vibrant neighborhood. **(5) Likes**
- 11 Outdated. New improvements would be welcome. **(5) Likes**

## Change Area 11. Louisiana/Cedar Lake Rd (Continued): Commercial to Mixed Use

### "I have an idea"

- 1 This is the only access over the railroad track. It's dangerous to be on a bike on Louisiana since visibility over the hill is low, but the sidewalks are too narrow for peds & bikes both. Would like to see an improvement for pedestrian and bike traffic here. **(2) Likes**
- 2 Creating more welcoming shops and/or restaurants in this space would be a welcome change. Right now, it feels like a less desirable area that has so much potential at a major intersection. **(28) Likes**
- 3 Agreed, this corner could be a really nice community gathering place for pedestrians to enjoy coffee, fresh groceries, unique restaurants and local vendors. Please consider a complete and total makeover.

## Change Area 12. Texa-Tonka: Commercial to Mixed Use



### "I support this change"

- 1 Okay with this change. I think the other parcels bordering the Texatonga intersection should be considered for the same zoning so the intersection has a uniform feel. Ideally the result of redevelopment in this area results in the retail being pushed to the street front, total building height of 4 stories or less, and Minnetonka is reconfigured to reduce traffic speed in order to create pedestrian friendly crossings. Allowing on street parking would help slow traffic on Minnetonka.
- 2 This area is ripe for redevelopment. Adding housing and neighborhood supportive elements like a coffee shop and restaurants and getting rid of the pawnshop.

- 3 Would revive this area! **(19) Likes**
- 4 what change.
- 5 This area could use redevelopment-love it! **(8) Likes**
- 6 Mixed use would be better, this area needs redevelopment. **(8) Likes**
- 7 Mixed use would be great here; however I would like to ensure that doesn't lead to all of the locally owned businesses being driven out and a bunch of chains moving in. **(28) Likes**
- 8 Upgrade this entire area. **(4) Likes**
- 9 As long as it remains affordable for local businesses and doesn't just remain perpetually "for lease" because no small business can afford the rent. **(20) Likes**
- 10 Yes, we need more mixed use. The businesses that currently occupy this space are an important part of our neighborhood.
- 11 Empty lot that has been aging. Opening up to new residents, business, or expanding park next to lot would be great improvement! **(11) Likes**



## Change Area 12. Texa-Tonka (Continued): Commercial to Mixed Use

### ! "I have a concern"

- 1 Mixed use might be okay for this area, but this is one of the only large commercial nodes along Minnetonka and I would hate to see it ruined by too high commercial/retail rental prices. Perhaps stepped up business recruitment for this location? Wok in the Park, Dreamers, Erik's, Axe-Man are all great places that I would hate to see priced out of a redeveloped area.
- 2 Need to have a place where small businesses can be and can afford. While this area isn't fancy, new, or real attractive, it does have a purpose and gets used a lot. It keeps the prices affordable to customers too. Every bit of the Park doesn't have to be redeveloped. Leave some areas as they are.

**(1) Like**

- 3 There are already a lot of apartments in this area. Are more apartments needed here, especially near the school (it would increase traffic and noise). **(5) Likes**
- 4 Provide updated commercial businesses that activate the Minnetonka Blvd street front. Parking in rear. There are already too many Mixed Use Residential buildings pushing their way from Uptown. A mixed use redevelopment will just increase small business commercial prices up and drive them out of the neighborhood. **(8) Likes**
- 5 Long ago I worked to make changes and got nowhere. Staff and Council need to work with the neighborhood to help us get somewhere. Long ago, they worked against me and look where that got the neighborhood?!
- 6 Single family homes would be better for the neighborhood. **(5) Likes**
- 7 Empty lot that has been aging. Opening up to new residents, business, or expanding park next to lot would be great improvement! **(5) Likes**

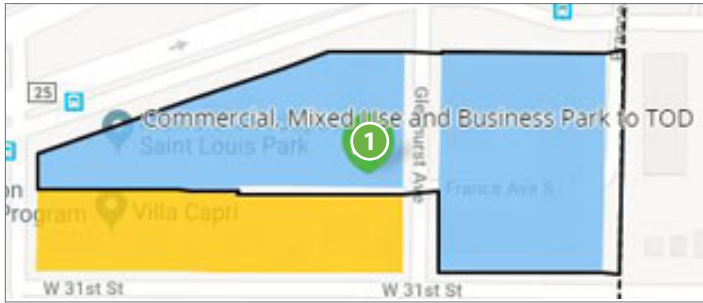


### 💡 "I have an idea"

- 1 This corridor is very close to the Cedar Lake Regional trail, any redevelopment along this area should include ways to enhance accessibility to the trail that runs just to the west. **(37) Likes**
- 2 Having a more welcoming set of shops (e.g., coffee, yoga, bagels, local cafes) would be great to have in this area. Right now, it is a spot that many people avoid because of the types of shops in the area. **(24) Likes**
- 3 Both parts of this side of the block would lend themselves to a singular civic or mixed-use redevelopment. **(20) Likes**
- 4 Transition to new green space to help merge the new development nearby with the existing neighborhood. Texas Ave already divided Texa-Tonka and adding a barrier here would be detrimental to the surrounding area. Not a fit for commercial, mixed, or high density if re-zoned. Low density could work here to add more single family homes.
- 5 Empty parking lot that remains unused, convert rest into park or local coffee house like the Depot in hopkins. **(21) Likes**
- 6 City should explore purchasing this parcel and conducting an RFP. This would help kick off redevelopment of the intersection and give the city control over the use. It seems ideal for a singular retail tenant on the corner with row housing behind. **(2) Likes**
- 7 This whole Texa Tonka area is blighted with closed empty commercial spaces! I would love to see more local independent businesses, including a coffee shop **(13) Likes**
- 8 The new lines on the south side of the intersection create a bike lane (yay!), a right turn lane, and a single lane for traffic going straight and turning left. This really backs up during high-traffic times. I sometimes have to wait three cycles of the light, just to cross Minnetonka, because I am blocked by vehicles waiting to turn left. Please consider putting in a left turn arrow. PLEASE



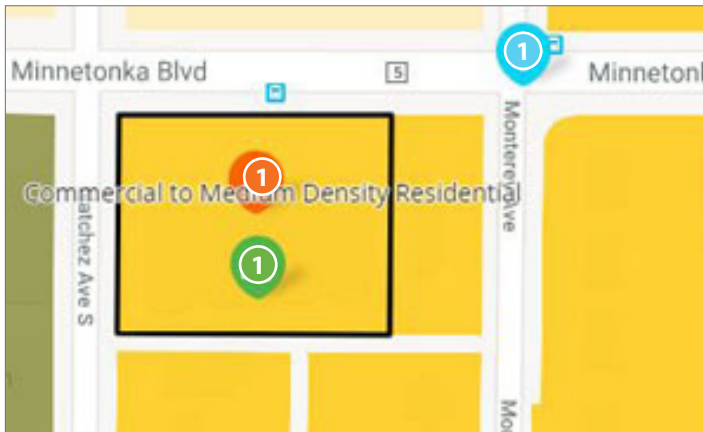
**Change Area 13. CSAH 25/Glenhurst Ave: Commercial, Mixed Use**



**“I support this change”**

**1** I support this change. **(3) Likes**

**Change Area 14. Minnetonka Blvd/Natchez Ave: Commercial to Medium Density Residential**



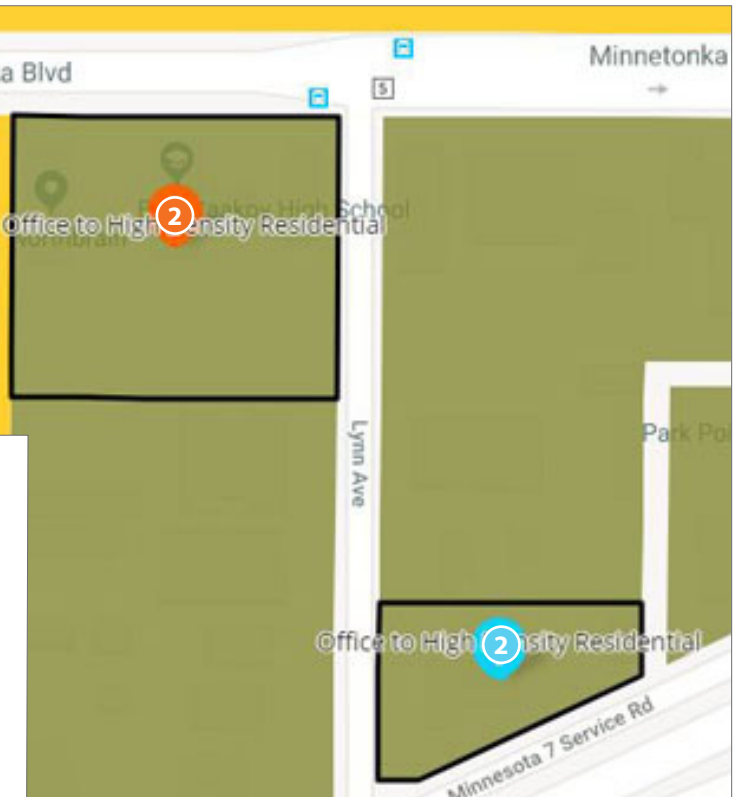
**“I support this change”**

**1** We are getting a lot of really expensive housing options nearby which could force me to move if my rent keeps going up. I’m in support if this will bring more affordable rent to the area. **(1) Like**

**“I have an idea”**

- 1** I’m very concerned about increasing traffic on Minnetonka Blvd east of Highway 100. I live right here and pedestrians risk their lives to walk alongside the street and to cross it! Added density to the area will only worsen the problem. This street should be re-stripped with one lane each way and large shoulders as it is on the west side of Highway 100.
- 2** I support light rail and by 2040 mixed use after big changes to hwy frontage rd.

**Change Area 15. Minnetonka Blvd/Lynn Ave: Office to High Density Residential**

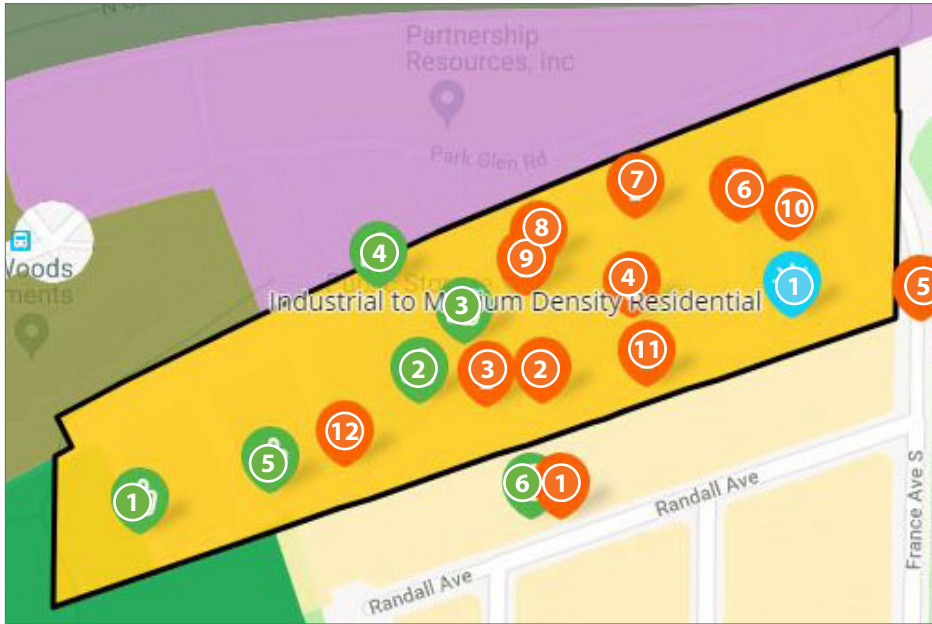


**“I have a concern”**

- 1** Minnetonka is always so busy already. Won’t traffic increase negatively if high density residential (especially to the size and footprint you’re suggesting) is placed here? **(6) Likes**
- 2** Concerned about traffic and congestion if high density housing is added here. **(3) Likes**

**Change Area 16. CSAH 25/Lynn Ave: Office to High Density Residential**

## Change Area 17. Park Glen Road East: *Industrial to Medium Density Residential*



### ! "I have a concern"

- 1 This could kill the Minikahda Oaks neighborhood if access is allowed to any future development from France Ave. France Ave needs to be made into a dead end to keep the integrity of the neighborhood. thanks.
- 2 Do not like this at all, traffic is dangerous already in this neighborhood, especially when Excelsior Blvd backs up (which is most days lately) adding even medium density housing is going to add a lot more traffic here. **(5) Likes**
- 3 Very concerned that mixed use development will increase car traffic and congestion at Beltline Blvd. This effort will probably be coupled with another city attempt to connect France to the north. **(1) Like**
- 4 If this area becomes residential, the access should come from Park Glen Rd and not have access to France. This would alleviate traffic through Minnekahda Oaks. **(4) Likes**
- 5 Please make France Ave a dead end to preserve the Minikahda Oaks neighborhood. We don't need cars racing through for the safety of our children.
- 6 I have major concern for this change if entrance to medium density zoning is via France Ave. France Ave should become a dead end to preserve Minikahda Oaks Neighborhood. **(5) Likes**
- 7 I have concerns about the focus on medium and high density in St. Louis Park without taking into account the impact of increased traffic and quality of life for the people who are in single family homes in the surrounding neighborhoods. **(5) Likes**
- 8 I have concerns about the height of any new development here and the increase in traffic through Minnikahda Oaks. **(3) Likes**

### 👍 "I support this change"

- 1 I share the concerns of the neighborhood about the impact of increased traffic on France Ave. This parcel is perfect for transit-oriented development, though, and should become housing of some sort. The entire metro needs more housing that young people and families can afford.
- 2 I support a change to residential here, but would say more low than medium. St. Louis Park does NOT need to follow Minneapolis in cramming density in wherever possible.
- 3 Allowing for more people to access the light rail in the future is a great goal St. Louis Park should shoot for. **(1) Like**
- 4 I'm very supportive of development to enable the light rail. **(4) Likes**
- 5 I think medium density would be a good fit here. **(3) Likes**
- 6 I support this change. **(2) Likes**

### 💡 "I have an idea"

- 1 Why just medium density-zone for high density. Allow the height and density that Minneapolis is myopically opposing to attract tall height development along entire transit corridor near amenities. **(1) Like**

## Change Area 17. Park Glen Road East (Continued): *Industrial to Medium Density Residential*

### ! "I have a concern"

- 9 I echo the concerns on adding medium and high density housing here. We adore our quiet Minikahda Oaks neighborhood & apartments are encroaching all around us making this area less desirable for single family homes. Please, please do not open traffic through France Ave. Traffic in general is getting crazy with all of the high density housing in SLP, please let us preserve the tranquillity of our neighborhood.
- 10 We have too much high density housing in this area already. **(2) Likes**
- 11 Industrial use next to parkland and low density residential does not make sense. **(1) Like**
- 12 No change to medium density from industrial. **(1) Like**

## Change Area 18. Louisiana SWLRT Station Area: *Commercial to Business Park; Mixed Use to Transit Oriented Development*



### 👍 "I support this change"

- 1 Perfect... I was concerned this would be developed as residential
- 2 This area needs to be cleaned/freshed up so I think this is a great idea. **(3) Likes**
- 3 Overdue change! Hope for good transit-oriented or civic future use of the former Sam's Club! **(7) Likes**
- 4 I would love to see this become more walkable and connect neighborhoods together. **(3) Likes**
- 5 In favor of light rail and related development, so long as the density is kept reasonable.
- 6 Increasing mobility around SLP is great. **(1) Like**

### ! "I have a concern"

- 1 If this area is developed for residential keep in mind that traffic is already a problem at Louisiana and Hwy. 7. Trying to access Louisiana via the turn arounds during the rush hour can be difficult. **(1) Like**
- 2 I want to make sure that if we do development that we are considering affordable housing as transportation is a huge barrier for those in poverty and being located close to a major transit station is key in getting jobs and services to help them get out of poverty. **(5) Likes**

### 💡 "I have an idea"

- 1 Low density upscale \$700K and up senior condo's. Seniors that have worked hard to be successful need good transit options access to Bylery's and the Lakes
- 2 Making this intersection more walker/biker friendly would help increase mobility and safety for those in the current businesses and proposed, adjacent business park area. **(5) Likes**

## Change Area 19. Wooddale SWLRT Station Area: Commercial, Office, Mixed Use and High Density Residential to Transit Oriented Development



### 👍 “I support this change”

- 1 I support this change and want to see this area become more bike and pedestrian friendly especially at the Wooddale/36th street intersection. Right now the short corridor from that intersection to the Rec Center feels dangerous and prohibits bike/walking through this area from the Elmwood neighborhood. Want to see it change even if SWLRT doesn't come. **(4) Likes**
- 2 I'm really excited about SWLRT and all development supporting it. **(5) Likes**
- 3 The more transit oriented development, the better! **(2) Likes**
- 4 If this change is needed to enable the light rail I'm supportive. **(4) Likes**
- 5 I'm fine with the SWLRT as far as I understand it. **(2) Likes**
- 6 I like this proposed land use change. **(2) Likes**

### ⚠️ “I have a concern”

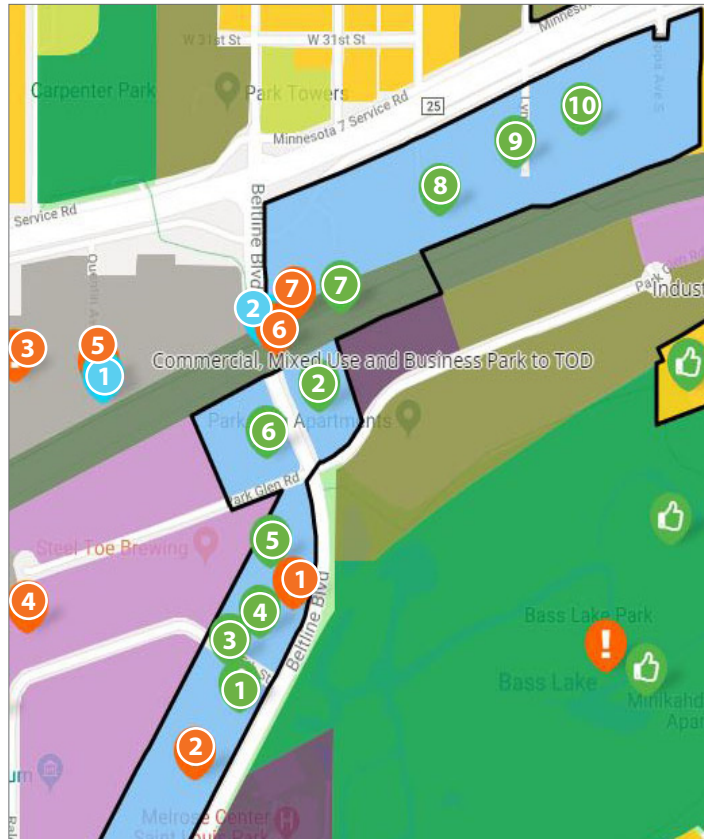
- 1 I think the proposed density will vastly overwhelm the traffic/road/mobility infrastructure. There is not enough planned off street parking, and traffic in the area is already terrible with the poor road/rail/trail design. More density will make the area even more dangerous to travel through. **(8) Likes**
- 2 A lot of changes in this area depending on light rail, which is still battling in court and increasing costs. I would support more small business commercial and no residential or mixed use. **(3) Likes**
- 3 The current infrastructure can not handle the density proposed. Step up and make the modifications needed on the Wooddale Bridge (traffic lights, underground tunnel for greenway) instead of waiting on SWLRT. Increase public transit options other than SWLRT and create accessible traffic flows in all directions so a bottleneck is not created by a 1000+ new rental units. **(16) Likes**
- 4 I have concerns with the PLACE project and the additional traffic this will cause especially if the light rail comes through. I don't see a need for a hotel in this area with West End being just minutes away. It is not affordable housing and could potentially increase the rent for those of us in the area. **(6) Likes**
- 5 36th street is already too crazy, at rush hours especially crossing over train tracks, bike path and the horrid bridge is just plan dangerous. **(9) Likes**
- 6 Let's hold off on doing much SWLRT development until we know there is going to be SWLRT in the next year or so.
- 7 Too much density Too many problems Keep it green, make it a park

### 💡 “I have an idea”

- 1 It is interesting that the bike trail is under the RRR color (railroad). The SLP 2040 Comprehensive Plan Survey talked about biking being important. Thank you. But why do the trails not have their own color if so? At this intersection there should be some sort of bike bridge or tunnel. Same at beltline. Very busy with cars and all too often see a vehicle/bike crash. **(2) Likes**
- 2 This is a very dangerous spot for cyclists/trail users and vehicles. I have seen so many close calls of cars not paying attention to pedestrians and having to slam on their brakes. **(15) Likes**
- 3 I really hope we can get bike bridges over Beltline Boiuleavrd and Wooddale Avenue. What a dangerous, confused mess those locations are! **(21) Likes**
- 4 Plant more trees and shrubs to counter highway 7 noise and view.



## Change Area 20. Beltline SWLRT Station Area: Commercial, Mixed Use and Business Park to Transit Oriented Development



### 👍 "I support this change"

- 1 While I don't know what kind of transit oriented development is planned here, I like to idea of promoting better mass transit in the area. But for now, can you put in a crosswalk across Beltline near 35th? **(1) Like**
- 2 Support this change and think that it would be great to see more "destinations" along Beltline that draw in pedestrians and bikers. **(10) Likes**
- 3 The light rail will be such an asset serving these surrounding neighborhoods. **(3) Likes**
- 4 Happy to see light rail in our area. **(4) Likes**
- 5 Needed bike lane improvements! **(5) Likes**
- 6 Area could handle medium density development. **(4) Likes**
- 7 I strongly support the light rail plan to come through this area. **(10) Likes**
- 8 I am highly in support of SWLRT and the surrounding development. **(11) Likes**
- 9 Love the light rail idea. **(2) Likes**
- 10 Lol'm really excited for the SWLRT and am in favor of development around it. **(14) Likes**

### ⚠️ "I have a concern"

- 1 A better traffic plan needs to be designed for this area if more development is being suggested for Beltline and if the light rail goes through here as well. There are already problems with traffic backing up from those heading north at Highway 7 stoplight and for people making turns on and off Beltline.
- 2 Please leave the trees and green space that exists along Belt Line Blvd. It is so nice seeing the geese along the road and nature along this stretch of street. Please allow nature and wildlife to coexist within the city. **(7) Likes**
- 3 Removing the movie theater and Bruegger's removes options for elderly and food options for those visiting the clinic. Leaving only a fast food place there is not ideal. **(1) Like**
- 4 I am concerned that if we develop housing it would be important to include affordable housing as access to transportation is key in folks getting out of poverty. **(5) Likes**
- 5 Don't chase away business for light rail, plenty of room around there for a station without booting Nordicware. **(2) Likes**
- 6 Do not want change to medium density from industrial.
- 7 this street is already a major bottleneck, adding high density housing will only make it worse

### 💡 "I have an idea"

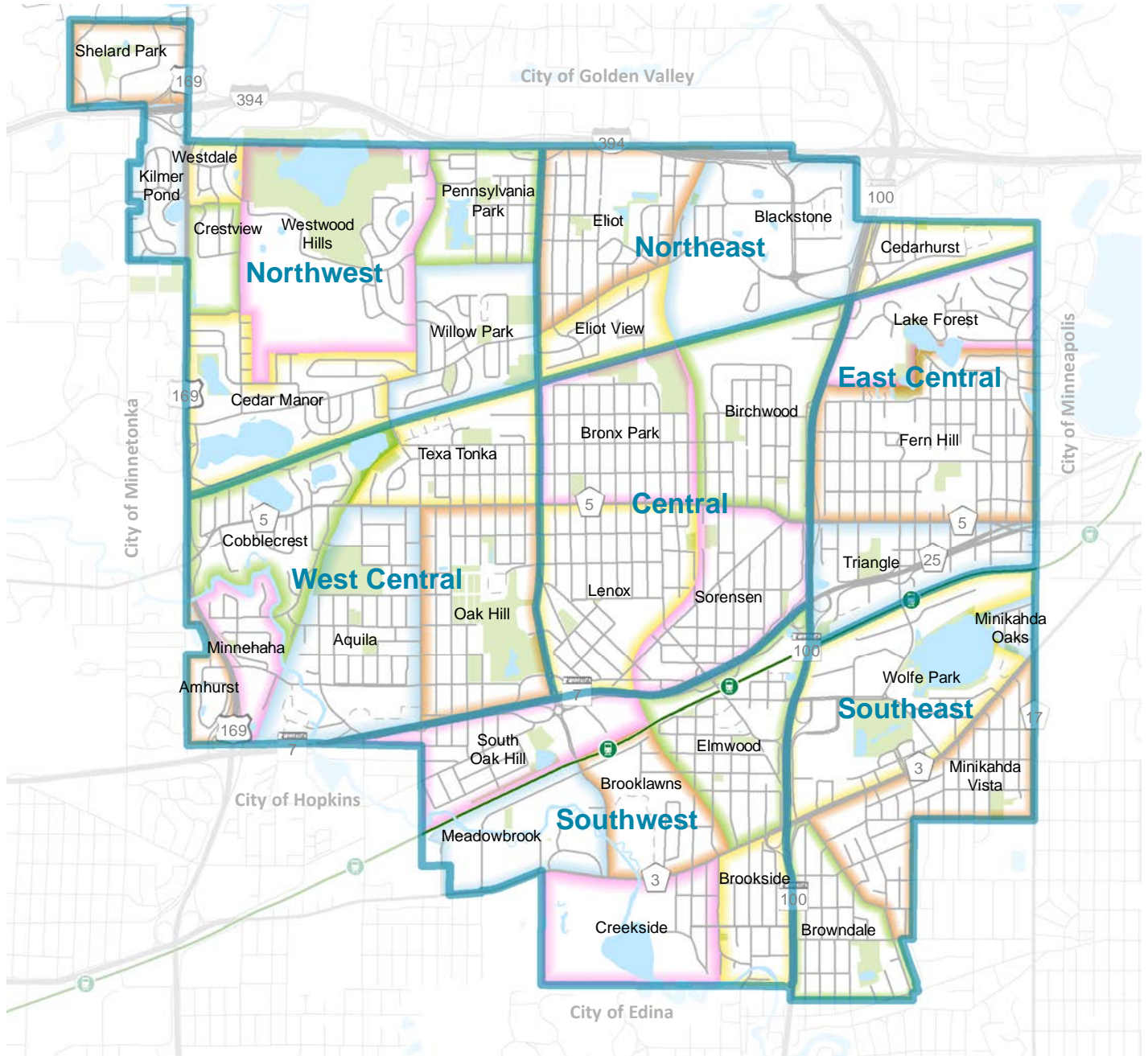
- 1 NordicWare looks like a strong business, and they've been there for a long time, but this location near the SW LRT station is too good to be used for manufacturing in the long term. Please have the courage to plan it for a change. **(1) Like**
- 2 The bike trail crossing at belt line is so dangerous! If one car stops it puts doubt in everyone's mind as to who has the right of way. The city line is that cars have right of way, but it doesn't matter if a cyclist gets hurt. Please consider a bridge or other modification. **(8) Likes**

## Other 'Idea' Comments by Planning Area



While the main purpose of the Social Pinpoint Proposed Land Use Plan online survey was to gather community feedback on areas of future land use change, participants were also encouraged to place comments on the map of St. Louis Park to indicate where they have other ideas. In total, 207 'Idea' comments were submitted through Social Pinpoint. These comments have been categorized in the following pages by Planning Areas. For reference, a map of Planning Areas of St. Louis Park is shown on page 27.

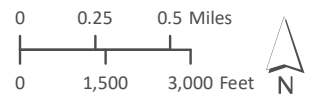


# Planning Areas



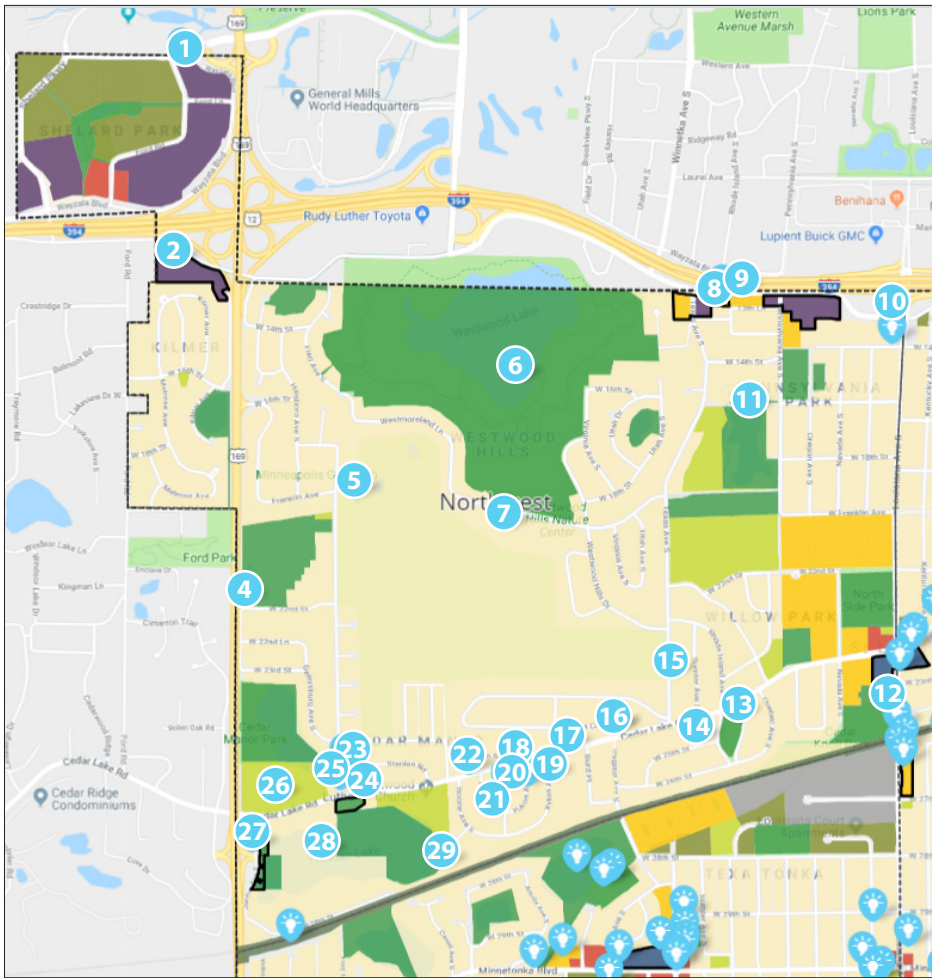
## Legend

-  Planned Transitway Stations
-  Green Line Extension



2017 City of St. Louis Park  
Community Development

## Planning Area: Northwest



### “I have an idea”

- 1 The sidewalks and pedestrian street crossings in the Shelard Park area, particularly for connecting to this retail center and across 169 to the office parks are abysmal. **(1) Like**
- 2 Commercial Zone with Small business would be a great opportunity to be reached in walking or biking distance.
- 3 I really hope we can get bike bridges over Beltline Boiuleavrd and Wooddale Avenue. What a dangerous, confused mess those locations are! **(21) Likes**
- 4 Reopen frontage road to 169 to reduce dangerous traffic on Gettysburg and Flag. **(2) Likes**
- 5 Can something be done about the traffic created by the country club? It seems like club visitors speed through the neighborhood to get to the highway. I'd fully support the city taking over the course and doing something worthwhile with it, but I'd imagine it would be too expensive. Though its rather Orwellian, maybe traffic cameras that automatically issue speeding tickets to registered owners would be a start. Or a sternly worded letter from the City supporting the surrounding residents.
- 6 Allow access to the 394 frontage road from the Nature Center for .who do not have access cards (the people in the office park have them). It would make for a scenic walk to pick up bread or milk from Holiday. **(7) Likes**
- 7 More families with younger children are moving into Westwood Hills and the issue of potential sidewalks along Westmoreland & other streets needs revisiting. I believe there will be more neighborhood support this time around. **(2) Likes**

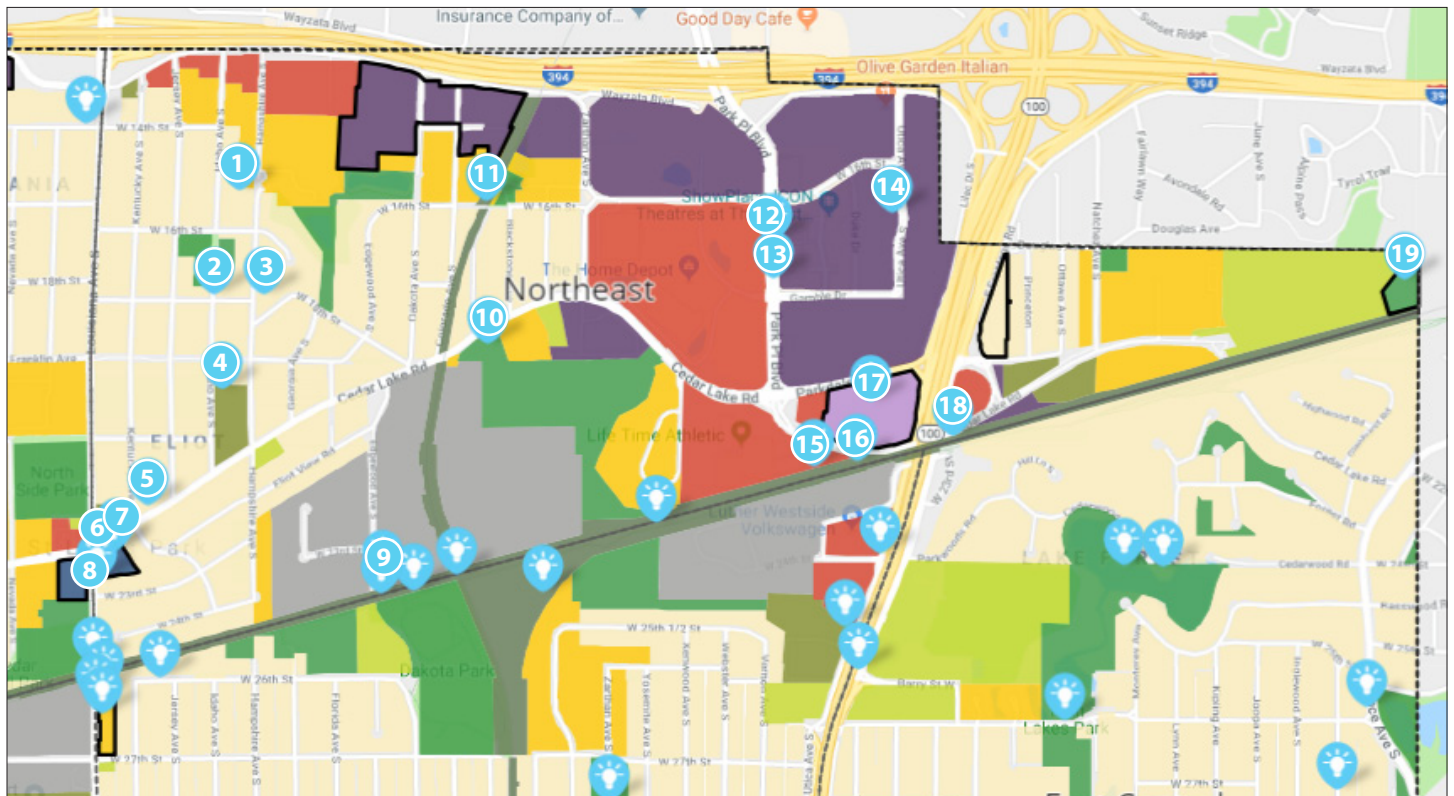
## Planning Area: Northwest (Continued)

### "I have an idea"

- 8 Would love to see some small shops here- coffee shop, breakfast place, etc. There is nothing really walkable from WWH neighborhood. **(1) Like**
- 9 Given the 394 frontage allowing flexible commercial or office seems like higher/better land use over residential, unless it's a mixed use. Height and density should be priorities in these areas. **(2) Likes**
- 10 Please add more stop signs to Kentucky between Cedar Lake Road and 14th Street. People speed down Kentucky and use it as an alternative to Louisiana.
- 11 Area around Lamplighter may be good opportunity for RM, including current Park Assembly site if it would ever move. **(1) Like**
- 12 A bike lane over the Louisiana bridge would be much safer for those who live on the North side of the trail as this is one of the few access points. **(2) Likes**
- 13 Why do you have so much green space at the parks. I get children want to play, but why not plan low maintenance prairie species, rather than paying taxes to mow the large expanses of lawn that few people seem to use. You could still carve out an area for playing certainly and cut lawn care costs in half with native perennial plantings. Aquila has the huge hills side that you mow. Plant half of it with native species. **(3) Likes**
- 14 Sidewalks on both sides of the street would be awesome. **(2) Likes**
- 15 What happened to the sod and plantings on this new sidewalk? It is full of weeds and the border wall of the golf course does too.
- 16 There needs to be a light here or at least stop signs. Just awful during rush hour. **(8) Likes**
- 17 Would a roundabout be a possibility here? Gets backed up quickly and is hard for pedestrians to cross safely.
- 18 Sidewalks on the south side of Cedar Lake Road from Westwood Church to Virginia Av. **(3) Likes**
- 19 Sidewalks. **(2) Likes**
- 20 Sidewalks. **(2) Likes**
- 21 Sidewalks. **(2) Likes**
- 22 Designated bike lanes are needed on Cedar Lake Rd with the PSI relocating to Cedar Manor; Also need more pedestrian crosswalks and school speed zones. **(1) Like**
- 23 Sidewalks on both sides & side streets. **(1) Like**
- 24 Maybe trim the boulevard trees to give a safer, clearer view of bicyclists, pedestrians, buses, and cars traveling on Cedar Lake Rd from Flag. **(3) Likes**
- 25 Sidewalks. **(1) Like**
- 26 Seems there needs to be more parking if this building is going to be filled by PSI school. **(1) Like**
- 27 This intersection is poorly designed and is dangerous to drivers and pedestrians alike. Perhaps the exit could be extended up to closer to the school and a different on-ramp built on the other side of cedar lake road. **(1) Like**
- 28 Can we get a walking path around this lake with posted mileage? Please connect as many parks to each other as possible with walking paths. Post mileage between key points. **(1) Like**
- 29 The city could reconsider acquiring the property adjacent to the Westwood church lot to preserve the green space for the Lake Hannon watershed and the neighborhood. **(1) Like**



## Planning Area: Northeast



### "I have an idea"

- 1 Several areas along the 394 corridor would be well served to be moved from RL/RM to RH. **(5) Likes**
- 2 Dangerous uncontrolled intersection near park. Recommend 2 or 4 way stop.
- 3 One side parking on Hampshire and Idaho north of Cedar Lake Road. It is dangerously narrow.
- 4 Precautions should be taken to ensure apartment residents and their guests don't park their cars past the apartment building's lot line.
- 5 Cedar a Lake Road is in desperate need of replacement. The pavement has deteriorated to a point where it is dangerous and quite frankly an eyesore. It is believed that redoing the roads in and around this area will also increase property value. Please remember to include bike lanes that are wide enough to keep rides safe.
- 6 Creating more welcoming shops and/or restaurants in this space would be a welcome change. Right now, it feels like a less desirable area that has so much potential at a major intersection. **(28) Likes**
- 7 Agreed, this corner could be a really nice community gathering place for pedestrians to enjoy coffee, fresh groceries, unique restaurants and local vendors. Please consider a complete and total makeover.
- 8 This is the only access over the railroad track. It's dangerous to be on a bike on Louisiana since visibility over the hill is low, but the sidewalks are too narrow for peds & bikes both. Would like to see an improvement for pedestrian and bike traffic here.

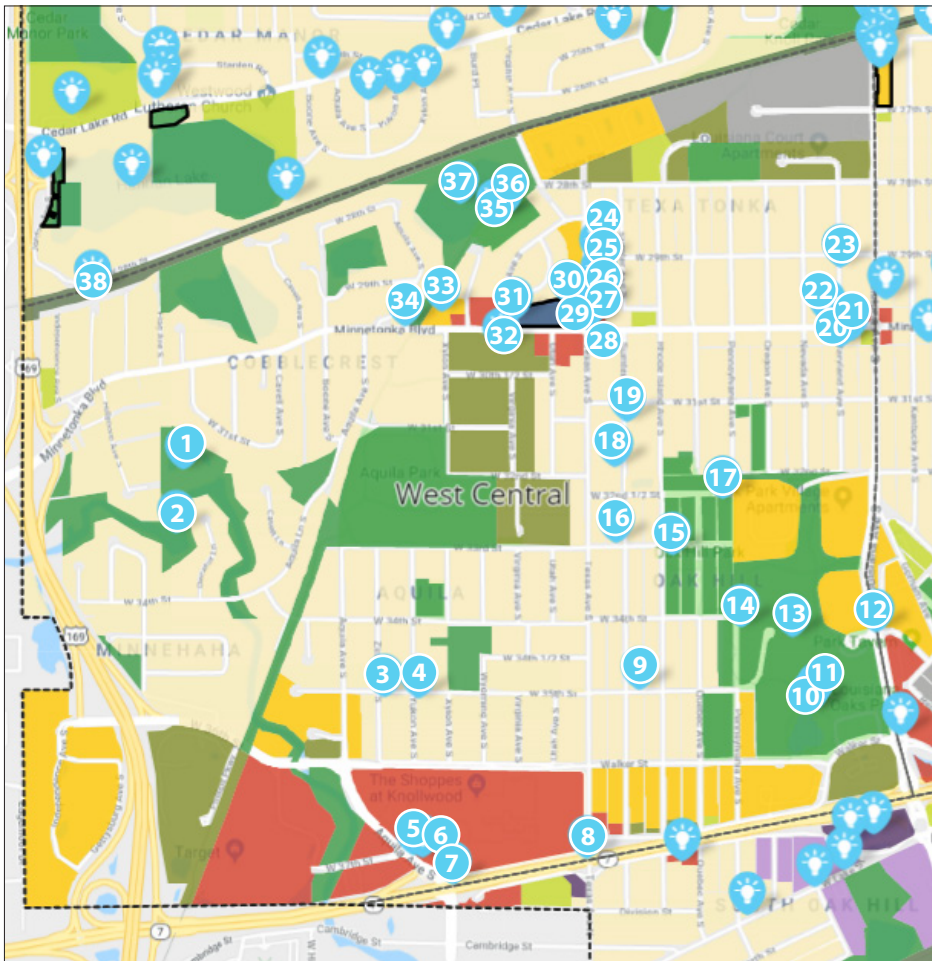
## Planning Area: Northeast (Continued)



### “I have an idea”

- 9 Wasn't there supposed to be a walkover bridge put up at the end of Edgewood Ave for access to the bike/walking trail for residence north of Cedar Lake Road? I seem to remember it was to be completed by 2019. What is the status of this? Those of us who live north of Cedar Lake Road have no safe or easy access to the trail! The city wants to make it self bike friendly, but there are only 3 'legal' access points from the north: Louisiana, Virginia and the pedestrian bridge by the JCC. **(13) Likes**
- 10 The PRK segment along Cedar Lake Rd could be converted to RM/RH and part of a future unified development between rail line and municipal building. **(5) Likes**
- 11 Pedestrian bridge over the railroad tracks would help enable walkability throughout the neighborhood and to the West End area. **(8) Likes**
- 12 West End needs improved pedestrian crossings over Park Pl. **(10) Likes**
- 13 Improved bike access to West End is greatly needed. I know several people who would love to bike to the theater and restaurants, but with 6 lanes of traffic it doesn't feel safe at all. **(19) Likes**
- 14 Would love to see some kind of green space/park included in the West End development. With the new apartments and businesses, some outdoor green space would be wonderful to motivate people to spend even more time there (and connect to the trail system). **(22) Likes**
- 15 There is no real good access to the west end area by bike from the west side of 100. It would be great to have a safe route and could minimize motor vehicle congestion. **(22) Likes**
- 16 Cedar Lake Trail NEEDS a connection to West End. **(28) Likes**
- 17 Given proximity to trail, wouldn't commercial space or green space make more sense so the broader community could benefit from this space? **(6) Likes**
- 18 We really need access to West End from the bike trail, as well as for pedestrians in the neighborhoods just south of the railroad tracks. **(40) Likes**
- 19 I wonder if this space has potential to be useful in future as associated with development with adjacent office complex in Mpls. Could it be OFC or COM in future?

## Planning Area: West Central



### "I have an idea"

- 1 Needs paths and easy way to get near to the creek and back out to regular roads at multiple spots. **(2) Likes**
- 2 You need to collaborate with Hopkins and build real multi use trails along Minnehaha Creek and then connect them to Cedar Lake Trail. **(2) Likes**
- 3 Add a sidewalk to 35th street. It's a major thoroughfare and cars often travel at high speeds, making it dangerous for pedestrians.
- 4 Restrict parking to one side of street only as this (35th st) is a major thoroughfare and is on a hill (blind spot). Cars are often parked directly across from one another at the peak of the hill and there is not enough room for two cars to pass through at the same time. With the added blind spot and higher speeds, it makes this area dangerous to both drivers and pedestrians.
- 5 This series of obscure intersections would benefit from traffic circles like on Louisiana Ave, it would also make pedestrian crossings much safer. **(5) Likes**
- 6 Get rid of the entrance closest to highway 7. There is another entrance 100 ft ahead. Causes many backups. **(6) Likes**
- 7 Please fix the timing of these lights! Some of them turn red way too fast and traffic piles up when there aren't enough cars that can pass. If you want to expand the population of SLP then traffic control should be a priority! **(1) Like**
- 8 A safer way for pedestrians to cross Hwy 7 at Texas to make the businesses more accessible to the neighbors south of there.
- 9 Add more stop signs in this neighborhood. There is a park nearby but many intersections with no stop signs, making it dangerous for pedestrians.



## Planning Area: West Central (Continued)

### "I have an idea"

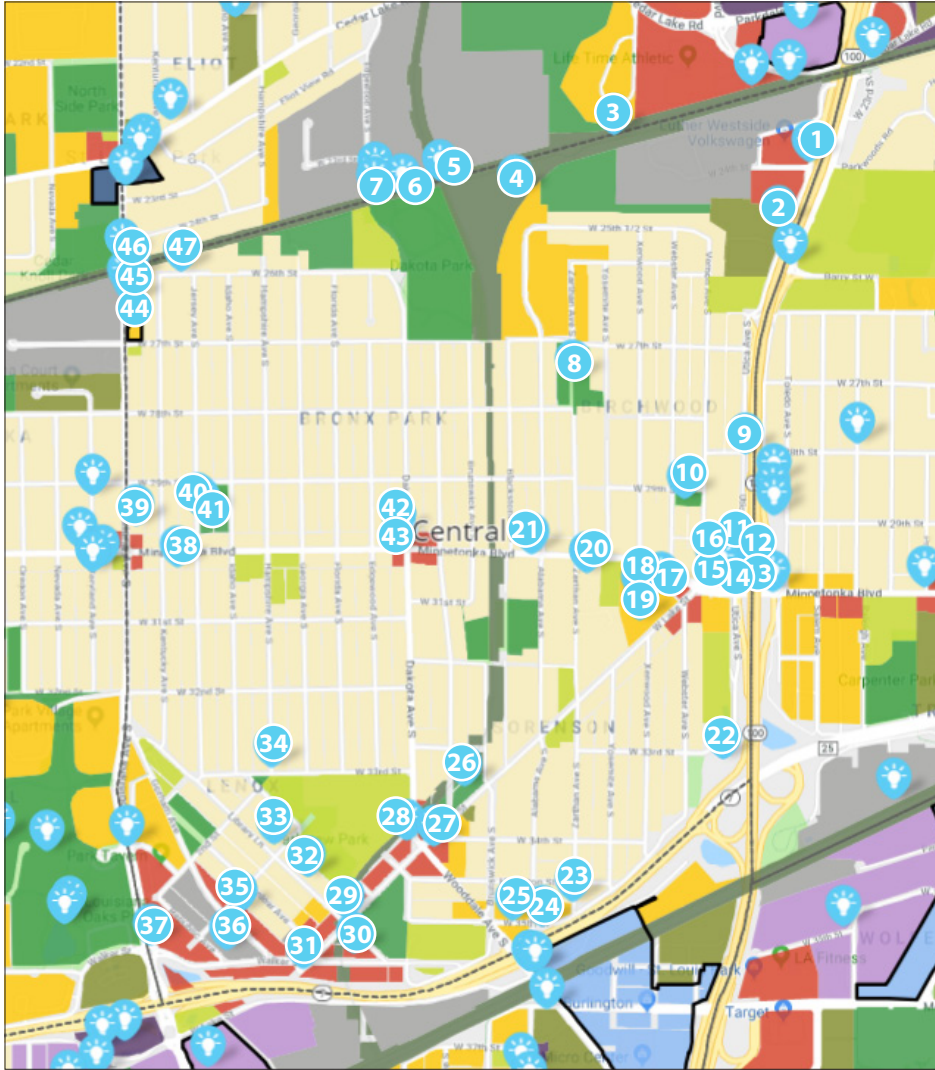
- 10 I'd love to see this lakeshore restored. Right now it's crowded by invasive species. I think it could easily receive grant funding so it isn't a drain on resources. Volunteer labor could also contribute a lot. I personally would love to be involved in converting this a wildlife and pollinator resource, not to mention improve the aesthetics of the area!  
**(6) Likes**
- 11 I would love to see this lakeshore restored. It's crowded by invasive species right now. Would probably be a great candidate for grant funding from the watershed district and volunteers could help replant with natives. Could be a beautiful resource for wild life, pollinators, and park users, plus improve water quality! I'd love to help in a significant way. **(2) Likes**
- 12 When there are tournaments or many games at LO at the same time, many park at Park Tavern. Consider a pedestrian signal for safety. **(15) Likes**
- 13 We love this area for soccer especially but it seems the fields are lumpy. I know the city invested a lot in this area already, but can we make it great? Could we raise \$ for one turf field? **(1) Like**
- 14 This is a gem of a park in the city with the mature trees on the west edge. Please don't remove any of the trees for any development. The city needs areas of large trees like this.
- 15 It would be great if a corner of the park could be opened up for creating a coffee-shop, or small eatery that neighbors could walk to. **(15) Likes**
- 16 Add sidewalk and bike lane to connect the parks and for easy access to Oak Hill Park from Texas Ave. **(3) Likes**
- 17 Would be nice to have an additional dog park in SLP. This location has a lot of scrub brush that could be cleared around some trees and potentially become a better utilized space. **(6) Likes**
- 18 Put stop signs here or mark the intersection as blind. I drive through this intersection daily and it is very clear when people drive through that don't know no one has a stop sign. Furthermore there are a ton of kids around here and people fly down Sumter. **(3) Likes**
- 19 More sidewalks along this part of Sumter so more people can take their kids on walks without walking in the street or on the sidewalks of the busy Texas and Minnetonka Aves. It would be nice to take a quiet walk on sidewalk to get to Oak Hill Park. **(4) Likes**
- 20 Maryland AVE gets used as a through way for vehicles wanting to avoid the lights at Minnetonka BLVD and Louisiana AVE. Speed is very excessive. There should be a posted speed of less than 30mph for this street. Not sure how to deter vehicles from using the street when they do not even live in the area.
- 21 The alley between Louisiana Ave and Maryland gets used as a roadway for people wishing to avoid traffic on Minnetonka Blvd and the street light at Minnetonka Blvd and Louisiana. Speed is excessive.
- 22 The trees that were planted in various places along Minnetonka Blvd were put in bad locations. They will be growing into other existing trees and power lines.
- 23 Do something about all the traffic that speeds from Minnetonka to 29th and 28th. **(1) Like**
- 24 Transition to new green space to help merge the new development nearby with the existing neighborhood. Texas Ave already divided Texa-Tonka and adding a barrier here would be detrimental to the surrounding area. Not a fit for commercial, mixed, or high density if re-zoned. Low density could work here to add more single family homes.
- 25 Both parts of this side of the block would lend themselves to a singular civic or mixed-use redevelopment.  
**(20) Likes**
- 26 Empty parking lot that remains unused, convert rest into park or local coffee house like the Depot in hopkins.  
**(21) Likes**
- 27 City should explore purchasing this parcel and conducting an RFP. This would help kick off redevelopment of the intersection and give the city control over the use. It seems ideal for a singular retail tenant on the corner with row housing behind. **(2) Likes**
- 28 This whole Texa Tonka area is blighted with closed empty commercial spaces! I would love to see more local independent businesses, including a coffee shop. **(13) Likes**

## Planning Area: West Central (Continued)

### "I have an idea"

- 29 The new lines on the south side of the intersection create a bike lane (yay!), a right turn lane, and a single lane for traffic going straight and turning left. This really backs up during high-traffic times. I sometimes have to wait three cycles of the light, just to cross Minnetonka, because I am blocked by vehicles waiting to turn left. Please consider putting in a left turn arrow. PLEASE
- 30 Having a more welcoming set of shops (e.g., coffee, yoga, bagels, local cafes) would be great to have in this area. Right now, it is a spot that many people avoid because of the types of shops in the area. **(24) Likes**
- 31 This corridor is very close to the Cedar Lake Regional trail, any redevelopment along this area should include ways to enhance accessibility to the trail that runs just to the west. **(37) Likes**
- 32 To effectively make Texa-Tonka like Excelsior and Grand, the opposite side of the street needs to be addressed as well. Fair or unfair, the Aquila neighborhood and school has a negative perception when compared to other parts of SLP. Should find a way to integrate this area with the mixed use redevelopment across the street. Improvements in the area next to one of our 3 elementary schools would help keep families in the area, vs. shifting to 'better' options. **(1) Like**
- 33 Update this to better subsidized housing? **(7) Likes**
- 34 It seems as though opportunities to improve streetscape (trees, greenery, murals) may have been missed when building this bridge over the bike trail. Drivers treat it as a highway overpass and rapidly increase speed esp. when heading west, regardless of pedestrian crossings or school buses with flashing lights. Very dangerous for pedestrian and bike use, of great concern 1 block from school. Entire Minnetonka Blvd. corridor could benefit from improvements focused on pedestrian & bike use. **(2) Likes**
- 35 Create a larger community garden at Texa-Tonka. The soccer field could be moved back for expansion of the community garden. There is a lot of unused space at the soccer area that could be devoted to the community garden. **(1) Like**
- 36 Keep park as is-- don't change to something (garden) that is only used by people in the immediate area. As it's on the trail many people bring kids here. **(1) Like**
- 37 Provide a walking path around lake and post its mileage. **(4) Likes**
- 38 Need an additional pedestrian bridge over the RR tracks for access to Cedar Manor and Cedar Lake Rd. Many people are crossing the RR tracks by trespassing.

## Planning Area: Central



### "I have an idea"

- 1** Add a stop sign here or some other method to prevent people from using this street where people live as a traffic avoidance strategy. When 100 south slows down, legitimate people driving north on Utica to turn west on 24th get stuck at their stop sign while the traffic avoiders shoot through.
- 2** Couldn't we provide some more accessible transit to these apartment buildings? Residents have to walk all the way to Minnetonka to get a bus. **(2) Likes**
- 3** Make more direct bike path/trail connections to destinations. In this case, connect Dakota bike lanes to cedar lake trail to Park Place Blvd. Current plan connects to cedar lake road which meanders north and south on way to Park Pl Blvd. **(8) Likes**
- 4** Pave the unofficial walking/bike path that connects the Birchwood neighborhood to Cedar Lake Trail. **(1) Like**

## Planning Area: Central (Continued)

### "I have an idea"

- 5 Could this be a potential location for a North-south bike crossing of the railroad tracks? **(6) Likes**
- 6 St. Louis Park could really use another street to allow access across the railroad tracks. The distance between Hwy 100 and Louisiana is very long and increases traffic flow from East to West. **(2) Likes**
- 7 Have some kind of easy connection to the Cedar Lake Regional Trail for the residents on the north side of the trail. **(3) Likes**
- 8 Make the chainlink fence around the baseball diamond wider/higher. A foul ball almost hit my son playing in the sandbox.
- 9 We need a stop sign here. Many families with small children on this dead-end street and we get a ton of hwy 100 traffic trying to get through via shortcuts speeding down to the end and then back out when they realize they can't get through. **(2) Likes**
- 10 Love this little park. It is so well used. There are always a ton of kids there. It is perfect for little kids. There are a lot of older kids in the neighborhood now too. Add more big kid playground equipment and replace the basketball hoop.
- 11 Grocery store co-op! or locally-owned french bakery!
- 12 Green space. **(1) Like**
- 13 Food truck court with temporary seating here?
- 14 RH. **(1) Like**
- 15 An indoor playground like Brookview Backyard. It's nice to have local places to go when the weather is bad.
- 16 Move the Caribou Coffee over here as a drive through. It would alleviate the hassle of parking there and trying to pull out and take a left on Minnetonka Blvd. The traffic wouldn't be nearly as problematic as a gas station or other commercial use. **(3) Likes**
- 17 This gas station is horrible. Variable goods, some of which have been expired or they are out or they don't carry etc. We need something with more options for this area. **(7) Likes**
- 18 Great location for commuters, close to bike trails, bus line ect..maybe revitalize area and make into elderly care housing, multi generational housing ect..A new development model to accommodate the need in senior living, immigration, and affordability that will support extended families together under the same roof
- 19 A few large lots with upscale residences to preserve the Sorenson neighborhood and home values.
- 20 More pedestrian crossings of Minnetonka. Perhaps flashing lights at crosswalks would help cars recognize that they are supposed to stop for pedestrians in crosswalks even at non-signalized intersections.
- 21 Protected bike lanes on minnetonka blvd please!! Reduce the width of the (12') lanes by a few feet and there will be plenty of room, also it will force people to stop using it as a highway short-cut and go slower through the neighborhood, its a win-win!! **(8) Likes**
- 22 This would be a very nice area for a small dog park, half the work is already done because of the highway barricade. **(3) Likes**
- 23 More shrubs and trees in this particular section to cover the view of hwy 7 and help with noise. **(2) Likes**
- 24 Plant more trees and shrubs to counter highway 7 noise and view.**(4) Likes**
- 25 This little section of W 35th Street should be made one-way only going west bound (toward Wooddale). It's too narrow with allowed on-street parking and it's used as an entry point to get through the neighborhood to either the church or the school (rather the logical route of Wooddale to Lake St).

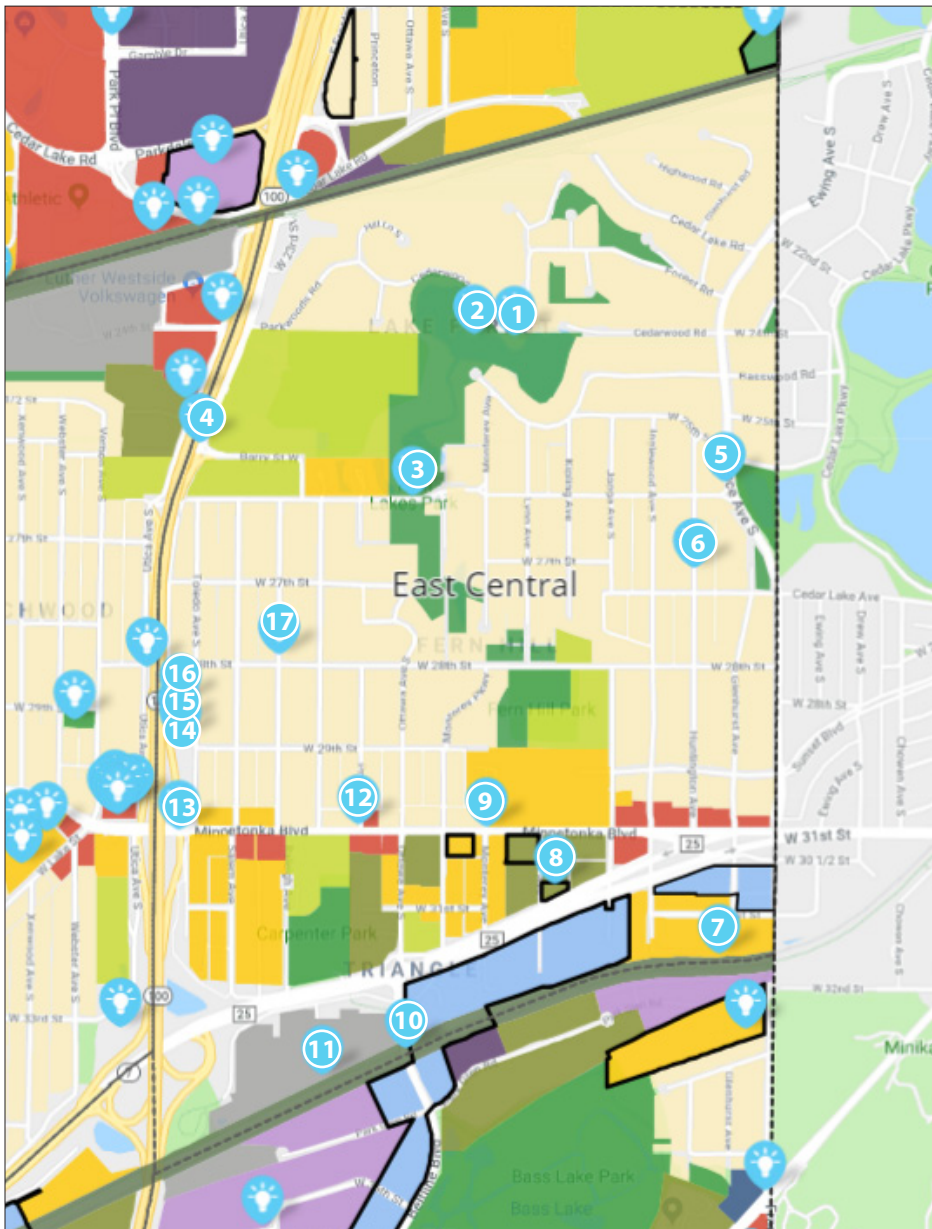
## Planning Area: Central (Continued)

### "I have an idea"

- 26 This is a great little under utilized and under maintained piece of property. Would love to see it cleaned up and regraded for a useful park! **(3) Likes**
- 27 May the two blocks in the NE, SE, and N directions of this intersection be served as a MX? Or at least a greater amount of COM space? This would support vision of Walker Lake being a destination. **(7) Likes**
- 28 A coffee shop is so needed in this area--it would be great to create a sense of community. **(24) Likes**
- 29 Need a crosswalk here! Better yet, a 4-way stop.
- 30 Small business loans with attractive rates for this area could make this area more vibrant. **(4) Likes**
- 31 Since the reconstruction of Louisiana and Hwy 7 this intersection is way larger than it needs to be. Remove the un-needed pavement area. If there is a way to work with Holiday to improve their parking area that would be great. **(5) Likes**
- 32 Children's activity store or bookshop. Similar to Wild Rumpus in Linden Hills. **(7) Likes**
- 33 We need additional speed limit control on Library. With it being right next the the high school, teenagers are speeding thru the neighborhood with no respect of concern for the people who live here. Vehicles also use Library as a shortcut to get to Louisiana and blow thru at breakneck speeds. Our block has a lot of young children and it is dangerous. **(2) Likes**
- 34 I'd like to see a third stop sign (on Hampshire Avenue) at this intersection. With the park right here and many walkers, bike riders, children, and pets, we need cars to slow down.
- 35 These lots are rarely used on weekends and could be a great location for a farmer's market once a week. Very walkable for the neighborhood neighbors. **(3) Likes**
- 36 I feel as though this area has potential for redevelopment, but would be concerned about forcing out some of the businesses currently here.
- 37 These roundabouts are terrible. They are not big enough for truck traffic. Poorly designed.
- 38 It seems the alleys off Minnetonka Blvd to the north and south get used as alternative routes for people who want to travel its route but don't want to wait in traffic. Lots of speeding people going through them who don't even have a home or business attached to one. We need to make this less convenient- children and pets are at risk if people race through an alley at 2-3x the posted speed limit. **(2) Likes**
- 39 Would be great to have a coffee shop with drive-thru along Louisiana. There is no place along that artery to 394 where someone can stop while walking or driving to grab a cup of coffee or food.
- 40 It would be nice if the playground was updated and larger to accommodate more children and a range of ages. **(3) Likes**
- 41 It would be great if a small corner of the park could be opened up for creating a coffee-shop, or small eatery that neighbors could walk to. **(12) Like**
- 42 Intersections should have uniform zoning
- 43 The Superamerica is too busy to have street access this close to a controlled intersection. Cars pull in an out and it becomes very dangerous due to the heavy traffic. **(1) Like**
- 44 This should be mixed use space. By increasing housing density and removing businesses, you make residents more dependent on vehicle transportation. If you allow retail and businesses to use the first floor of housing buildings, it improves the walkability of our city, which should be the goal. **(1) Like**
- 45 Why is there not a better bus route down Louisiana Ave between 394 and Highway 7. With possible train stop at Highway 7 and express bus service at 394. Also there should be a better access to the bike path on Louisiana. I don't like the steps. **(1) Like**
- 46 How about businesses on ground floor, apartment on next two floors above, and underground parking to avoid further parking issues there. **(8) Likes**
- 47 East-west bike trails in SLP are great! But north-south access across the railroad tracks is terrible, with the only reasonable crossing at Virginia. We need more north-south routes. **(7) Likes**



## Planning Area: East Central



### "I have an idea"

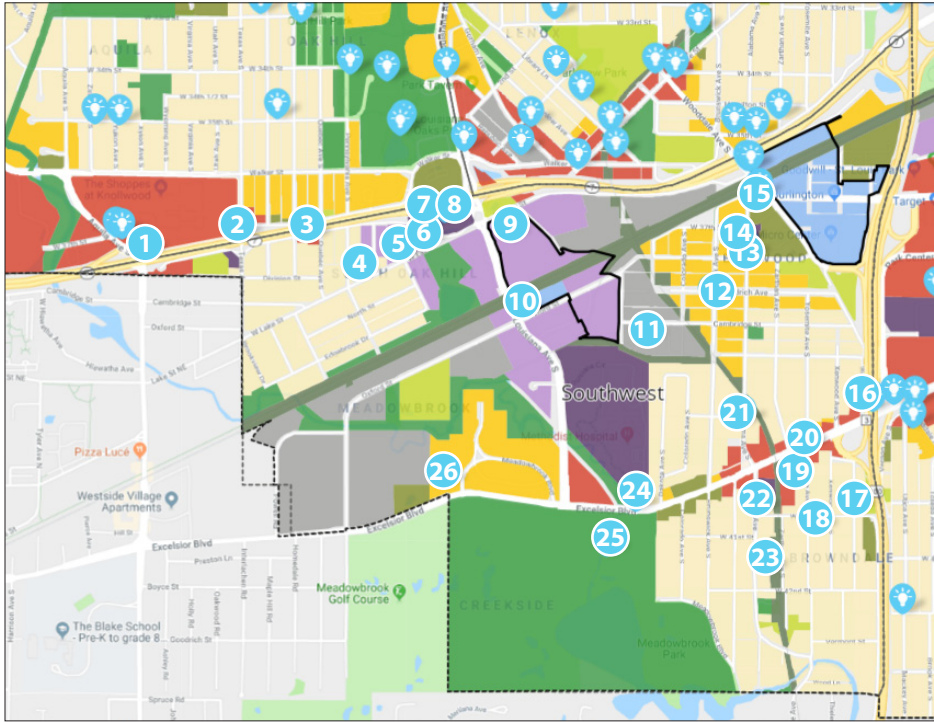
- 1** Twin lakes park does not seem to get any care from the city, outside of the occasional mowing. It would be nice if the city would cleanup the park, tree trimming, benches, etc. at least every few years. **(1) Like**
- 2** Twin Lakes needs to be dredged as it is filling in and is in need of some care. Residents used it for recreation but it is no longer usable to canoe or kayak on because of the weeds and shallow depth. Please consider some restoration work on the lake. **(3) Likes**
- 3** Could a bathroom, even a portable one, be added to Twin Lakes Park? There's a play area for kids (and Little League teams practice there), but no bathroom!
- 4** Northbound #100 traffic increasingly using the frontage road to bypass congestion on #100. This added to higher traffic density already heading into West End area is creating a growing congestion problem for local traffic . Something needs to be devised that eliminates the benefits of bypassing #100 though here. **(4) Likes**

## Planning Area: East Central (Continued)

### "I have an idea"

- 5 France Ave needs a crosswalk from fernhill to the lake area. There is one in lake forest- but this street is extremely busy and I don't feel safe trying to cross with my kids as cars are going 45/50 mph.
- 6 This block could use sidewalks on both sides of the street.
- 7 There is very high density apartments here with the access to the trail being cut off by the new light rail. please find a way to allow access to the trail from this neighborhood. **(1) Like**
- 8 I support light rail and by 2040 mixed use after big changes to hwy frontage rd.
- 9 I'm very concerned about increasing traffic on Minnetonka Blvd east of Highway 100. I live right here and pedestrians risk their lives to walk alongside the street and to cross it! Added density to the area will only worsen the problem. This street should be re-stripped with one lane each way and large shoulders as it is on the west side of Highway 100.
- 10 The bike trail crossing at belt line is so dangerous! If one car stops it puts doubt in everyone's mind as to who has the right of way. The city line is that cars have right of way, but it doesn't matter if a cyclist gets hurt. Please consider a bridge or other modification. **(8) Likes**
- 11 NordicWare looks like a strong business, and they've been there for a long time, but this location near the SW LRT station is too good to be used for manufacturing in the long term. Please have the courage to plan it for a change. **(1) Like**
- 12 Better crosswalk signs-- cars, especially during rush hour, ignore pedestrians trying to cross the street, and practically require you to start walking in the hopes that cars will notice/stop. **(1) Like**
- 13 Look at data and number of accidents. Adjust traffic light set up in some way to reduce accidents. Perhaps no flashing yellow? Ask accident victims what confused them perhaps. **(4) Likes**
- 14 Bring some lilacs back along Hwy 100 (Lilac Lane concept) **(6) Likes**
- 15 Safer crossing at Minnetonka Blvd. It is not safe for my kids to walk home from the SLP High School.
- 16 Add small park and dog run here! There is a lot of space and the new bike path going right by makes for easy access!! **(3) Likes**
- 17 Please consider a 4way stop here. There are near misses every week at this intersection. East/West traffic is often exceeding the speed limit. **(2) Likes**

## Planning Area: Southwest



### "I have an idea"

- 1** Please fix the timing of these lights! Some of them turn red way too fast and traffic piles up when there aren't enough cars that can pass. If you want to expand the population of SLP then traffic control should be a priority!  
**(1) Like**
- 2** A safer way for pedestrians to cross Hwy 7 at Texas to make the businesses more accessible to the neighbors south of there.
- 3** How about a less-kitchy style restaurant and something a little more universal? I am thinking of something like Town Hall Station in Edina or Pub 819 in Hopkins. Something with a local connection. (we lost all of our locally-owned dining options at Knollwood via the renovation). **(6) Likes**
- 4** Make this road less vehicular traffic and re-route to hwy 7 service road. Shouldn't the service road have more vehicle traffic than a neighborhood road? We could add more stop signs to try and detour vehicles to the service road. Or an extreme of making a dead end street on lake street to force thru vehicle traffic to the service road. **(1) Like**
- 5** Let's extend the sidewalk through one property so the sidewalks would be connected and you wouldn't need to risk walking in a busy street.
- 6** Can we find some ways to help create a nicer transition into the neighborhood? Some of this is tangential to land use, but could include carrying over nearby landscaping further west, monument style signage, a roundabout at the service road and Lake Street, etc.
- 7** How about some neighborhood friendly retail here? This could be part of a mixed use development (apartments, hotel, condo, collaborative work space). This is a more realistic place for South Oak Hill to access retail than Knollwood-- it requires no navigating through high speed traffic or using traffic signals.
- 8** I would like this land used for a hotel--one that is biker friendly as well. This is a prime location for one given its proximity to the new light rail, Methodist Hospital, as well as Louisiana Oaks for tournaments. The city already has thousands of vacant office square footage. **(3) Likes**
- 9** Low density upscale \$700K and up senior condo's. Seniors that have worked hard to be successful need good transit options access to Bylery's and the Lakes

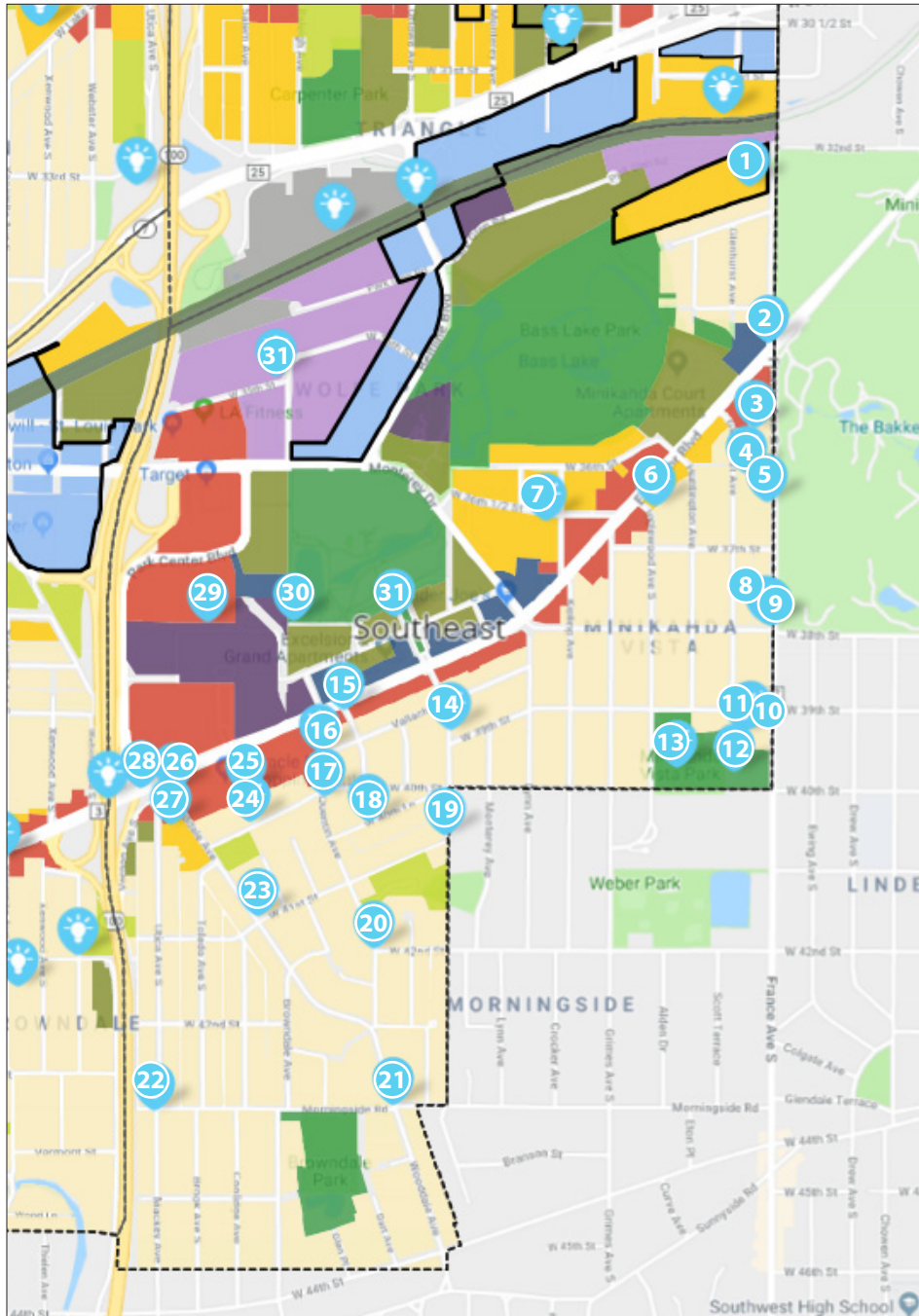
## Planning Area: Southwest (Continued)

### "I have an idea"

- 10 Making this intersection more walker/biker friendly would help increase mobility and safety for those in the current businesses and proposed, adjacent business park area. **(5) Likes**
- 11 All of the old industrial areas in SLP should evolve to something more intensive, with a higher number of jobs per acre, or become mid- or high-density housing.
- 12 I love Goodrich Avenue with its wide boulevards and stately trees. I wish this city had more streets like that. **(5) Likes**
- 13 We need more 4 way stop sign over Alabama Ave. drivers go way too fast and it's van for bikers kids and walkers. **(1) Like**
- 14 Partner with Union Church to create new development with church space, affordable housing units, and some kind of business partnership for good (such as the Cookie Cart). **(1) Like**
- 15 I really hope we can get bike bridges over Beltline Boiuleavrd and Wooddale Avenue. What a dangerous, confused mess those locations are! **(21) Likes**
- 16 Improve highway crossing for pedestrians. Provide protection from elements (wind & rain) and vehicles. **(2) Likes**
- 17 Turning this 2-way stop into a 4-way stop would help calm cross traffic on 41st street, which is often moving too fast for the neighborhood. **(3) Likes**
- 18 Traffic on Yosemite in this area is a disaster waiting to happen. Too many cars travelling way too fast on the narrowest street in the city. There is nothing to mitigate this and there is no police presence at all. A speed monitoring device was placed here a while back, but it was right next to a stop sign, giving no useful data and deterring no one. A use of one-way traffic patterns and speed bumps should be considered. I would be happy to allow an observer to sit in my driveway to witness. **(3) Likes**
- 19 Fantasy Gifts is a negative image business. **(1) Like**
- 20 The excelsior Boulevard corridor west of Highway 100 is perhaps the most unattractive portion of the whole city. Please try to reduce the visual clutter caused by the signs, railroad semaphores and dis-harmonious buildings. It hurts my eyes to drive through there. The public streetscape improvements made a while back were a good start. **(11) Likes**
- 21 Create a separated bike lane to allow north-south bike travel. **(2) Likes**
- 22 Something really needs to change on the corner of Brookside Ave and W 41st St. I've witnessed too many close calls with rushing cars failing to stop and pedestrians attempting to cross or cars having the right of way making a turn in either direction. I could support a few speed bumps.
- 23 Is there a way to change the RR crossing so the trains don't need to blow their horns as much (sometimes in middle of night or early morning)?
- 24 Why isn't the golf course (Meadowbrook) looked as a resource waiting to happen? Perhaps because despite being located within the city of St. Louis Park's boundaries the city, it's residents get no benefit from it being owned (and poorly managed) by the city of Minneapolis. I suggest we 'gift' it back to Minneapolis and charge them decades of back taxes or more simply take control and use it for our own needs. **(9) Likes**
- 25 Turn this area into a public park for everyone to enjoy! **(6) Likes**
- 26 It would be great to be able to turn left out of Excelsior Way rather than having to perform a U-Turn.



## Planning Area: Southeast





## Planning Area: Southeast (Continued)

### "I have an idea"

- 1 Why just medium density- zone for high density. Allow the height and density that Minneapolis is myopically opposing to attract tall height development along entire transit corridor near amenities. **(1) Like**
- 2 Many MANY cars heading east/west on Excelsior run this light when it turns red. Could the yellow be extended or a delay between the Exc. red and the southbound France light turning green? **(5) Likes**
- 3 I've bought gasoline at the station at Excelsior and France for 30 years but it's time for something better there. Pretty soon, there will be no convenient gasoline stations left, however. The owner is a great guy and an asset to the community. **(2) Likes**
- 4 Would love to see a bike lane on France. **(1) Like**
- 5 Could a bike lane ever be added to France Ave? **(4) Likes**
- 6 Conduct a planning and design study of the Excelsior Boulevard corridor. Study allowable land uses, building heights, rear buffering, relationship of buildings to the street, parcel sizes, adjacent redevelopment and parcel consolidation (yikes!), and access and circulation. Provide firm and wise direction to potential re-developers. Hopefully, this will help avoid traffic problems like those proposed with Bridgewater One and still possible with Bridgewater Two.
- 7 Plan this valuable location for mid- and high-density housing. It is next to a nice natural amenity, within walking distance for Excelsior and Grand, and within walking distance of the potential LRT station. The houses there are aging and an under-sue of the land. **(4) Likes**
- 8 Can you please put in a crosswalk at 38th and France? High foot/bike traffic trying to cross there. **(4) Likes**
- 9 With all the children in this area and other bikers walkers using this intersection to get to the lakes, it is CRITICAL to get a crosswalk at 38 & France, with some sort of light or something. Traffic is HORRIBLE here. **(4) Likes**
- 10 The intersection of 39th and France is probably the most dangerous in the whole city. I am afraid to enter or cross France Avenue at any time of the day, whether in my car, on my bike or on foot. I'm surprised that no one has been killed there yet, or maybe they have.
- 11 Install a traffic signal at 39th and France-- please !! **(10) Likes**
- 12 Would it be possible to build a wooden shelter around the Biffy here so it doesn't look quite so unsightly? and to make it harder for vandals to tip the Biff as they have periodically done before? **(1) Like**
- 13 Hundreds of jets scream over this park and this neighborhood daily. It's one per minute in the mornings and evenings. If you don't live under this flight path, you probably don't appreciate the severity of this public health problem. I don't know why we've stayed here so long. I hope that the plan addresses this problem even if nothing can be done about it in the foreseeable future. If you'd like to get a taste of it, just contact me and we can try to sit on my deck some evening. **(5) Likes**
- 14 I think one stop sign should be added here, or a yield sign for traffic coming down 39th. It is currently a T stop with no signs at all. **(3) Likes**
- 15 I live south of Excelsior in MV and would really love to have some great restaurants nearby! Please could we get a good Thai, Indian, or some fresh, healthy kid-friendly options in this area? Honey and Rye is a treasure, but not a restaurant nor open for dinner. Something in the old DQ space or within Ex&Grand (in addition to McCoy's) would be great. **(16) Likes**
- 16 Parking should not be allowed on Quentin from Excelsior Blvd. to at least Vallacher. it is very busy now and too narrow for parking. **(1) Like**
- 17 A 4-way stop would be nice at this intersection. **(3) Likes**

## Planning Area: Southeast (Continued)

### "I have an idea"

- 18 Every street should have a sidewalk on at least one side. It's not safe for young kids to walk and bike along the roads, or for dogs on leashes of everyone has to walk on the street. **(3) Likes**
- 19 Please install a stop sign at the end of 41st Street heading east away from Susan Lindgren school. I know it is complicated because Edina is right across the street and they have to approve it but children walk/bike to school and cross the street there and it just seems like an accident waiting to happen. It seems like a no-brainer, it's an intersection at the end of a school block, children going to and from school should be given priority. **(9) Likes**
- 20 This area could benefit from sidewalks on both sides of the street. Especially since it is a school zone and many cars drive at least 10 mph over the posted limit and do not stop at the corner of 42nd Street and Princeton/Quentin. **(7) Likes**
- 21 North and south traffic frequently stops at Morningside already, despite no stop sign here on Wooddale. (Other signage contributes to confusion.) North and south stop signs on Wooddale here (at Morningside) would also help slow Wooddale traffic. **(2) Likes**
- 22 Stop signs along the intersections of Morningside & corresponding streets. Many cars come zipping through as the cut through the neighborhood making it a hazard for kids playing. **(4) Likes**
- 23 Patrol this intersection more often. North/South Wooddale traffic regularly runs this intersection. **(2) Likes**
- 24 Add sidewalk to this street for safer access to walkable businesses on Excelsior. **(3) Likes**
- 25 The Miracle Mile shopping center is a treasure. **(24) Likes**
- 26 Close this gap in the concrete median. I've seen too many close calls by people making illegal turns here and have almost been hit numerous times. This creates a dangerous situation that is not going to end well. **(2) Likes**
- 27 While the improvements made to the lights at this intersection have helped, I still feel you need to improve the traffic flow somehow. With the miracle mile and Utica exiting right into this intersection, it makes it even worse. Also, can you create a right turn lane from Excelsior on to Wooddale? **(2) likes**
- 28 Re-time these stoplights (again). The turn lanes get backed up because the lights are not timed as properly. **(2) Likes**
- 29 I love my ability to bike or walk from my Minikada Vista neighborhood to the amenities and density of Excelsior & Grand, Byerly's, Target, LA Fitness, the Post Office, the movie theatre (sadly leaving), Micro Center and hopefully the SW LRT. This relationship should be enhanced and bolstered. SLP really needs this center. **(5) Likes**
- 30 Create a north-south corridor to connect Excelsior Blvd to 36th St. **(2) Likes**
- 31 Plan this old industrial area for redevelopment to transit-oriented development. **(3) Likes**

