



# West Excelsior Gateway

## Current Conditions Summary

# West Excelsior Gateway: June 2023



Excelsior Gateway area, looking northeast



Excelsior Gateway area showing Meadowbrook Park, looking north



Excelsior Gateway area showing Minnehaha Creek and Louisiana Gateway area, looking north



Excelsior Gateway area showing Minnehaha Creek and Methodist Hospital, looking northeast

## Design Guidelines for the South Side of Excelsior Boulevard

West Excelsior Blvd is a unique corridor without a dedicated guiding document in place, but The Design Guidelines for the South Side of Excelsior Boulevard (2015) serves as a valuable resource for East Excelsior Boulevard. Guidelines from that plan and other gateway plans include:

### Plan goals



Capture the **value of high quality transit-oriented developments** at nearby LRT station areas.



Encourage and preserve **neighborhood-scaled, mixed uses in the corridor** that are stylistically harmonious, but not uniform.



Promote **engaged site and building frontages** that bring **life and energy to streets and sidewalks**.



Encourage and preserve **smaller, affordable, neighborhood-oriented business spaces**.



**Prioritize people** in developments by orienting site designs and building architecture to **human-scaled experiences** and a **range of uses over time**.

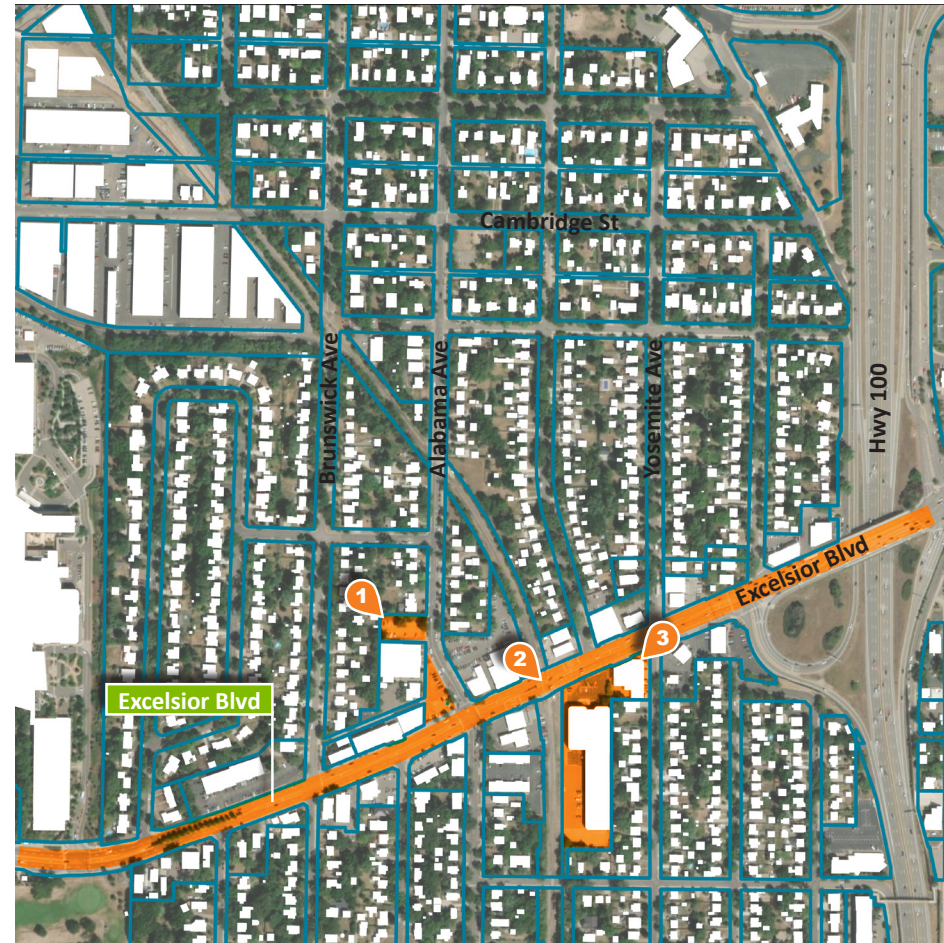


Ensure that **vehicular traffic, access, and parking does not negatively impact human activities**, such as walking, biking, and dining.

### Area investments

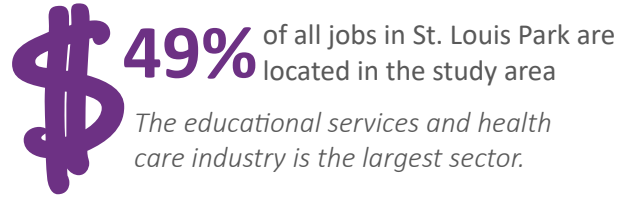
Investments and opportunities have presented for the West Excelsior Gateway even with a lack of dedicated plan.

A key investment was the roadway improvements constructed through the area. Additionally, there are multiple redevelopment opportunities to be considered and studied along the corridor.



1. Redevelopment opportunities
2. Excelsior Boulevard improvements
3. Redevelopment opportunity at Party City site

## Arrive + Thrive study area conditions



## West Excelsior gateway conditions

### Population

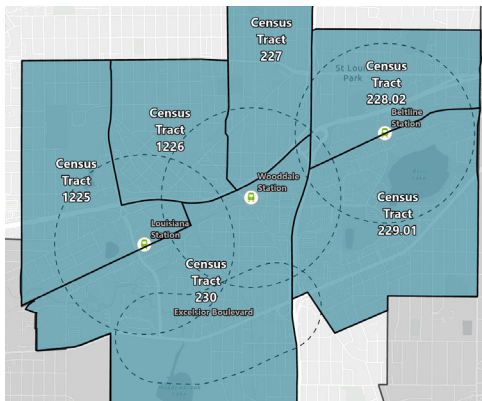
Between 2010 and 2020, the **population** in census tracts in the West Excelsior Gateway area **grew by 10.3 percent (10.5 percent citywide)**.

### Age

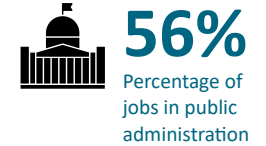
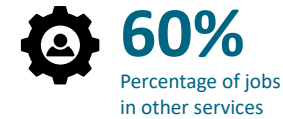
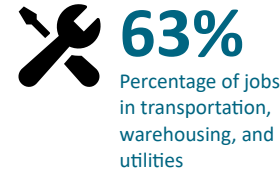
The median age for the West Excelsior Gateway is **32.4 years** in 2021, nearly **3 years younger** that the median age for the city.

### Housing

In census tracts in the West Excelsior Gateway area, the percentage of **renter-occupied housing** is **between 52.0 percent (41.9 percent citywide)**.

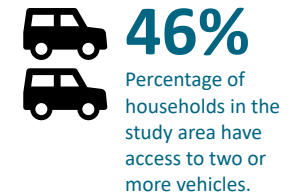
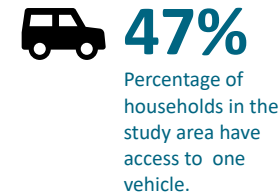
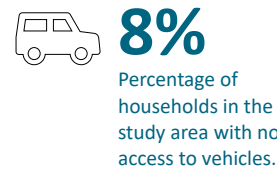


### Employment & Income



Between 2010 and 2020, the **median household income** in census tracts in the West Excelsior Gateway area **grew between 46.2 percent and 63.0 percent (39.7 percent citywide)**.

### Mobility





## Land use + development

**Current land uses:** Retail and other commercial land uses are located between Colorado Avenue and Highway 100 with frontage on Excelsior Boulevard. These uses are surrounded by single family neighborhoods. Multifamily residential and office uses anchor the study area on the western end.

**Future land use:** The 2040 Comprehensive Plan maintains commercial uses along Excelsior Boulevard for the majority of the gateway. A transition to High Density Residential between Dakota Avenue and Brunswick Avenue has been guided.

**Recent development:** No major redevelopment has occurred recently within the gateway, though there are multiple sites (e.g., Party City) that have redevelopment potential.



## Mobility + access

**Infrastructure:** The existing street network is well connected, with system of roadways and sidewalks. There are no dedicated bike facilities in the gateway. There are a total of four 4-legged intersections and six 3-legged intersections with Excelsior Boulevard.

**Bike and pedestrian mobility:** Between 76-150 walkers and bikers travel along either side of Excelsior Boulevard each day. Pedestrian volumes are highest on Wooddale Avenue, Yosemite Avenue, Colorado Avenue, and Brunswick Avenue to connect to Excelsior Boulevard. Bicycle volumes are highest on Alabama Avenue and Xenwood Avenue.

**Access:** There are a number of individual access points along Excelsior Boulevard, and they are generally spaced with one or two access points per block.



## Businesses + neighborhoods

**Neighborhoods:** The West Excelsior Gateway includes portions of the **Elmwood, Brooklawns, Creekside, and Brookside** neighborhoods.

**Employment centers:** The hospital and office buildings in the northeast corner of Louisiana and Excelsior are identified as an employment center.

**Parcel utilization:** There are a few commercial uses along the Excelsior Boulevard corridor that are well utilized where the improvement value is at least 75% of the property value. The initial redevelopment opportunities identified were identified as underutilized.



## Parks + natural systems

**Parks:** Meadowbrook Park and the Golf Course are located on the western edge of the gateway. There are two areas to the south of the Highway 100 interchange that do not have access to a park within a reasonable walkshed.

**Natural systems:** Areas directly adjacent to Excelsior Boulevard are primarily impervious surfaces (pavement and buildings). The surrounding neighborhoods have a larger tree canopy and neighborhood streets include boulevard trees.

**Wetlands:** Minnehaha Creek is located on the western edge of the gateway, which is supported by green infrastructure. The creek continues to experience improvements and enhancements.

## West Excelsior Gateway

The West Excelsior Gateway is an existing commercial corridor, where redevelopment can sustain small businesses and bring positive changes to the area. The community recognizes the appeal of smaller, community-oriented, and neighborhood-scale developments in the corridor. Redevelopment can prioritize people over cars to ensure that vehicular traffic, access, and parking are efficient without negatively impacting visitors and nearby residents. Redevelopments can respond to local needs by providing new housing, amenities, and services that bring life to the corridor and complement nearby neighborhoods.

### Focus areas to explore:

- Commercial redevelopment along the corridor
- Compatibility with residential communities
- Reimagining Excelsior Boulevard (what is the identity)

### Big ideas to test:

- Commercial redevelopment opportunity areas - what are the next opportunities.
- Commercial development guidance that supports corridor destinations that also support the surrounding communities.
- West Excelsior Boulevard - how does the roadway change.
- Establish a vision for the corridor that can be achieved through signage, development opportunities, streetscaping, etc.
- Construction bicycle infrastructure and create connections to the northern station areas.