



PHASE 2 ENGAGEMENT SUMMARY

Share your priorities for redevelopment of the site! Identify the top five redevelopment features that are most important to you. With the five marbles provided to you, drop them in your top priorities, you can place more than one marble in a jar.



This report summarizes engagement events and community feedback collected from surveys and in-person events conducted in phase 2. Activities included pop-up events, focus group discussions, a walking tour, business engagement, and an online survey. Over 200 community members have participated, with impressions with an additional 150.

February 2024



Arrive + Thrive Phase 2: Gateway Big Ideas

When: September to December 2024



Phase 2 purpose

The second phase of the Arrive + Thrive Gateway Planning process shared the big ideas developed for each gateway and gathered feedback from the community. Four big ideas were shared for each gateway, representing the public input. Engagement activities were targeted at gathering feedback to refine these ideas.

Feedback will be used to guide the development of the gateway plans and the identification of implementation actions.



Phase 2 events

There were two primary methods for collecting input during the second phase. A variety of in-person events provided opportunities to gather feedback, as identified below. The online survey was available from October to early December of 2023, providing an opportunity for the community to learn about the big ideas and share their ideas.

In-person engagement activities included:

- Susan Lindgren Fall Festival Pop-up Event
- Howl-o-Ween Pop-up Event
- Steel Toe Pop-up Event
- Goblins on Ice Pop-up Event
- West Excelsior Walking Tour
- West Excelsior Business Survey
- Louisiana Gateway Business + Property Owner Focus Group
- Era on Excelsior Pop-up Event
- Hoigaard Village Pop-up Events (3)

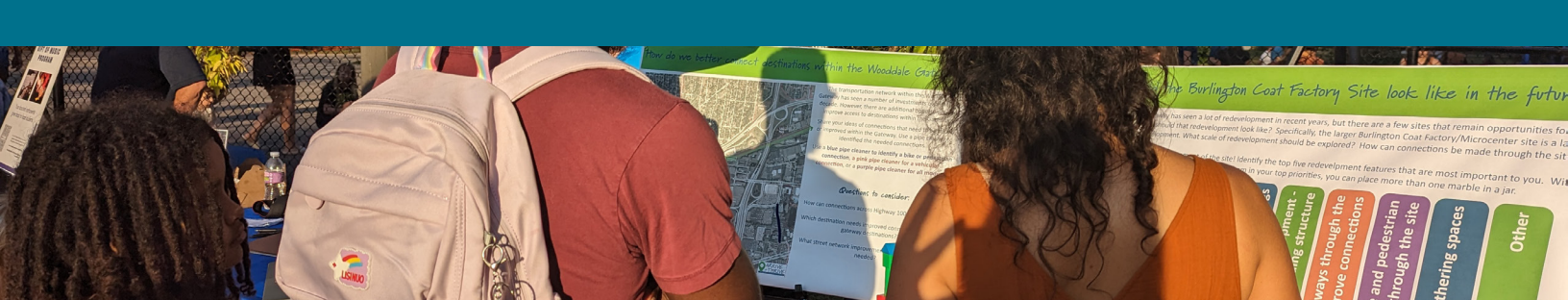
The input gathered through the in-person and online engagement is summarized in the following pages.



Phase 2 promotion

A number of tactics were used to promote the open house and community survey, including:

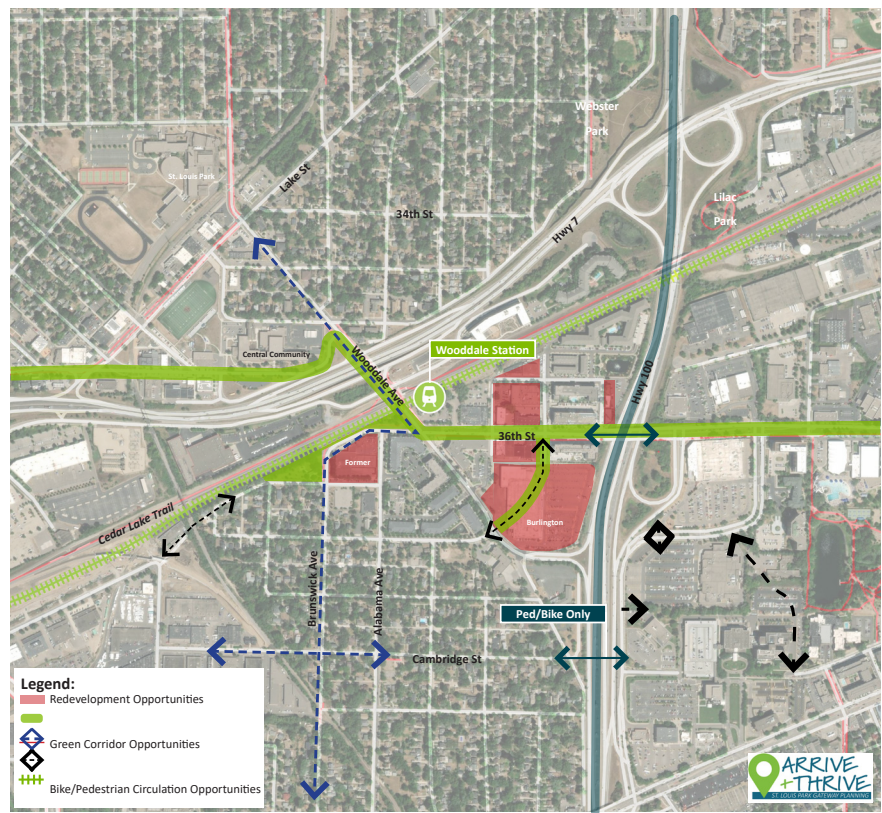
- City and neighborhood social media accounts (e.g., Facebook, Instagram, NextDoor)
- GovDelivery emails to existing subscribers
- Yards signs placed in the study area
- Attendance at community events



Wooddale Gateway Summary

Wooddale gateway events

- **Susan Lindgren Fall Festival Pop-up:** October 2, 2023 from 4 to 6pm, 30 participants and an additional 20+ impressions
- **Howl-o-Ween Pop-up:** October 15, 2023 from 12 to 3pm, 40 participants and an additional 20+ impressions
- **Hoigaard Village Pop-ups:** November 28 and 30 and December 1, 2023, 20 participants and an additional 30+ impressions
- **Online Survey**



Wooddale Gateway big ideas

Redevelopment opportunities

The Wooddale Gateway has experienced a lot of redevelopment in recent years. A few sites still remain as redevelopment opportunities. How should redevelopment be guided for these remaining sites (e.g., Burlington Coat Factory and MicroCenter)?

Circulation

The transportation network within the Wooddale Gateway has seen a number of investments over the last decade. However, there are additional opportunities to improve access to destinations within the Gateway.

Green corridors

Current development within the Wooddale Gateway includes large areas of impervious surface with limited tree canopy. What improvements can be made to green the gateways and better connect to existing resources and increase green spaces/trees?

Highway 100

Highway 100 creates physical barrier for connecting the Wooddale Station to areas to the East. How can the existing overpass at 36th Street be improved and is an additional bike/pedestrian crossing needed to the south?

Wooddale Gateway Summary

Redevelopment opportunities:

What uses would you like to see with redevelopment of remaining redevelopment opportunities?

In-person event feedback:

- Preferences for additional shopping and retail opportunities
- Additional multi-family residential development preferred for residential growth
- Enhancements and additional public uses and gathering spaces are desired
- The community values the current housing styles in the gateway

Online survey feedback:

- Desire for mixed-use development, emphasizing high-density residential options, live-work spaces, and a variety of businesses
- Notable support for retaining Micro Center
- Suggestions diversity of business offerings
- Others advocated for lower-density development to manage traffic issues

Green corridors:

How and where should additional greenspace or vegetation be added within the gateway?

In-person event feedback:

- Support for increased open spaces and public gathering spaces throughout the gateway
- Opportunities to increase public spaces and improve the public realm along 36th and Wooddale

Online survey feedback:

- Desire for more trees throughout the gateway, especially as a buffer to Highway 100
- Support for park space with trails, trees, water and native plants
- Suggestions or the conversion of parking lot space for more vegetation and the use of permeable materials

Circulation:

What connections need to be made for vehicles, bicyclists, and pedestrians? Where can't you get today that you wish you could?

In-person event feedback:

- While existing infrastructure is appreciated, continued enhancements to bicycle and pedestrian infrastructure is desired
- Support for new roadway connections throughout the gateway
- Support for the identification of Brunswick as a future bikeway

Online survey feedback:

- The need for improved biking and walking infrastructure was emphasized
- Desire for new routes to connect gateway to Target area and Excelsior
- Desire for increased parking at the Wooddale Station

Highway 100:

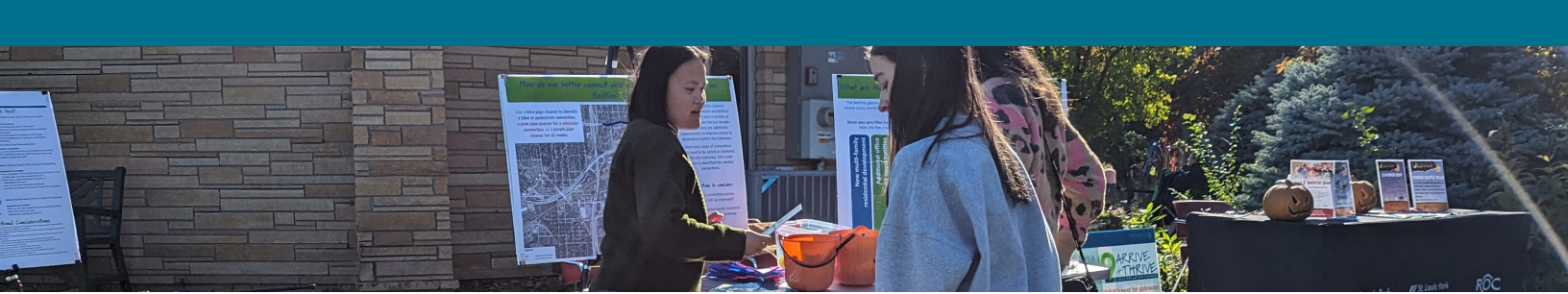
Are improvements needed to cross Highway 100?

In-person event feedback:

- General support for the addition of a new bicycle/pedestrian overpass of Highway 100
- Community members highlighted the barrier created by Highway 100 between housing and retail destinations

Online survey feedback:

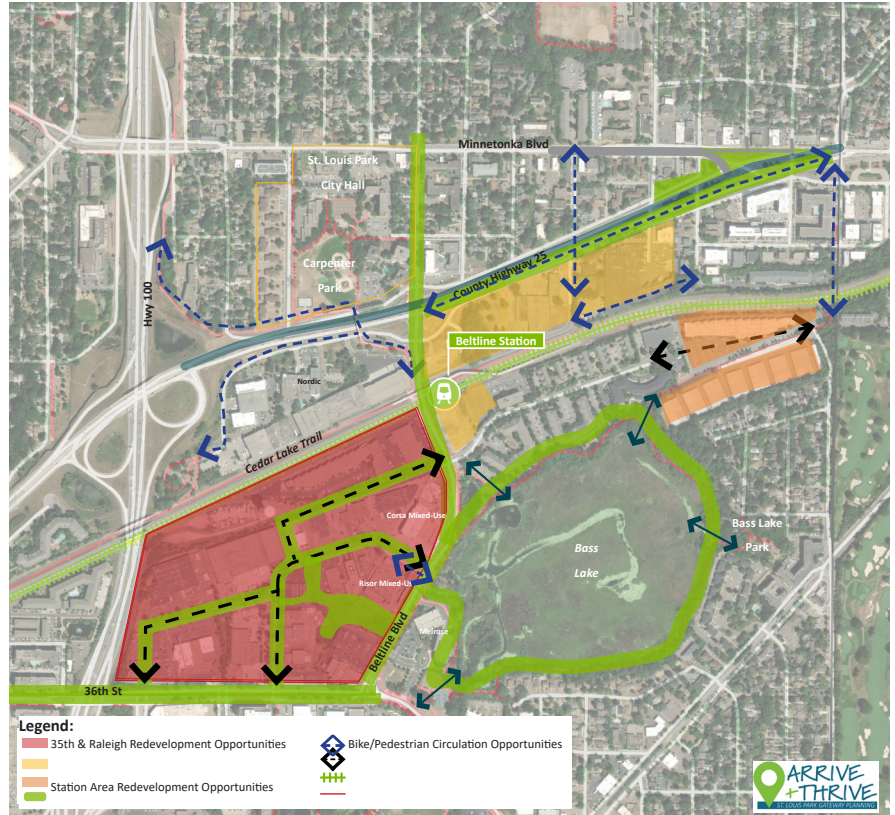
- Need for improvements to cross Highway 100 was identified
- Suggested improvements included widened path, wildlife crossings, vegetated medians, and protected bike lanes



Beltline Gateway Summary

Beltline gateway events

- **Goblins on Ice Pop-up:** October 27, 2023 from 5:45 to 7:15pm, 5 participants and an additional 30+ impressions
- **Steele Toe Pop-up:** October 22, 2023 from 2 to 5 pm, 20 participants and an additional 30+ impressions
- **Hoigaard Village Pop-ups:** November 28 and 30 and December 1, 2023, 20 participants and an additional 30+ impressions
- **Online Survey**



Beltline Gateway Big Ideas

Redevelopment Opportunities

The Beltline Gateway is home to a variety of residential, commercial, and industrial uses that have been active for many years. The recent Corsa and Risor mixed use developments along Beltline Boulevard serve as examples for the potential development vision and could serve as catalysts for investments throughout the Gateway.

Circulation

The transportation network within the Beltline Gateway has seen a number of investments over the last decade. However, there are additional opportunities to improve access to destinations within the Gateway.

Green Corridors

Current development within the Beltline Gateway includes large areas of impervious surface with limited tree canopy. What improvements can be made to green the gateways and better connect to existing resources (e.g., Bass Lake) and increase green spaces/trees?

CSATT 25 Improvements

There are active changes and investments to County Highway 25 and Minnetonka Boulevard. How should the city continue to push the vision for corridor improvements with these changes and redevelopment?

Beltline Gateway Summary

Redevelopment opportunities:

If redevelopment occurs within the 35th Street and Raleigh Avenue area, how could existing buildings be reused or what new uses would you like to see introduced in the area?

In-person event feedback:

- Additional restaurants and beverage establishments highlighted as the most desired new use
- Enhancements and additional public uses and gathering spaces are desired
- Opportunities to increase housing costs in the gateway

Online survey feedback:

- Preferences for new development and reuse of existing buildings to allow for redevelopment
- New development preferences cited the success of nearby mixed-use development
- The reuse of buildings was emphasized to maintain affordability

Green corridors:

How and where should additional green space or vegetation be added within the gateway?

In-person event feedback:

- Appreciation for the existing infrastructure and opportunities to access natural spaces
- Desires for increased access and interaction opportunities
- Bass Lake is highly valued, maintaining this resource and the views to the lake should be a priority

Online survey feedback:

- Replacement of surface parking with green spaces and outdoor spaces
- Desire for enhanced natural elements and improved access
- Support for active and passive outdoor spaces, including bird watching and adult workout spaces

Circulation:

What connections need to be made for vehicles, bicyclists, and pedestrians? Where can't you get today that you wish you could?

In-person event feedback:

- Mixed feedback regarding access to transit service, sidewalks and trails, with some identifying a desire to continue to enhance multimodal infrastructure
- Positive feedback for the roadway network improvements identified

Online survey feedback:

- Suggestions for bike and pedestrian facility improvements throughout the gateway
- Desire for increased access and connection to natural resources and existing transportation infrastructure
- Opportunities for green transportation infrastructure identified, including EV charging stations

CSAH 25

Improvements:

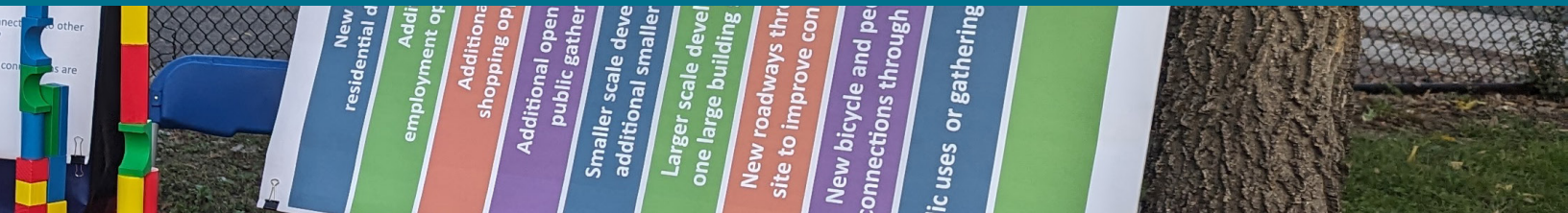
What additional improvements are needed along County Highway 25? For example, additional greenspace will be added with the Minnetonka Boulevard realignment – what else is

In-person event feedback:

- Appreciation for current planning and design efforts for Minnetonka Boulevard
- Desire for enhanced green spaces and safe crossings of CSAH 25

Online survey feedback:

- Desire for increased safety and a more welcoming environment for bikers and pedestrians along Minnetonka Boulevard
- Increased focus on green spaces and parks
- Opportunities for increased signage and wayfinding



Louisiana Gateway Summary

Wooddale gateway events

- **Business + Property Owner Focus Group:** October 30, 2023, 11 participants with outreach to an additional 30+ businesses
- **Era on Excelsior Pop-up:** November 15, 2023 from 3:45 to 5 pm, 10 participants and an additional 20+ impressions
- **Online Survey**



Louisiana Gateway Big Ideas

Redevelopment Opportunities

There are a variety of existing developments within the gateway. How should investments be guided to support the transit station and what uses would support the existing employment within the area? **What types of redevelopment would you like to see in the gateway?**

Affordable Housing

The Meadowbrook/Era development provides affordable housing options within the community. How should affordable housing be preserved and what investments or improvements should be considered? **How should affordable housing be maintained in the gateway?**

Oxford Street Activation

Oxford Street is the main east/west street connecting businesses and destinations within the gateway. Who can the street level of developments on Oxford Street be activated to promote movement, understanding that different modes use the roadway. **What development or roadway improvements can be made to enhance Oxford Street into a vibrant corridor for people moving by all modes?**

Circulation

The existing roadway network connects existing destinations; however, there are opportunities to improve the connections between uses for pedestrians, bicyclists, and vehicles.

Louisiana Gateway Summary

Redevelopment opportunities:

If redevelopment occurs within the gateway, what uses would you like to see?

In-person event feedback:

- Support for change in uses, understand that the existing business mix is not ideal with the proximity to the Louisiana Station
- Support for mixed-use development and the addition of service based uses, including restaurants, beverage establishments, and fitness
- Desire to create a destination at Louisiana and give people are reason to stop

Online survey feedback:

- Support for redevelopment centered around shopping, coffee shops, restaurants, and mixed-use spaces
- Enthusiasm for mixed-use development and increased density
- Desire to balance development and impacts on affordability and local businesses

Affordable Housing:

How should affordable housing be maintained in the gateway?

In-person event feedback:

- Existing affordable housing in the gateway is valued in the community with desires to preserve affordability
- Future investments in increased multimodal connections, access to light rail, and new employment opportunities will benefit existing housing

Online survey feedback:

- Desire for the expansion of affordable housing developments, similar to Era on Excelsior
- Concerns raised about gentrification and changing housing needs
- Potential of higher-density near the Louisiana Station, with buildings over 6 stories

Oxford Street Activation:

What development or roadway improvements can be made to enhance Oxford Street into a vibrant corridor for people moving by all modes?

In-person event feedback:

- Oxford Street provides a key function for existing industrial uses, providing freight connections. This factor must be considered as land uses and the roadway change
- Future land use changes along Oxford will open opportunities to change the experience for all users

Online survey feedback:

- Need to balance freight and multimodal transportation traffic
- Some support for increased walkability and access along Oxford
- Some support for the maintenance of existing industrial uses

Circulation:

What connections need to be made for vehicles, bicyclists, and pedestrians? Where can't you get today that you wish you could?

In-person event feedback:

- The South Oak Hill neighborhood lacks connection to the station area and future redevelopment opportunities
- Pedestrian connections between the Louisiana Station and Methodist are very important
- Future conversion of the south rail spur to a trail connection is desired

Online survey feedback:

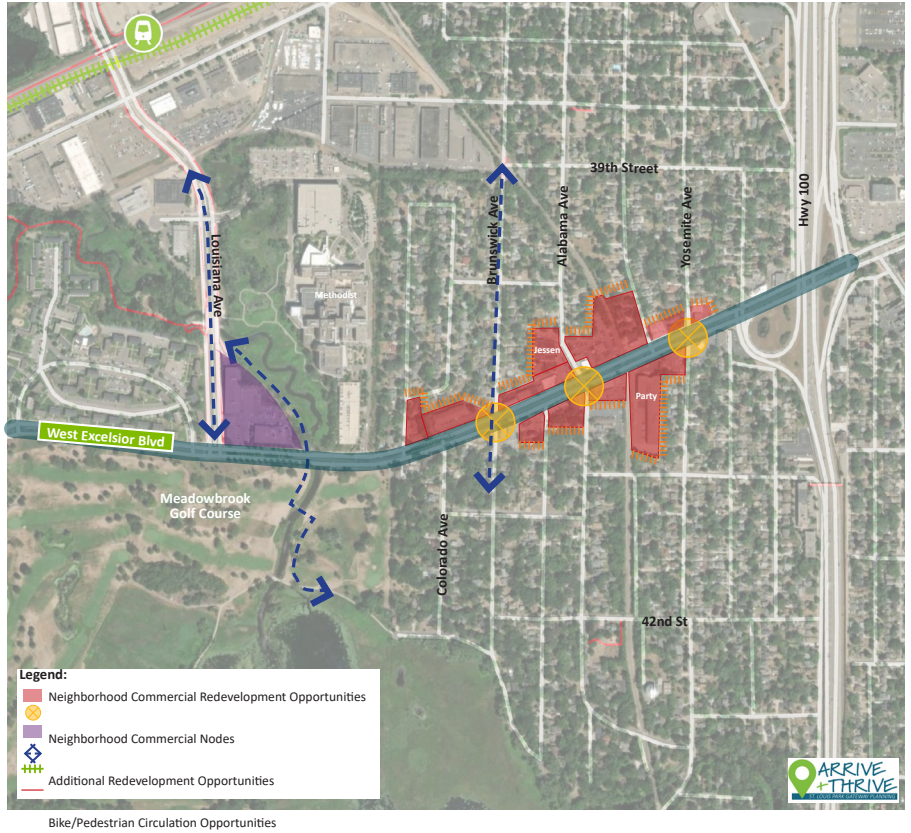
- Intersection improvements desired for certain conditions
- Need to improve connections and crossings for bicyclists and pedestrians
- Desire for crossing improvements at Louisiana intersections, ensuring mobility and safety for all abilities and ages



West Excelsior Gateway Summary

West Excelsior gateway events

- **West Excelsior walking tour:** October 23, 2023, 14 participants
- **West Excelsior Business Survey:** November + December 2023, 12 participants with outreach to an additional 25+ businesses
- **Era on Excelsior Pop-up:** November 15, 2023 from 3:45 to 5 pm, 10 participants and an additional 20+ impressions
- **Online Survey**



West Excelsior Gateway Big Ideas

Commercial Redevelopment Opportunities

The West Excelsior Boulevard corridor is home to a number of commercial developments of varying states. Should we allow housing to replace some commercial sites along Excelsior Boulevard, between important commercial nodes, to replace the long commercial strip and support remaining commercial businesses? What is the right transition between residential and commercial properties.

Parking and Access

As commercial properties are redeveloped along the corridor, opportunities to share parking across sites and improve access off of Excelsior Boulevard should be considered.

Multimodal Circulation

There is a lack of dedicated multimodal infrastructure in the Gateway. What are the opportunities for improving bike infrastructure. For example, can Brunswick Avenue be considered as the north/south connection?

West Excelsior Boulevard Design

Excelsior Boulevard is a county highway, making Hennepin County the decision maker of improvements to the roadway. However, this process can explore a vision for the roadway and suggest changes to the corridor or specific locations to improve mobility for all.

West Excelsior Gateway Summary

Commercial redevelopment opportunities:

What types of commercial redevelopment would you like to see in the gateway and what is the desired scale for that redevelopment?

In-person event feedback:

- Support for the redevelopment of key sites, including Party City and Jessen Press. Openness to more intense mixed-uses
- The relationship between future development and existing neighborhoods must be considered in the establishment of the plan
- The existing mix of uses and building styles is valued

Online survey feedback:

- Desire to preserve the character and history of St Louis Park by limiting new construction
- Support for facade improvement programs and assistance
- Concerns raised about parking availability
- Preference for mixed-uses with commercial below and residential above

Multimodal Circulation:

What improvements are needed to improve the ability to walk and bike along Excelsior Boulevard?

In-person event feedback:

- Safety and mobility improvements needs for pedestrians and bicycles traveling along and crossing Excelsior Blvd are needed
- Support for a future bikeway along Brunswick Avenue
- Crossing enhancements needed at Brunswick Avenue and Yosemite Avenue

Online survey feedback:

- Challenges highlighted for bicyclists and pedestrians traveling along the corridor.
- Desire for traffic calming, wider sidewalks, and a road diet
- Brunswick Avenue supported as good option for a bike path
- Need for effective traffic management emphasized

Parking + access:

What changes would you support when visiting commercial destinations along the corridor? For example, would you park in one shared lot and walk to your final destination?

In-person event feedback:

- Parking is an issue for business along the corridor, resulting in on street parking during busy periods
- Existing public parking lot at Alabama Avenue is valued, but could be explored for future opportunities
- Support for shared parking opportunities among sites

Online survey feedback:

- Suggested implementation of shared parking structures, similar to the successes at locations like Excelsior and Grand
- Preference for on-street parking in the rear lots
- Discussion regarding on street parking and the need for overflow parking during high traffic events

West Excelsior Boulevard Design:

What changes would you like to see to West Excelsior Boulevard to improve walking, biking or driving?

In-person event feedback:

- Support for a redesign of the roadway, including widened sidewalks, traffic calming, and reduced speeds
- The existing planted median is valued
- Access management improvements are needed with conflicting turning movements and driver attention

Online survey feedback:

- Suggestions for a mixed-use path or protected bike lane along Excelsior
- Concerns about the current interchange design and traffic confusion
- Existing crossings at Yosemite and Brunswick are of concern