



ARRIVE + THRIVE

Gateway plans



Table of contents

- ARRIVE + THRIVE framework 3
- Beltline Gateway plan..... 7
- Wooddale Gateway plan 17
- Louisiana Gateway plan 27
- Excelsior Gateway plan 40
- Impact analysis 49
- Implementation 56

Acknowledgments

City Council

- | | | | |
|---|--|---|--------------------------------------|
| Nadia Mohamed
<i>Mayor</i> | Yolanda Farris
<i>At Large A</i> | Paul Baudhuin
<i>At Large B</i> | Margaret Rog
<i>Ward 1</i> |
| Lynette Dumalag
<i>Ward 2</i> | Sue Budd
<i>Ward 3</i> | Tim Brausen
<i>Ward 4</i> | |

Planning Commission

- | | | | |
|--|---|--|--|
| Mia Divecha
<i>Chair</i> | Matt Eckholm
<i>Vice chair</i> | Jim Beneke
<i>School district</i> | Sylvie Hyman
<i>Regular member</i> |
| Katie Merten
<i>Regular member</i> | Tom Weber
<i>Regular member</i> | Jan Youngquist
<i>Regular member</i> | |

City of St Louis Park staff

- | | | |
|---|--|---|
| Laura Chamberlain
<i>Senior planner</i> | Sean Walther
<i>Planning manager</i> | Katelyn Champoux
<i>Associate planner</i> |
|---|--|---|

Community advisory group

- | | | |
|------------------------|-----------------------|----------------------|
| Meghan Aanenson | William Beyer | James Colburn |
| Kylie Cooper | Colin Cox | Paula Evensen |
| John Flanagan | Michael Hayman | Jim Hegedus |
| Faith Mainor | Stephen May | Amy Mitch |
| Curt Rahman | Derek Reise | Susan Roeber |
| Parker Smith | Joffrey Wilson | |

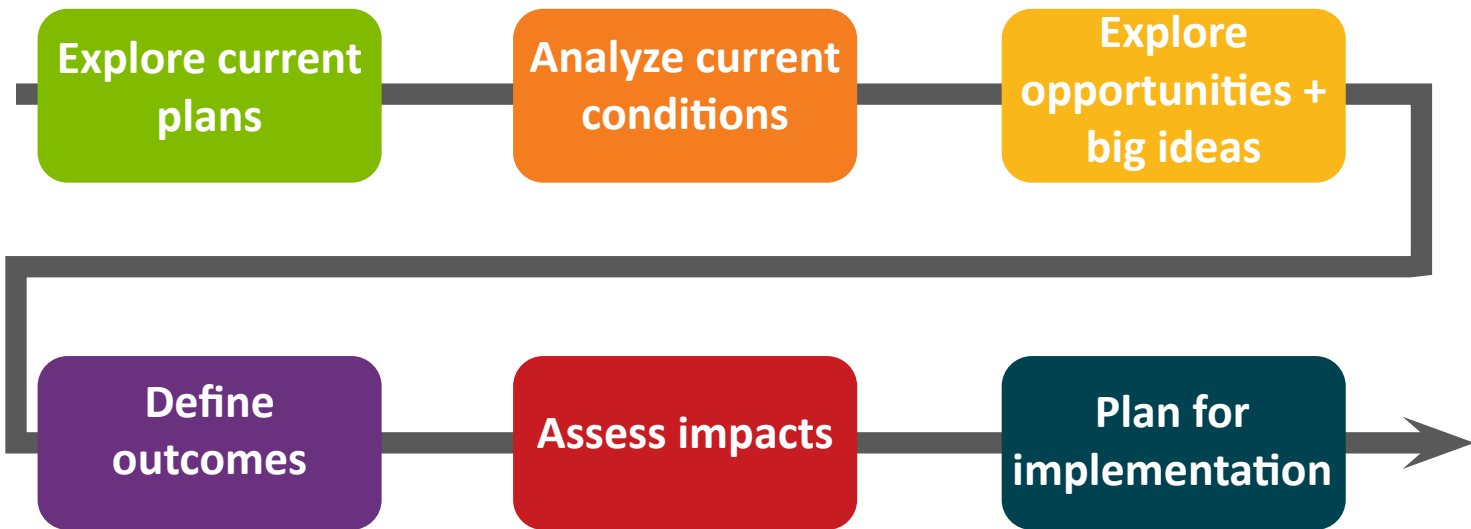
Introduction

The Arrive + Thrive Gateway Plans is the result of a community-led process to create four small area plans for gateway areas within the community to guide decisions about development and investment. The result includes updates to the existing plans for the three METRO Green Line light rail stations: Beltline Boulevard, Wooddale Avenue and Louisiana Avenue, and the creation of a new plan to guide investments along West Excelsior Boulevard.

The gateway plans provide guidance and implementation actions to support development that aligns with the community's interests, the city's strategic priorities, and the 2040 Comprehensive Plan.

Framework + analysis overview

The following framework was used to develop each gateway plan. The graphic below illustrates the general development process.



ARRIVE + THRIVE GATEWAY PLANS



Analysis areas

The overall planning process reviewed current conditions, explored new ideas, and identified outcomes across four topics. This approach ensured the planning process considered development potential, impacts to the surrounding context, multimodal connections, and available parks and open spaces. The three categories are described below.

- Land use + development**
 The land use + development analysis area explores the existing development uses and built environment. Future implementation of this area may include zoning changes and housing and economic development programs.
- Mobility + access**
 The mobility + access analysis area explores how people move within the gateway, considering the overall travel experience and safety. Future actions could include sidewalk/trail improvements and roadway network connections.
- Parks + natural systems**
 The parks + natural systems analysis area explores natural environment and recreation features, including access to these areas, health of the resources, and future needs. Implementation may include additional infrastructure, planting policies, and more.

What is included?

The Arrive + Thrive Gateway Plans document is organized into three primary sections identified below.

Gateway plans

The four Gateway Plans are presented within the document, highlighting key existing conditions and details of each of the identified outcomes. The three main features include:

Gateway introduction

The introduction provides an overview of current conditions within each gateway area and highlights recent activities and investments.

Beltline Gateway

The Beltline Gateway is located on the western side of the City of St. Louis, near the 10th and 11th corridors in the community along the METD Green Line Extension from Interstate 70. The gateway has a population of approximately 10,000 residents and is home to a mix of residential, commercial, and industrial uses. The gateway is currently experiencing rapid growth and is expected to continue to grow in the future.

Demographics

- up to 22% growth from 2010 to 2020 population change in gateway versus 10% citywide
- over 46% 2018 revenue increase from the gateway
- at least a 12% increase in 2018 to 2020 increase in median household income (MHI) citywide
- 47% 2018 revenue increase from the gateway

Previous plan

The 2012 Gateway Plan for the Beltline Gateway provided a vision for the gateway and outlined key goals and objectives. The plan was updated in 2018 to reflect current conditions and future opportunities.

Current conditions

- Creation of a vibrant, walkable, and transit-oriented community
- Opportunities to connect to the rest of the city
- Continued investment in transit
- Reserve historic and local character

VISION

The Beltline Gateway vision statement is to create a vibrant, walkable, and transit-oriented community that is connected to the rest of the city and offers a high quality of life for its residents.

Louisiana Gateway

The Louisiana Gateway is located on the eastern side of the City of St. Louis, near the 10th and 11th corridors in the community along the METD Green Line Extension from Interstate 70. The gateway has a population of approximately 10,000 residents and is home to a mix of residential, commercial, and industrial uses. The gateway is currently experiencing rapid growth and is expected to continue to grow in the future.

Demographics

- up to 13% growth from 2010 to 2020 population change in gateway versus 10% citywide
- at least 12% 2018 revenue increase from the gateway
- at least 46% growth from 2010 to 2020 increase in median household income (MHI) citywide
- 47% 2018 revenue increase from the gateway

Previous plan

The 2012 Gateway Plan for the Louisiana Gateway provided a vision for the gateway and outlined key goals and objectives. The plan was updated in 2018 to reflect current conditions and future opportunities.

Current conditions

- Creation of a vibrant, walkable, and transit-oriented community
- Opportunities to connect to the rest of the city
- Continued investment in transit
- Reserve historic and local character

VISION

The Louisiana Gateway vision statement is to create a vibrant, walkable, and transit-oriented community that is connected to the rest of the city and offers a high quality of life for its residents.

Wooddale Gateway illustrative plan

This illustrative plan shows the proposed development for the Wooddale Gateway. It highlights key features such as the new transit station, pedestrian walkways, and green spaces. The plan is designed to create a vibrant, walkable, and transit-oriented community.

See Louisiana Gateway

Excelsior Gateway illustrative plan

This illustrative plan shows the proposed development for the Excelsior Gateway. It highlights key features such as the new transit station, pedestrian walkways, and green spaces. The plan is designed to create a vibrant, walkable, and transit-oriented community.

See Louisiana Gateway

Illustrative plan

Each illustrative plan illustrates the outcomes developed for each gateway, providing a planning level example of future investment.

Wooddale Gateway illustrative plan

This illustrative plan shows the proposed development for the Wooddale Gateway. It highlights key features such as the new transit station, pedestrian walkways, and green spaces. The plan is designed to create a vibrant, walkable, and transit-oriented community.

See Louisiana Gateway

Excelsior Gateway illustrative plan

This illustrative plan shows the proposed development for the Excelsior Gateway. It highlights key features such as the new transit station, pedestrian walkways, and green spaces. The plan is designed to create a vibrant, walkable, and transit-oriented community.

See Louisiana Gateway

Gateway outcomes

The features, impact considerations and implementation actions for each identified outcome are summarized for each gateway outcome.

Oxford Street design

The Oxford Street design includes a revised cross-section design for Oxford Street to improve pedestrian safety and mobility.

Outcome features

- Wider sidewalks and crosswalks
- Improved lighting
- Enhanced landscaping

Implementation actions

Action	Type	Timeline	Complexity	Benefit	Community partners
Wider sidewalks	Infrastructure	2023-2025	Low	Improved pedestrian safety	City, Contractors
Improved lighting	Infrastructure	2023-2025	Low	Enhanced safety and security	City, Contractors
Enhanced landscaping	Infrastructure	2023-2025	Low	Improved aesthetics and air quality	City, Contractors

What is the impact?

The Oxford Street design will improve pedestrian safety and mobility, enhance the aesthetics of the gateway, and improve the overall quality of life for residents.

Reinvestment and adaptive reuse opportunities

This section identifies key areas for reinvestment and adaptive reuse, including historic buildings and vacant lots.

Outcome features

- Historic building restoration
- Adaptive reuse of vacant lots
- Improved public spaces

Implementation actions

Action	Type	Timeline	Complexity	Benefit	Community partners
Historic building restoration	Infrastructure	2023-2025	Medium	Preservation of historic architecture	City, Historic Societies
Adaptive reuse of vacant lots	Infrastructure	2023-2025	Medium	Improved public spaces and aesthetics	City, Developers
Improved public spaces	Infrastructure	2023-2025	Low	Enhanced quality of life and recreation	City, Contractors

What is the impact?

Reinvestment and adaptive reuse will preserve historic architecture, improve public spaces, and enhance the overall quality of life for residents.

Impact analysis

The impact analysis explores the potential positive and negative impacts of each of the outcomes that must be considered and explored during implementation.

Environmental impacts

The impact analysis explores the potential positive and negative impacts of each of the outcomes that must be considered and explored during implementation.

Positive impacts

- Improved air quality
- Enhanced green spaces
- Improved pedestrian safety

Negative impacts

- Increased traffic congestion
- Increased noise levels
- Increased construction activity

Implementation actions

Action	Type	Timeline	Complexity	Benefit	Community partners
Improved air quality	Infrastructure	2023-2025	Low	Reduced air pollution	City, Contractors
Enhanced green spaces	Infrastructure	2023-2025	Low	Improved aesthetics and air quality	City, Contractors
Improved pedestrian safety	Infrastructure	2023-2025	Low	Enhanced safety and mobility	City, Contractors

Gateway outcomes: impact analysis

This section provides a detailed impact analysis for each gateway outcome, including a table of impacts and implementation actions.

Impact analysis table

Outcome	Impact	Severity	Frequency	Duration	Reversibility	Significance
Oxford Street design	Improved pedestrian safety	Positive	High	Long-term	High	Significant
	Enhanced aesthetics	Positive	Medium	Medium-term	Medium	Significant
	Improved air quality	Positive	Low	Short-term	Low	Significant
Reinvestment and adaptive reuse	Historic building restoration	Positive	Medium	Medium-term	Medium	Significant
	Adaptive reuse of vacant lots	Positive	Medium	Medium-term	Medium	Significant
	Improved public spaces	Positive	Low	Short-term	Low	Significant

Implementation

The implementation plan highlights specific actions that are needed to achieve the identified outcomes.

Implementation actions

The following table outlines identified actions that will advance the planning and implementation of the outcomes identified in the Arrive + Thrive gateway plans. This is not an exhaustive list of actions, but it can be used to inform future city actions and policy changes.

Action	Action type	Timeline	Complexity	Benefit	Community partners
Encourage the 2025 Commercial Street Rehabilitation project for 20th Street and Kings Avenue to include new green parking lots and additional green space and sidewalks.	Regulatory	2023-2025	Medium	Improved aesthetics and air quality	City, Contractors
Study the potential future alignment of the Park Drive Road extension including preliminary design of connector paths with low design speed and a pedestrian focus.	Regulatory	2023-2025	Medium	Improved pedestrian safety and mobility	City, Contractors
Secure the right-of-way for the extension of Park Drive Road.	Regulatory	2023-2025	Medium	Improved pedestrian safety and mobility	City, Contractors
Coordinate with property owners to determine the ownership structure of the extended garage area and open space. Obtain design and permit requirements for the construction and maintenance of the road and sidewalks. A permittee remains on private property. Secure right-of-way dedication of public space.	Regulatory	2023-2025	Medium	Improved pedestrian safety and mobility	City, Contractors
Secure funding and expand the stormwater pond.	Regulatory	2023-2025	Medium	Improved aesthetics and air quality	City, Contractors
Revising of mixed use sites north of the station area to support TOD and redevelopment in the area. Support development that emphasizes pedestrian safety.	Regulatory	2023-2025	Medium	Improved pedestrian safety and mobility	City, Contractors
Property owner coordination and collaboration regarding the redevelopment of identified sites within the gateway.	Regulatory	2023-2025	Medium	Improved aesthetics and air quality	City, Contractors
Use identified economic development strategies to support commercial growth and investment, especially near the gateway station.	Regulatory	2023-2025	Medium	Improved aesthetics and air quality	City, Contractors
Revising of the medium-density development area north of the station area to support high-density residential development.	Regulatory	2023-2025	Medium	Improved aesthetics and air quality	City, Contractors
Utilize zoning district standards and incentives to support residential and mixed-use building form that supports the overall vision for the gateway.	Regulatory	2023-2025	Medium	Improved aesthetics and air quality	City, Contractors
Support the on-going maintenance of trails and walkways that connect people to their site.	Regulatory	2023-2025	Medium	Improved pedestrian safety and mobility	City, Contractors

Implementation actions (continued)

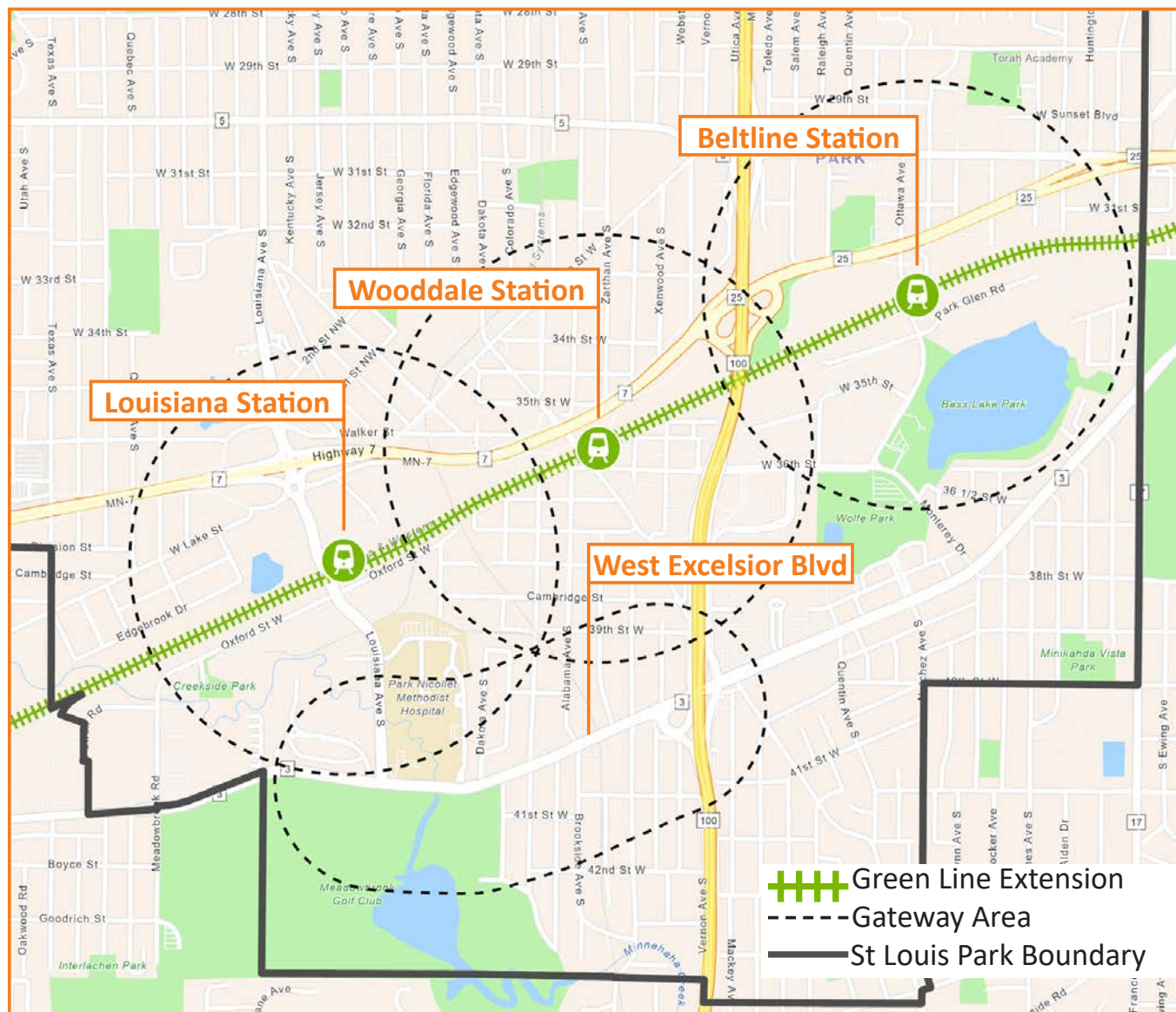
This section continues the list of implementation actions, including a table of impacts and implementation actions.

Action	Action type	Timeline	Complexity	Benefit	Community partners
Support the reconstruction of Oxford Street with an improved landscaped boulevard, and public realm space with the inclusion of improved pedestrian safety features.	Regulatory	2023-2025	Medium	Improved pedestrian safety and mobility	City, Contractors
Initiate economic development tools to support the reuse and redevelopment of existing industrial buildings along Oxford Street.	Regulatory	2023-2025	Medium	Improved aesthetics and air quality	City, Contractors
Re-use properties from Business Park as a residential district and subdivide to support redevelopment opportunities.	Regulatory	2023-2025	Medium	Improved aesthetics and air quality	City, Contractors
Support reuse enhancement of the Laffey site, including future master planning, TOD stations, and additional for the redevelopment of the southern half of the site.	Regulatory	2023-2025	Medium	Improved aesthetics and air quality	City, Contractors
Re-use of existing industrial building housing to the north of the station area to support TOD and redevelopment in the area.	Regulatory	2023-2025	Medium	Improved aesthetics and air quality	City, Contractors
Support the redevelopment of properties south of Oxford Street to include mixed-use and residential development through required coordination with property owners.	Regulatory	2023-2025	Medium	Improved aesthetics and air quality	City, Contractors
Coordinate site assembly and site stabilization to establish a new block pattern and grid network for the area. Support smaller blocks that promote walkability.	Regulatory	2023-2025	Medium	Improved aesthetics and air quality	City, Contractors
Utilize economic development tools to support the reuse and redevelopment of existing industrial buildings along Cambridge Street.	Regulatory	2023-2025	Medium	Improved aesthetics and air quality	City, Contractors
Support the on-going maintenance of trails and walkways that connect people to their site.	Regulatory	2023-2025	Medium	Improved pedestrian safety and mobility	City, Contractors
Implement the use of best management practices for stormwater management to support the overall vision for the gateway.	Regulatory	2023-2025	Medium	Improved aesthetics and air quality	City, Contractors
Encourage the establishment of pedestrian connections to Monmouth Creek.	Regulatory	2023-2025	Medium	Improved aesthetics and air quality	City, Contractors

Arrive + Thrive planning process

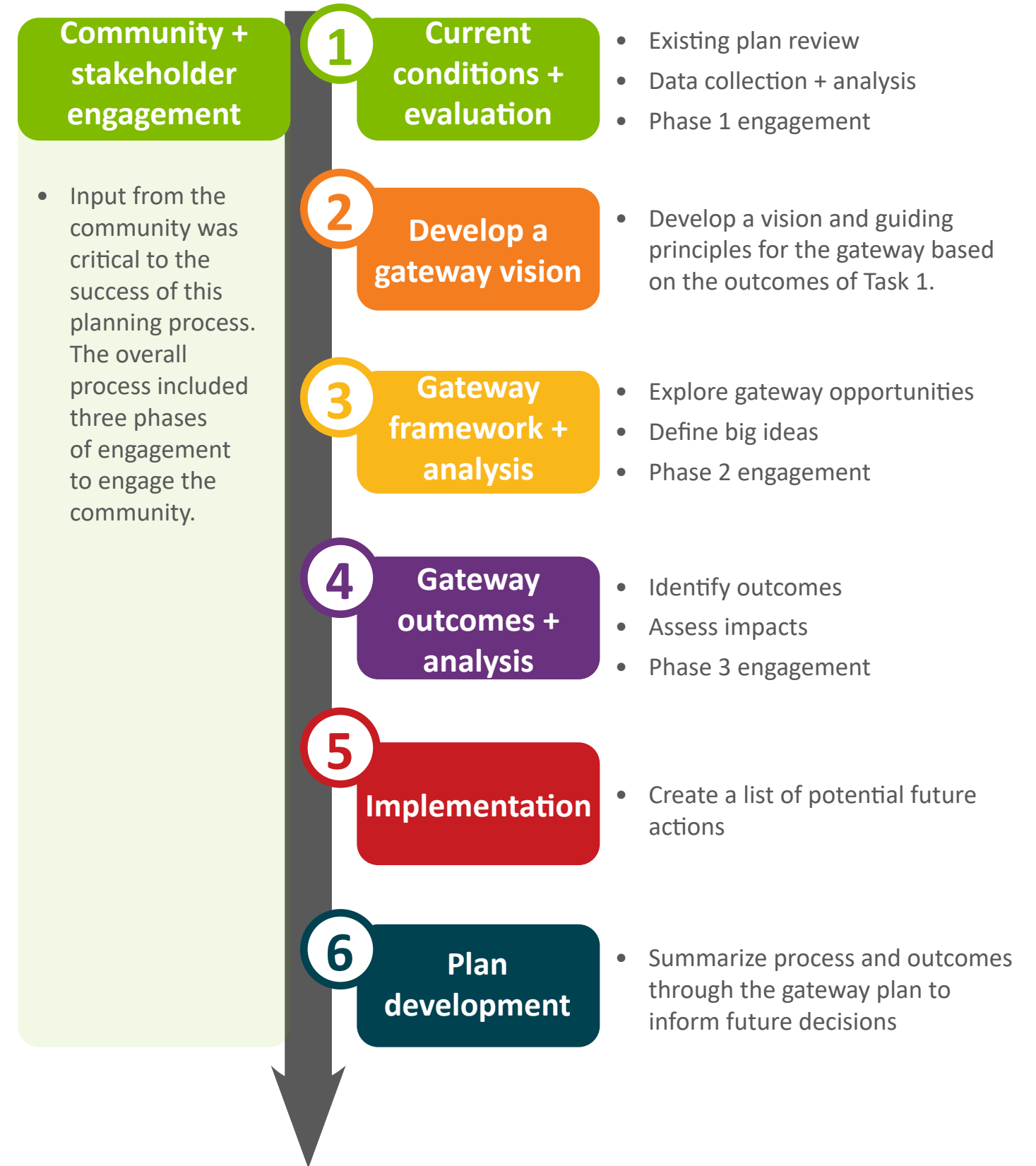
The Arrive + Thrive process began in 2023 to explore future investments and guidance around the three station areas in the community along the METRO Green Line Extension. These gateways were previously analyzed; each having a previous plan that has informed investments over the last decade. The West Excelsior Gateway was added as a fourth study area to explore investment opportunities; however, there is no existing plan for the gateway. The intent of the Arrive + Thrive process was to analyze outcomes for each gateway that supported individual visions and their relationship to one another. Individual gateway plans were created for each gateway. The study areas are shown in the graphic below.

Gateway areas overview



Planning process

The Arrive + Thrive planning process included technical analysis, stakeholder coordination, and public engagement to inform the development of the plan. The following graphic illustrates the planning process and engagement efforts.



Previous planning efforts

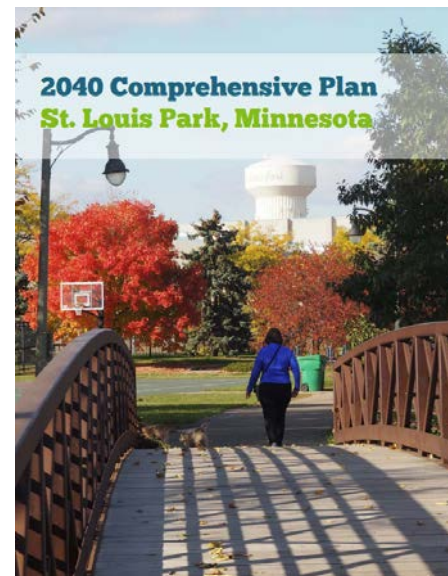
Station area plans + design guidelines

Station area plans were completed for the three METRO Green Line Extensions stations within the community over the last 20 years. These documents have guided decision making within the gateways since their adoption.

<p><i>Beltline Area Framework & Design Guidelines (2012)</i></p>	<p>The Beltline Area Framework and Design Guidelines document provides a Beltline Area vision, a range of guiding principles, a set of recommendations, and private development design guidelines. Building upon existing assets and creating a vibrant and connected community were two of the major themes of the study.</p>
<p><i>Elmwood Area Land Use, Transit, and Transportation Study (2003)</i></p>	<p>The Elmwood Area Land Use, Transit, and Transportation Study document provides a set of Elmwood Area planning principles, a range of recommendations, and land use guiding recommendations. Planning principles of this study focused on investments in land use and development, circulation and open space/stormwater.</p>
<p><i>Louisiana Station Area Framework – Design Guidelines (2013)</i></p>	<p>The Louisiana Station Area Framework – Design Guidelines document provides a Louisiana Station Area Vision, a set of guiding principles, a set of recommendations, and design guidelines.</p>
<p><i>Design Guidelines for the South Side of Excelsior Boulevard (2015)</i></p>	<p>The design guidelines were established for Excelsior Boulevard to shape future development. The guidelines address a series of parcels that exist in a narrow band along the south side of Excelsior Boulevard between Quentin Avenue and France Avenue.</p>

2040 Comprehensive Plan

The city comprehensive plan is an official document that guides the future of the City of St. Louis Park. It sets forth policies and programs that govern land use, transportation, public facilities, economic development, housing and other areas of city government. The 2040 plan builds on the Vision 3.0 foundation and integrates it into plan elements. The plan shapes the practical goals and strategies for the future of St. Louis Park. The gateway plans are intended to supplement the comprehensive plan and aid in decision making processes.



Vision 3.0

Vision 3.0 established a vision for the community rooted in community input that is used as a decision making tool for many actions and activities throughout the city. For example, the 2040 comprehensive plan utilized the Vision 3.0 as goals to strive for in the establishment of land use and development policies and future action.

Five strategic priorities were identified through the community led process that also guided the development of outcomes and implementation considerations for the gateway plans.



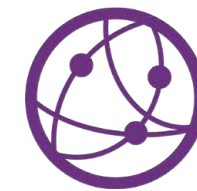
Racial equity & inclusion

St. Louis Park is committed to being a leader in racial equity and inclusion in order to create a more just and inclusive community for all.



Environmental stewardship

St. Louis Park is committed to continue to lead in environmental stewardship.



Mobility

St. Louis Park is committed to providing a variety of options for people to make their way around the city comfortably, safely and reliably.



Community engagement

St. Louis Park is committed to creating opportunities to build social capital through community engagement.



Housing & neighborhood-oriented development

St. Louis Park is committed to providing a broad range of housing and neighborhood-oriented development.

Connect the Park

Connect the Park is the city's implementation plan to create more bikeways, sidewalks and trails throughout the community. The individual segments in the plan were identified by a citizen advisory committee as a part of the Active Living Sidewalk and Trail Plan. The location of the segments included in Connect the Park was finalized with community input through a process that took several years. The city council approved the plan in 2013, and construction began in 2015.

