

# Implementation actions

Implementation actions were identified through the planning process to advance the identified outcomes and individual gateway goals. These actions will guide future investments within the each of the four gateways for years to come. The following pages identify a number of actions specific to individual gateways, complimented with additional information to support future action. The following table summarizes the additional information included to support future action.

<b>Action type</b>	Identification of the type of actions to be completed.	<ul style="list-style-type: none"> <li>Regulatory</li> <li>Policy</li> <li>Planning</li> <li>Infrastructure</li> </ul>
<b>Timeline</b>	Identification of the general timeline for completion of the action.	<ul style="list-style-type: none"> <li>On-going</li> <li>Near term</li> <li>Mid term</li> <li>Long term</li> </ul>
<b>Complexity</b>	Recognition of the level of complexity of completing the action. Factors that effect complexity include cost, required partners, varied support, among others.	<ul style="list-style-type: none"> <li>● ○ ○</li> </ul>
<b>Benefit</b>	Recognition of the level of benefit of the completion of the action to support to overall vision for Louisiana Gateway.	<ul style="list-style-type: none"> <li>● ● ○</li> </ul>
<b>Community partners</b>	Listing of potential partners that could support the city in the implementation of the action.	
<b>Connected outcome</b>	Identifies the outcome connected to the specific action.	



# Implementation actions

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

Action	Action type	Timeline	Complexity	Benefit	Community partners	Connected Outcome	
Beltline Gateway	Encourage the 2025 Commercial Street Rehabilitation project for 35th Street and Raleigh Avenue to include one on-street parking lane and increased green space and sidewalks.	Infrastructure	Near term	●●○	●●○	Engineering	35th Street + Raleigh Avenue design
	Property owner coordination and collaboration regarding the redevelopment of identified sites within the gateway.	Planning	Near term	●●○	●●○	Community	Reinvestment + adaptive reuse opportunities
	Utilize economic development tools to support the reuse and reinvestment of industrial buildings southwest of the Beltline LRT station.	Policy	Mid term	●●○	●●●	Potential developers	Reinvestment + adaptive reuse opportunities
	Use identified economic development strategies to support commercial growth and investment, especially near the Beltline Station.	Policy	Mid term	●●○	●●○	Community, Potential developers	Reinvestment + adaptive reuse opportunities
	Rezoning of mixed use sites north of the station area to support TOD and reinvestment in the area. Support development that emphasizes pedestrian scale development.	Regulatory	Near term	●○○	●●●	Community	Mixed use + residential redevelopment
	Property owner coordination and collaboration regarding the redevelopment of identified sites within the gateway.	Planning	Near term	●●○	●●○	Community	Mixed use + residential redevelopment
	Utilize zoning district standards and incentives to support a residential and mixed-use building form that supports the overall vision for the gateway.	Regulatory	Near term	●○○	●●○	Community	Mixed use + residential redevelopment
	Property owner coordination and collaboration regarding the redevelopment of identified sites within the gateway.	Planning	Near term	●●○	●●○	Community	Mixed use + residential redevelopment
	Use identified economic development strategies to support commercial growth and investment, especially near the Beltline Station.	Policy	Mid term	●●○	●●○	Community, Potential developers	Mixed use + residential redevelopment
	Use identified economic development strategies to support commercial growth and investment, especially near the Beltline Station.	Policy	Mid term	●●○	●●○	Community, Potential developers	Mixed use + residential redevelopment
	Coordinate with property owners to determine the ownership structure of the expanded drainage area and open space.	Planning	Near term	●●○	●●○	Property owner(s)	New open space, stormwater + Bass Lake connection

# Implementation actions (continued)

Action	Action type	Timeline	Complexity	Benefit	Community partners	Connected Outcome
Design stormwater pond expansion in the new open space to determine size, grade, etc.	Infrastructure	Mid term	● ○ ○	● ● ○	Watershed District	New open space, stormwater + Bass Lake connection
Obtain drainage and access easements for the construction and maintenance of the pond and sidewalks, if stormwater remains on private property. Secure right-of-way dedication if public space.	Planning	Mid term	● ● ○	● ● ○	Property owner(s)	New open space, stormwater + Bass Lake connection
Secure funding and expand the stormwater pond.	Infrastructure	Mid term	● ● ○	● ● ○	Property owner(s)	New open space, stormwater + Bass Lake connection
Identify the alignment of new roadway connections within the Wolfe Park neighborhood near 35th Street and Raleigh Avenue, including preliminary design of the connection points.	Planning Infrastructure	Mid term	● ○ ○	● ● ○	Property owner(s)	Roadway network updates
Secure the right-of-way for the new roadway extensions.	Regulatory	Mid term	● ● ○	● ● ○	Property owner(s)	Roadway network updates
Include these roadway connections in a future Capital Improvement Plan for construction.	Planning	Mid term	● ● ○	● ● ○	Property owner(s)	Roadway network updates
Explore the redesign of the existing alley to the northwest of Corsa to support a pedestrian connection, with dedicated sidewalk infrastructure and urban realm enhancements.	Planning	Mid term	● ○ ○	● ● ○	Property owner(s)	Roadway network updates
Study the potential future alignment of the Park Glen Road extension, including preliminary design of the connection points with low design speeds and a pedestrian focus.	Planning	Near term	● ○ ○	● ● ○	Property owner(s)	Park Glen Road extension
Secure the right-of-way for the extension of Park Glen Road.	Regulatory	Mid term	● ● ○	● ● ○	Property owner(s)	Park Glen Road extension
With the platting process to dedicate right-of-way for the extension of Park Glen Road, establish new parcel layouts to support redevelopment to the north and south side of the road extension.	Planning	Mid term	● ● ○	● ● ○	Property owner(s)	Park Glen Road extension
Coordinate with property owners to explore development potential on the sites, and pursue zone changes and further subdivisions as needed to support redevelopment.	Planning	Mid term	● ● ○	● ● ○	Property owner(s)	Park Glen Road extension
Pursue opportunities to enhance the urban realm within the Wooddale Gateway with public art, landscaping, seating, lighting, and other features as new roadway projects are pursued.	Infrastructure	On-going	● ● ○	● ● ○	Community	Urban realm enhancements

Beltline Gateway

# Implementation actions (continued)

Action	Action type	Timeline	Complexity	Benefit	Community partners	Connected Outcome	
Wooddale Gateway	Develop streetscape standards for multimodal roadways within a walking distance of the Wooddale Station to promote a unique sense of place.	Policy	Mid term	●●○	●●●	Community	Urban realm enhancements
	Explore opportunities to continue to enhance mobility and safety for multimodal users along Wooddale Avenue and 36th Street.	Infrastructure	On-going	●●●	●●○	Community	Bike + pedestrian connections
	Pursue other multimodal connections within the gateway.	Infrastructure	On-going	●●●	●●●	Community	Bike + pedestrian connections
	Update the Connect the Park Plan to include the appropriate multimodal connections.	Policy	Near term	●○○	●●●	Community	Bike + pedestrian connections
	Implement a bikeway along Brunswick Avenue in alignment with the Excelsior Gateway.	Infrastructure	Mid term	●●○	●●●	Community	Bike + pedestrian connections
	Support investments to Cambridge Street to improve pedestrian connections that extend to the Louisiana Gateway.	Infrastructure	Mid term	●●○	●●○	Community	Bike + pedestrian connections
	Rezone the former Johnny Pop's site to N-3 to support mid-rise scale residential development.	Regulatory	Near term	●○○	●●○	Property owner(s)	Redevelopment along 36th Street
	Property owner coordination and collaboration regarding the redevelopment of identified sites within the gateway.	Planning	Near term	●○○	●●○	Property owner(s)	Redevelopment along 36th Street
	Use identified economic development strategies to support commercial growth and investment, especially near the Wooddale Station.	Planning	Near term	●●○	●●●	Property owner(s)	Redevelopment along 36th Street
	Through the redevelopment process, complete environmental remediation of sites.	Infrastructure	Mid term	●●●	●●●	Property owner(s)	Redevelopment along 36th Street
	Rezoning and subdivision of the Micro Center + Burlington Coat Factory site to support TOD and reinvestment in the area.	Regulatory	Near term	●○○	●●●	Property owner(s)	Micro Center + Burlington Coat Factory redevelopment
	Use identified economic development strategies to support commercial growth and investment, especially near the Wooddale Station.	Planning	Near term	●●○	●●●	Property owner(s)	Micro Center + Burlington Coat Factory redevelopment
	Property owner coordination and collaboration regarding the redevelopment of identified sites within the gateway.	Planning	Mid term	●○○	●●○	Property owner(s)	Micro Center + Burlington Coat Factory redevelopment
Encourage the development of new public and/or private park spaces within redevelopment projects that support stormwater management, increase the tree canopy and provide recreational amenities to the neighborhood.	Policy Infrastructure	On-going	●○○	●●●	Community	New park + open spaces	

# Implementation actions (continued)

Action	Action type	Timeline	Complexity	Benefit	Community partners	Connected Outcome	
Wooddale Gateway	Pursue other multimodal connections within the gateway.	Infrastructure	Mid term	●●●	●●●	Community	Roadway connections
	Pursue the development of a new roadway connection from the intersection of 36th Street and Xenwood Avenue to the intersection of Wooddale Avenue and Oxford Street, through the existing Micro Center and Burlington Coat Factory site. Explore opportunities for the street dedication to break the larger block in a manner that supports overall TOD goals.	Planning Infrastructure	Mid term	●●●	●●○	Community	Roadway connections
	Study the alignment and feasibility of a Cambridge St. bike + pedestrian bridge extension over Highway 100.	Planning	Mid term	●●○	●●○	MnDOT, Community	Highway 100 bike + pedestrian bridge
	Identify planning, design and construction funding for a Cambridge St. bike + pedestrian bridge extension over Highway 100.	Planning	Mid term	●●●	●●○	MnDOT, Community	Highway 100 bike + pedestrian bridge
	Update the Connect the Park Plan to include the appropriate multimodal connections.	Policy	Mid term	●○○	●●●	Community	Highway 100 bike + pedestrian bridge
	Ensure that the design of the Highway 100 overpass includes opportunities for all ages and mobilities.	Infrastructure	Long term	●●○	●●○	MnDOT, Community	Highway 100 bike + pedestrian bridge
	Further explore the feasibility of the realignment of Walker Street, including conversations with the St Louis Park School District.	Planning	Mid term	●●○	●●○	School District	Walk Street realignment
	Following realignment, remove the unneeded pavement of the former Walker Street and replace with impervious surface material.	Infrastructure	Long term	●●○	○○○	School District	Walk Street realignment
Louisiana Gateway	Support the reconstruction of Oxford Street with on-street parking, landscaped boulevards, and public realm space with the inclusion of improvements on the Capital Improvement Plan.	Infrastructure	Near term	●●○	●●●	Community	Oxford Street design
	Support the on-going maintenance of trails and walkways that connect people to Minnehaha Creek. Support future investments as identified within Watershed District planning.	Policy	On-going	●○○	●●●	Community	Minnehaha Creek connection
	Emphasize the use of best management practices for stormwater management for private properties near Minnehaha Creek.	Infrastructure	On-going	●●○	●●○	Property Owner(s)	Minnehaha Creek connection
	Encourage the establishment of pedestrian connections to Minnehaha Creek as redevelopment occurs.	Policy	On-going	●○○	●●○	Community, Watershed District	Minnehaha Creek connection

# Implementation actions (continued)

Action	Action type	Timeline	Complexity	Benefit	Community partners	Connected Outcome
Establish blue infrastructure standards for new roadway development and incorporate with all redesign efforts.	Infrastructure	Mid term	●●○	●●○	Minnehaha Creek Watershed District	Minnehaha Creek connection
Explore blue infrastructure policies to be incorporated into new public spaces.	Policy	Long term	●●○	●○○	Minnehaha Creek Watershed District	Minnehaha Creek connection
Rezoning of existing Industrial Park zoning to the north of the station area to support TOD and reinvestment in the area.	Regulatory	Near term	●○○	●●○	Property owner(s)	Monitor Street redevelopment
Support future enhancement of the Loffler site, including future master planning, PUD updates, and subdivisions for the redevelopment of the southern half of the site.	Regulatory Planning	Mid term	●●○	●●○	Property owner(s)	Monitor Street redevelopment
Rezoning of existing Industrial Park zoning to the north of the station area to support medium density residential and reinvestment in the area.	Regulatory	Near term	●○○	●●○	Property owner(s)	South Oak Hill neighborhood redevelopment opportunities
Support the redevelopment of the South Oak Hill redevelopment areas by coordinating with property owners to discuss redevelopment potential.	Planning	Mid term	●●○	●●○	Property owner(s)	South Oak Hill neighborhood redevelopment opportunities
Utilize economic development tools to support the reuse and reinvestment of existing industrial buildings along Oxford Street.	Planning	Near term	●○○	●●○	Community	Oxford Street mixed use redevelopment
Explore a comprehensive plan amendment to identify future land uses within this gateway that support reuse opportunities.	Planning	Near term	●○○	●●○	Planning Commission	Oxford Street mixed use redevelopment
Support the redevelopment of properties south of Oxford Street to include mixed use and residential development through ongoing coordination with property owners.	Planning	Mid term	●○○	●●●	Community	Oxford Street mixed use redevelopment
Coordinate site assembly and area subdivision to establish a new block pattern and grid network for the area. Support smaller blocks that promote pedestrian connections.	Planning	Mid term	●●●	●●●	Proposer owner(s)	Oxford Street mixed use redevelopment
Utilize mixed-use and medium to high density residential zoning within the new growth areas to support future TOD and residential development near the station.	Regulatory	Mid term	●●○	●○○	Proposer owner(s)	Oxford Street mixed use redevelopment

Louisiana Gateway

# Implementation actions (continued)

Action	Action type	Timeline	Complexity	Benefit	Community partners	Connected Outcome	
Louisiana Gateway	Explore the alignment for the extension of Cambridge Street into the gateway and the vacation of the Methodist Access.	Planning	Mid term	●●○	●●○	Property owner(s), Minnehaha Creek Watershed District	Realignment of Methodist Hospital access
	Secure right-of-way for the future construction of the pedestrian street.	Planning	On-going	●●○	●●○	Property owner(s)	Pedestrian street connection
	Identify the realignment of the pedestrian street connection between the Louisiana Station and Methodist Hospital.	Planning	On-going	●●○	●●●	Property owner(s)	Pedestrian street connection
	Secure the existing south rail road spur right-of-way. Convert the existing rail bed to a trail.	Planning Infrastructure	Mid term	●●○	●●○	Property owner(s), CP Rail	South railroad spur bikeway
	Explore the alignment for the extension of Cambridge Street into the gateway and the vacation of the Methodist Access.	Planning	Mid term	●●○	●●○	Property owner(s), Minnehaha Creek Watershed District	Cambridge Street extension + pedestrian connection
	Coordinate infrastructure upgrades and the Louisiana Avenue grade raise with infrastructure upgrades.	Infrastructure	Near term	●●○	●●○	Community	Blue infrastructure + stormwater management
	Establish blue infrastructure standards for new roadway development and incorporate with all redesign efforts.	Infrastructure	Mid term	●●○	●●○	Minnehaha Creek Watershed District	Blue infrastructure + stormwater management
	Explore blue infrastructure policies to be incorporated into new public spaces.	Policy	Long term	●●○	●●○	Minnehaha Creek Watershed District	Blue infrastructure + stormwater management

# Implementation actions (continued)

Action	Action type	Timeline	Complexity	Benefit	Community partners	Connected Outcome	
Excelsior Gateway	Coordinate the closure of the full access points at Brunswick Avenue and Zarthan Avenue along Excelsior Boulevard. Support the construction of a raised median with enhanced pedestrian crossings.	Infrastructure	Near term	●●○	●●○	Community, Hennepin County	Brunswick Avenue + Zarthan Avenue access changes
	Update the Connect the Park Plan to include a bikeway along Brunswick Avenue rather than Alabama Avenue.	Policy	Near term	●○○	●●○	Community, Three Rivers Park District	Brunswick Avenue bikeway
	Modify the Capital Improvement Plan to include Brunswick Avenue as a future bikeway project in 2028 rather than Alabama Avenue.	Policy	Near term	●○○	●●○	Community, Three Rivers Park District	Brunswick Avenue bikeway
	Coordinate regional trail planning and implementation with Three Rivers Park District.	Planning	Mid term	●●○	●●○	Three Rivers Park District, Community	Brunswick Avenue bikeway
	Implement bikeway improvements along Brunswick Avenue.	Infrastructure	Mid term	●●○	●●●	Community, Three Rivers Park District, Hennepin County	Brunswick Avenue bikeway
	Continue to invest in the urban realm along Excelsior Boulevard, including the implementation of corridor design standards, new furniture/refuge areas, lighting, etc.	Infrastructure	On-going	●●○	●●○	Property owner(s), Hennepin County	Urban realm enhancements
	As replacement is needed, upgrade current lighting standards to the current lighting pallet.	Infrastructure	Near term	●●○	●●○	Community, Hennepin County	Urban realm enhancements
	Revised future land use plan and rezone the current Party City site to support mixed-use development, including ground floor commercial and upper floor residential.	Regulatory	Near term	●●○	●●○	Community, Property owner(s)	Party City redevelopment opportunities
	Coordinate with the property owner(s) regarding the redevelopment of the Party City site and support future actions, including development incentives for shared parking, affordable housing, etc.	Planning	Near term	●●○	●●○	Community, Property owner(s)	Party City redevelopment opportunities
Use identified economic development strategies to support commercial growth and investment along Excelsior Boulevard.	Planning	Mid term	●●○	●●○	Community	Party City redevelopment opportunities	



# Implementation actions (continued)

Action	Action type	Timeline	Complexity	Benefit	Community partners	Connected Outcome	
Excelsior Gateway	Rezone the current Jessen Press site to support a combination of mixed-use development, including ground floor commercial and upper floor residential, and medium density residential development.	Regulatory	Near term	●●○	●●○	Community, Property owner(s)	Jessen Press redevelopment opportunities
	Coordinate with the property owner(s) regarding the redevelopment of the Jessen Press site and support future actions, including a subdivision, development incentives for shared parking, affordable housing, etc.	Planning	Near term	●●○	●●○	Community, Property owner(s)	Jessen Press redevelopment opportunities
	Use identified economic development strategies to support commercial growth and investment along Excelsior Boulevard.	Planning	Mid term	●●○	●●○	Community	Jessen Press redevelopment opportunities
	Explore a district parking policy, and implement as development occurs.	Policy	Near term	●●○	●●○	Community	Reuse opportunities + shared parking district
	Utilize economic development tools to support the reuse and reinvestment of existing commercial buildings along Excelsior Boulevard.	Planning	Mid term	●●○	●●○	Community	Reuse opportunities + shared parking district
	Support the redesign of Excelsior Boulevard through coordination with Hennepin County and support of future planning and design efforts.	Infrastructure	Mid term	●●○	●●○	Community, Hennepin County, CP Rail	West Excelsior Boulevard roadway design